

NEW RETAIL / OFFICE FOR LEASE

THE STELLA | 10 LeCount Place, New Rochelle, NY 10801
380-Luxury Apartments Above Commercial Space

MULTI-USE GROUND FLOOR SPACE IN NEWLY CONSTRUCTED 100% LEASED BUILDING

1,465 SF

CONTACT BROKER FOR RENTAL DETAILS



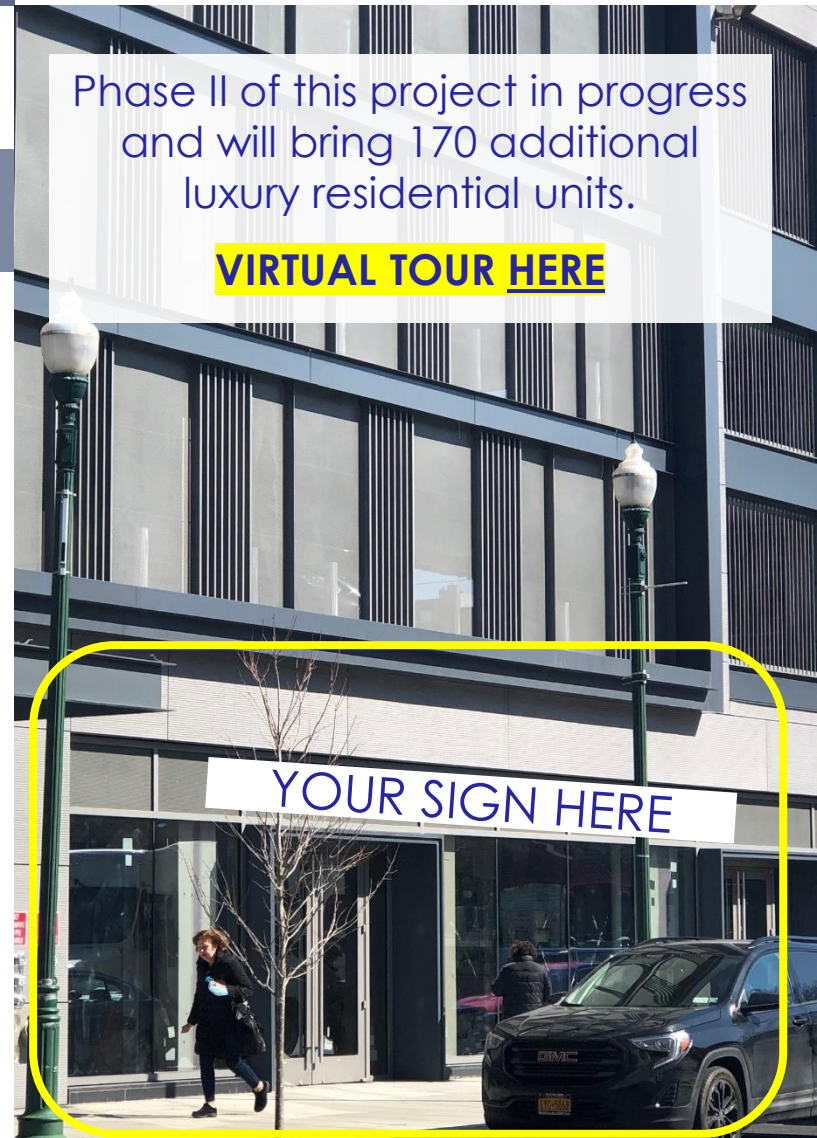
- Various uses including retail, food/QSR, medical/dental, office/finance & fitness
- Available space to serve amenity-packed luxury building & other nearby residents
- 30-minutes to Midtown NYC
- Near Scarsdale, Larchmont, Mamaroneck, and Rye
- Adjacent to New Roc City & Monroe College
- Amazing residential units above with breathtaking views of the Long Island Sound
- a/k/a 207-209 North Avenue, New Rochelle, NY 10801

ADMIRAL
REAL ESTATE SERVICES



Phase II of this project in progress and will bring 170 additional luxury residential units.

