

HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

NEW MIXED USE DEVELOPMENT AT HARRISON, NY TRAIN STATION

RETAIL NOW OPEN



Colour
Connie
Nails

PROPERTY INFORMATION

- The project includes 143 apartments and over 27,000sf of newly constructed retail space.
- Located at the station entrance to Metro-North Railroad, a 38 min commute to Grand Central.
- Approximately **758 parking spaces** have been constructed for commuter, retail & residential users.
- Opportunity to serve Harrison and surrounding affluent residential communities, as well as approximately 700,000sf of office within less than 1 mile.

AVAILABLE SPACE

- 4,358sf available, open to reasonable divisions.
- All uses considered, including restaurant with outdoor seating.
- Generous ceiling heights of approximately 17' throughout.

AREA DEMOGRAPHICS

| 2023 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 15,881 | 70,061 | 199,615 |
| MEDIAN HH INC | \$156,262 | \$181,273 | \$176,894 |
| AVERAGE HH INC | \$252,028 | \$305,779 | \$283,587 |



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

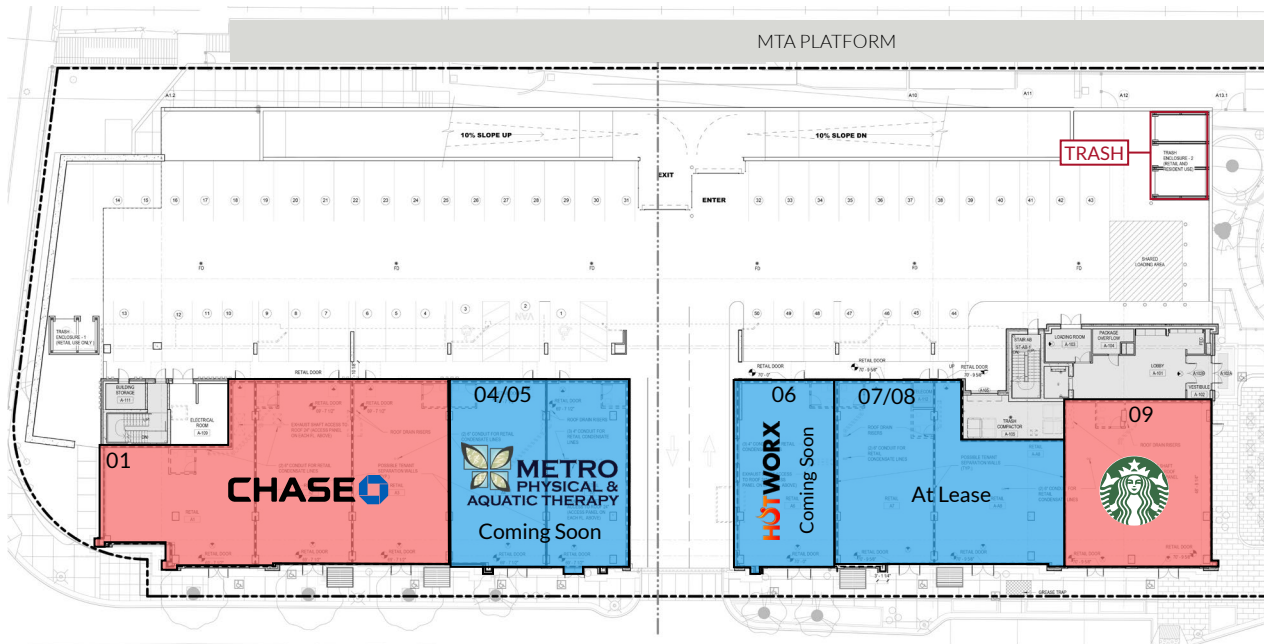
PETER H. LEVINE | 203.683.1567 | Peter@CharterRealty.com

HARRISON RETAIL

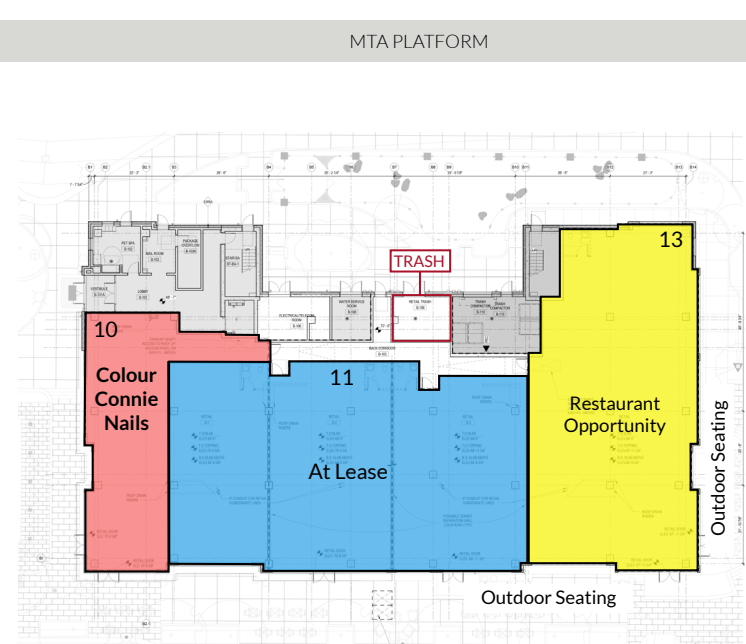
HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