[VIRTUAL TOUR HERE](#)



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

THE STELLA | 10 LeCount Place, New Rochelle

Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building



THE RAPID & EFFECTIVE ECONOMIC RISE OF NEW ROCHELLE

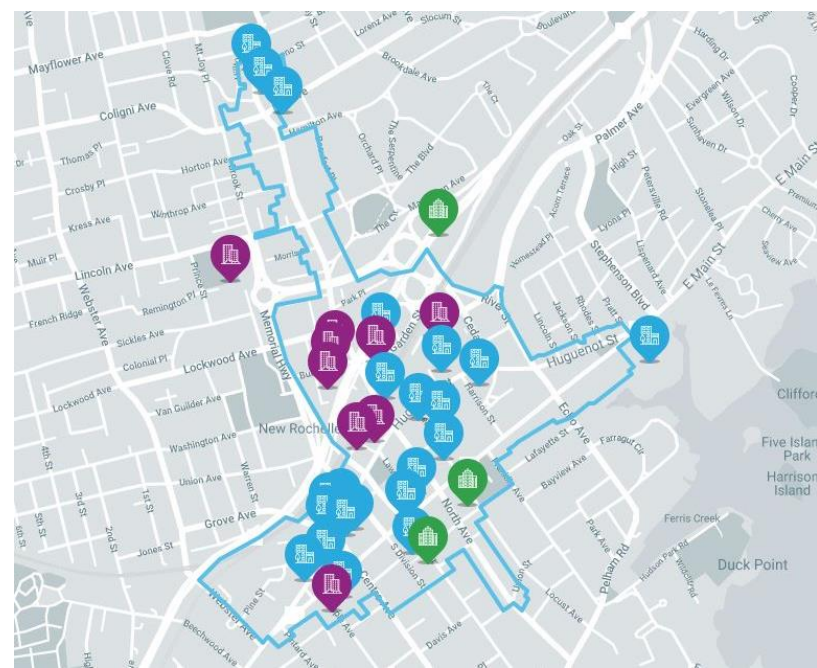
Between 2014 and 2022, annual multifamily building permit filings in the largely suburban county grew six-fold, leaping from 500 to more than 3,000 by the end of last year.

The burst ties back to an initiative New Rochelle launched in 2015. Its Downtown Overlay Zone permitted up to 12 million square feet of new development. Since then, the city has approved 30 projects. A dozen have been completed and 13 are under construction.

The initiative has added more than 6,000 apartments to the city, with zoning allowances for 4,000 more, according to the mayor's office.

...the city switched from a land-based zoning code to form-based zoning for 300 acres of its downtown. The new code prioritizes physical qualities such as building height and distance from the street, as opposed to dictating residential or commercial use. That gives developers more flexibility."

The policies have helped New Rochelle become one of the fastest growing municipalities in New York, according to a 2022 Redfin ranking.



THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building



RECENT GROWTH OF NEW ROCHELLE

- 2,676 units have come online since August 2019 with another 3,615 in the pipeline
- Approximately 60 units are being absorbed per month in the downtown - approximately 750 units have been absorbed in the past year
 - Absorption fluctuates depending on how much supply is being leased up in the market - over the past 2 years it has ranged from approximately 60 units per month to approximately 120 units per month
 - Individual buildings have averaged absorption of 20+ units per month each
- 30% of new residents relocated from New York City
- The average new household brings \$31,000 in retail purchasing power to the downtown - yielding over \$195M from projects that have been completed or are underway (based on the top 40th percentile of income for New York State households per BLS Consumer Expenditure Surveys)



THE STELLA | 10 LeCount Place, New Rochelle

Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building



PROPERTY INFORMATION

Location:	LeCount Place Near Main Street
Gas/Fire Service:	In Building / Sprinklered
Near:	Larchmont, Scarsdale, and Rye
Public Transpo:	Steps to Metro-North; Access to Amtrak
Highway Access:	I-95, The Hutch; Access to I-287 & I-684
Traffic Count:	Over 13,500 Vehicles Per Day on Main Street

SPACE DETAILS

- **Situated in 100% LEASED BUILDING; 2nd building in progress, which will feature 170 additional luxury rental units**
- Opportunity for tenant signage
- Uses: Most retail/restaurant, office/medical, physical fitness, financial, educational
- Exclusions: Liquor, Coffee except for ancillary use

DEMOGRAPHICS

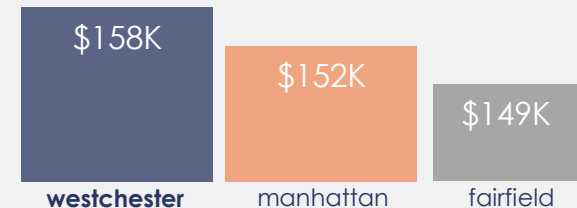
By Drive-Time	3-Min	7-Min	15-Min
Average HH Income	\$101,971	\$123,729	\$126,343
Median HH Income	\$77,258	\$80,026	\$80,153
Population	14,754	67,248	428,001
Total Households	5,874	24,440	159,512
Disposable Income	\$74,333	\$84,324	\$85,349
Retail Potential	\$240M	\$1.2B	\$7.9B

NEW YORK'S WESTCHESTER COUNTY

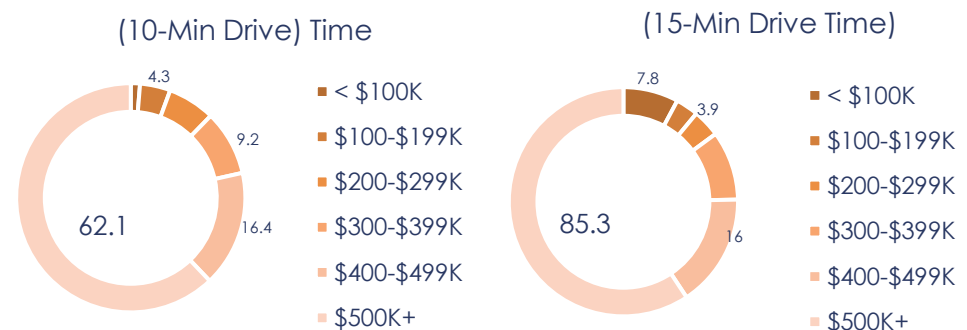
STRONG SPENDING POWER

\$22.1 billion in Westchester RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME



2021 HOME VALUE



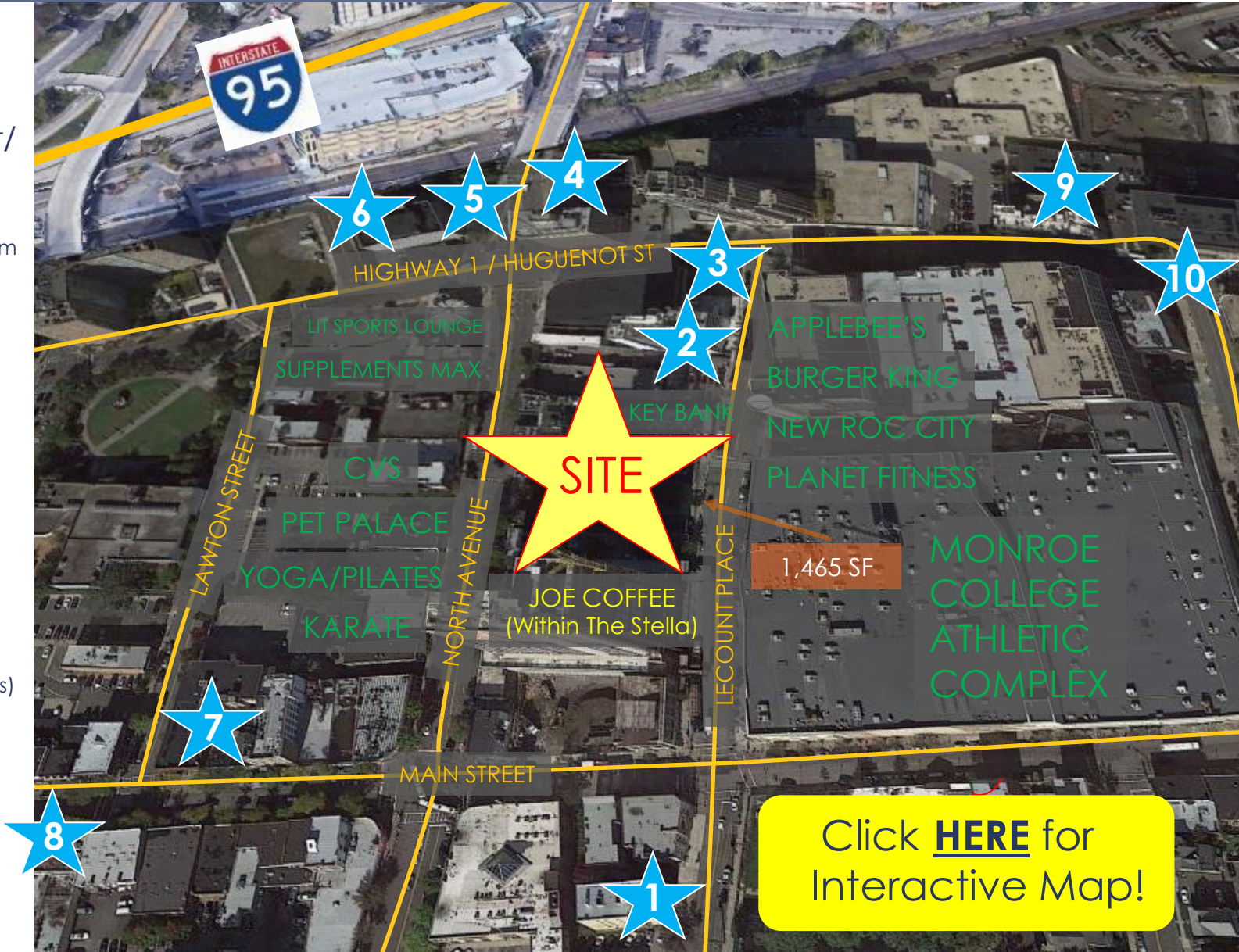
THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building