TENANTS / AVAILABILITY

| # | TENANT | Sq. Ft. |
|-------|-----------------------|---------|
| 01 | Chase Bank | 4,920 |
| 04/05 | MetroPT - Coming Soon | 3,059 |
| 06 | Hotworx - Coming Soon | 1,737 |
| 07/08 | At Lease | 3,200 |
| 09 | Starbucks | 2,221 |
| 10 | Colour Connie Nails | 2,032 |
| 11 | At Lease | 5,697 |
| 13 | Available | 4,358 |



Building A: Available Now



Building B: Available Now

HALSTEAD AVE

HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **15,881**

Households: **5,966**

Daytime Population: **14,356**

Median Age: **40.6**



Average Household Income: **\$252,028**

Median Household Income: **\$156,262**

3 MILE RADIUS:



Total Population: **70,061**

Households: **25,066**

Daytime Population: **62,301**

Median Age: **41.3**



Average Household Income: **\$305,779**

Median Household Income: **\$181,273**

5 MILE RADIUS:



Total Population: **199,615**

Households: **70,840**

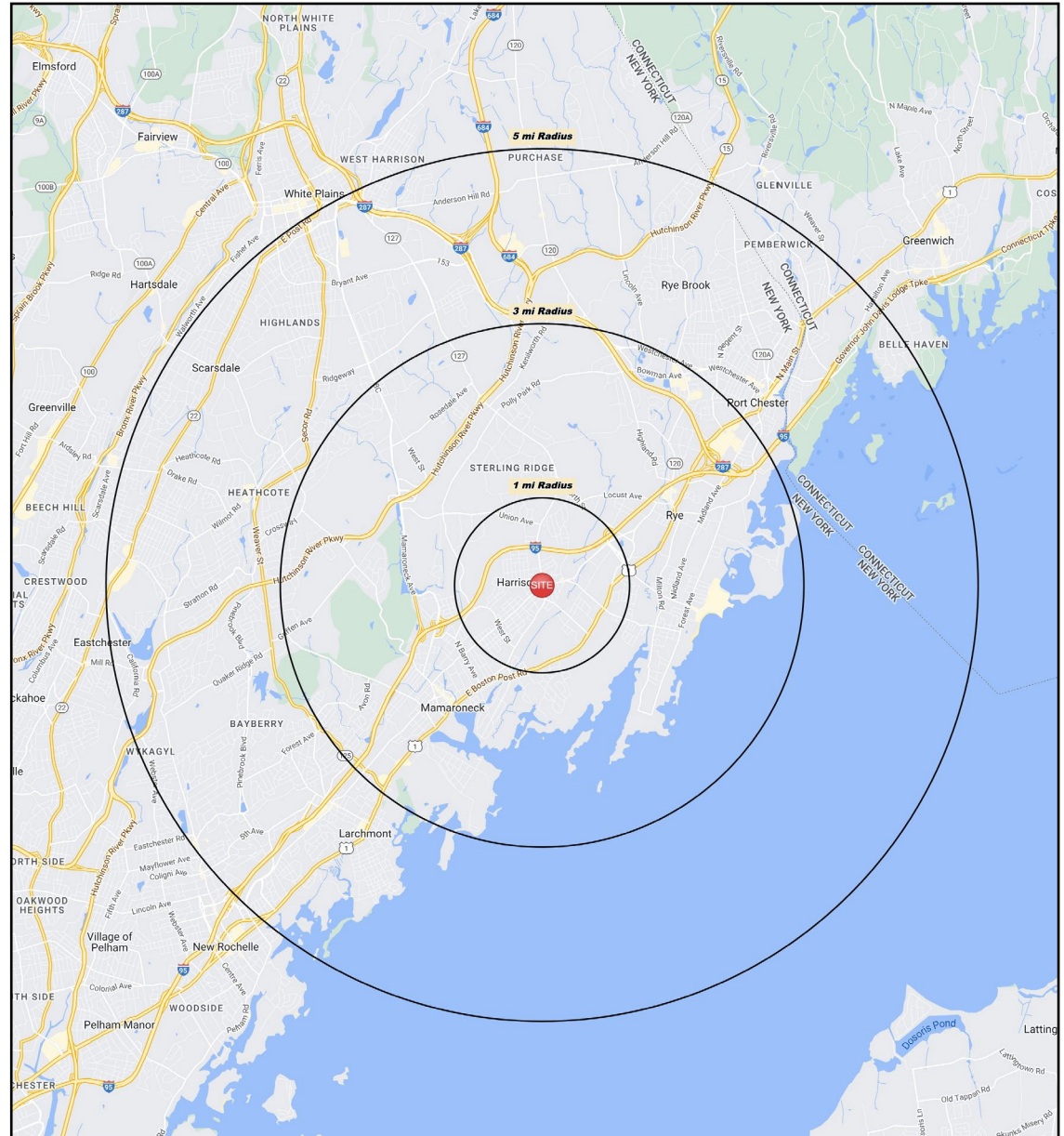
Daytime Population: **183,090**

Median Age: **41.1**



Average Household Income: **\$283,587**

Median Household Income: **\$176,894**



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

10 MINUTE DRIVE TIME



KEY FACTS

71,544

Population

\$151,808

Median Household Income

42.2

Median Age

94,087

Daytime Population

TAPESTRY SEGMENTS

| Top Tier 9,834 Households | City Lights 7,284 Households | Urban Chic 3,765 Households |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Socioeconomic Traits Highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income. | Socioeconomic Traits Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes. | Socioeconomic Traits Residents are employed in white-collar occupations—in managerial, technical, and legal positions. Well educated, more than 65% of residents hold a bachelor's degree or higher. |
| Household Types Married couples without children or married couples with older children. | Household Types Families, both married couples and single parents, as well as singles. | Household Types More than half of the households include married couples; nearly 30% are singles. |
| Typical Housing Single Family | Typical Housing Multi Units; Single Family | Typical Housing Single Family |

TOTAL RETAIL SALES

Includes F&B



\$1,212,297,951

EDUCATION

Bachelor's Degree or Higher



67%

OWNER OCCUPIED HOME VALUE

Average



\$1,095,527

ANNUAL HOUSEHOLD SPENDING

\$7,622

Eating Out

\$4,646

Apparel & Services

\$14,020

Groceries

\$548

Computer & Hardware

\$13,896

Health Care



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

“Come here. Take a look at this project. Walk around. Talk to residents as they’re grabbing that cup from Starbucks when they live here ... They literally can wake up in the morning, throw on their clothes, grab that cup of coffee, and be on a train. That is the definition of quality of life. It’s beautiful in its simplicity.”

- New York State Governor Kathy Hochul
Avalon Harrison Grand Opening Celebration, August 7th, 2023



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528



Harrison Public Library

MTA Metro-North Railroad

Metro North Railroad Station, access and parking through new plazas on site

46 Retail Parking Spaces plus 475 Commuter Spaces (free from Friday at 6pm to Monday at 6am, MTA daily rates at all other times).

Pauls Cleaners
NY PIZZA STATION

CASA BLANCA TILE & STONE INC.

RRC RYE RACQUET CLUB

43 Non-Dedicated Retail Parking Spaces

CVS

CHASE

Starbucks

Colour Connie Nails

Fat Stu's Hair Creations

Harrison Funeral Home

M&T Bank

Flower Mart
Station Cleaners

Oishinbo
Belle Cleaners

HARRISON Wine & Spirits
Talia's Deli

TRATTORIA VIVOLO

CAFE DEUX
Pureganic Cafe
Uncle Henry's

Art Nail Salon

AW YEAH COMICS

Harrison Bake Shop
Big Top Stationery

joli Salon & Spa
Taku Chens

EMERSON BAGELS

the GREEK-ISH

Carvel

BLUSH & BLOW

at&t

PIZZA 2000

THE HARRISON MARKET

Aria Asian Fusion • Sushi

HAJIME

LAUGHING HORSE COFFEE & TEA CO.

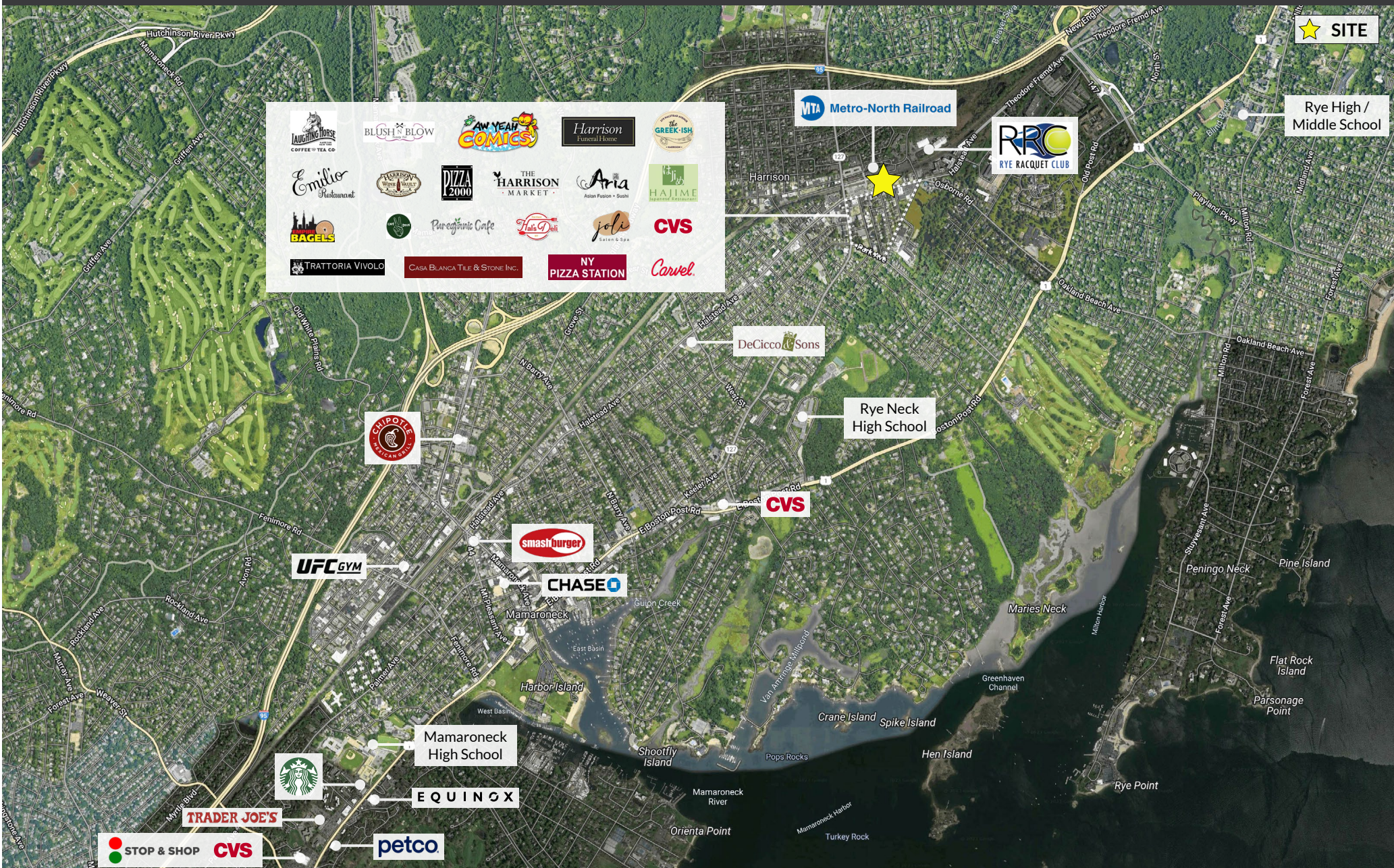
Emilio Restaurant



CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

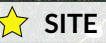


CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528



Bassett **MATTRESS FIRM**
IHOP **RITE AID** **ETHAN ALLEN**
SUBWAY **BLINDS To Go** **LA BOY**

HYATT house **LIFETIME FITNESS** **the Burger Bar**
PUMP *by Wegmans*

CVS **CHASE** **WELLS FARGO** **Key Food**
EMPIRE BAGELS **TRATTORIA VIVOLO** **P**
WELLINGTON'S GRILL **LAUGHING HORSE** **Emilio** **CAFE DEUX**
DeCicco & Sons **RFC** **THE HARRISON MARKET** **DUNKIN' DONUTS**

THE FRESH MARKET **BARNES & NOBLE** **NYSC** **GAP** **ATHLETA**
west elm **sweetgreen** **chico's LOFT**
TRADER JOE'S **TALBOTS** **Off 5th**

STOP & SHOP **EQUINOX**
Walgreens **UFC GYM** **CHASE**
MATTRESS FIRM **TRADER JOE'S**
CHIPOTLE **IHOP** **CVS** **petco**

COSTCO WHOLESALE **STOP & SHOP** **Marshalls** **Michaels**
BUFFALO WILD WINGS **THE HOME DEPOT** **WHOLE FOODS** **TARGET** **KOHL'S**
LAIFITNESS **ACME** **BALDUCCI'S** **CVS** **amc**
barbaco **COLONY GRILL** **The CAPITOL Theatre** **Starbucks**
HomeGoods **STAPLES** **ULTA** **ME** **Massage Envy**



CHARTER REALTY
 Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.