AERIAL

Development/ Retail Map

1. Locust Avenue Dorm (303 student beds)
2. 247 North Avenue (300 units)
3. The Standard (112 units)
4. 277 North (442 units)
5. DSF Tower II (301 units)
6. Halstead Station (408 units)
7. 11 Lawton Street (596 residential units) (190 key hotel)
8. 500 Main Street (477 units)
9. The Printhouse (71 units)
10. 45 Harrison (238 units)



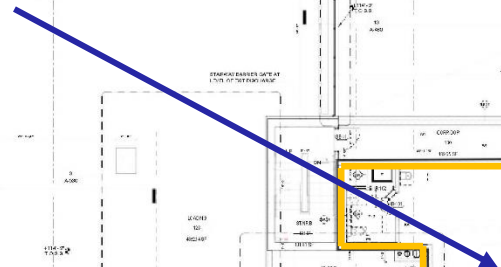
THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building

ADMIRAL
REAL ESTATE SERVICES



FLOOR PLAN

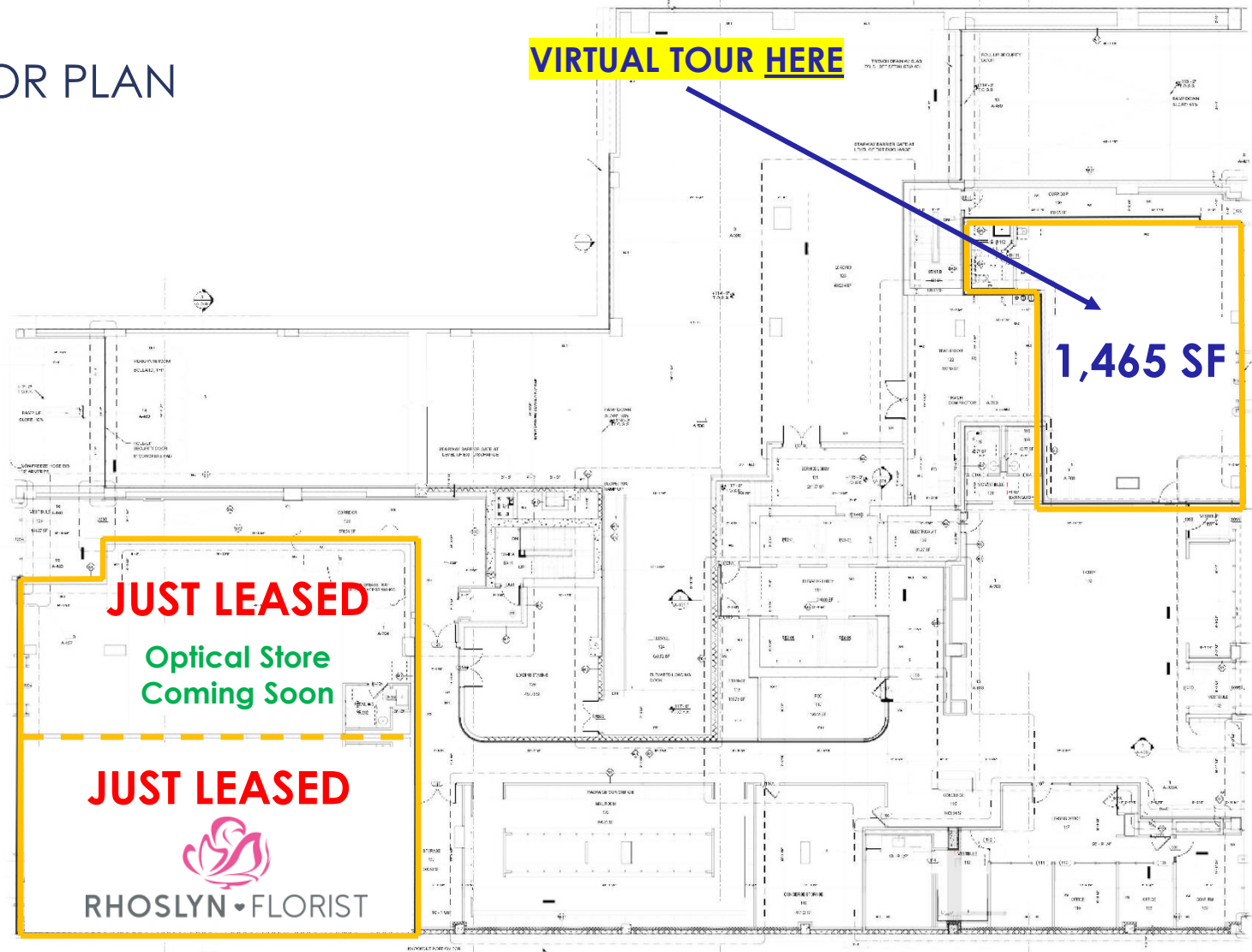
VIRTUAL TOUR HERE



1,465 SF

NORTH AVE

LECOUNT PLACE



JUST LEASED

Optical Store
Coming Soon

JUST LEASED



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building

EXTERIOR
PHOTO

[VIRTUAL TOUR HERE](#)



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building



ADDITIONAL PHOTOS



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building

THE STELLA PROJECT

Exterior
Rendering | 1

WAG MAGAZINE FEATURE

*“A Luxe Address For
Two- And Four-Legged
Creatures”*

Click [HERE](#)

RESIDENTIAL: 100% LEASED

LESSEE INCOME		
\$50-\$99K	71	25.63%
\$100K-150K	142	51.26%
\$151-\$200K	56	20.22%
\$201-\$250K	7	2.53%
\$251-\$300K	1	0.36%
\$300K+	0	0.00%
TOTAL	277	100.00%



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building



THE STELLA PROJECT

Exterior
Rendering | 2



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building



THE STELLA PROJECT

Residential
Interior



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building



THE STELLA PROJECT

Residential
Rooftop



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building



ACCESSIBILITY



COMMUTING BY RAIL

A short trip from the New Rochelle Metro-North train station will put commuters in Midtown Manhattan at Grand Central Station in a short time. Peak trains to Grand Central run about 31 minutes long.

Distance to Metro-North from Site:

- Driving: 0.3 miles
- Walking: 7 minutes



DRIVING

New Rochelle is exceptionally close and provides easy access to the Hutchinson River Parkway, I-95, I-287, I-87, I-295, and many others leading into Westchester, Fairfield County as well as Manhattan and its surrounding boroughs.

Locally, Boston Post Road (Route 1) is a short drive connecting New Rochelle to Larchmont, Mamaroneck and Rye, and further to Greenwich, Westport, Stamford and beyond.

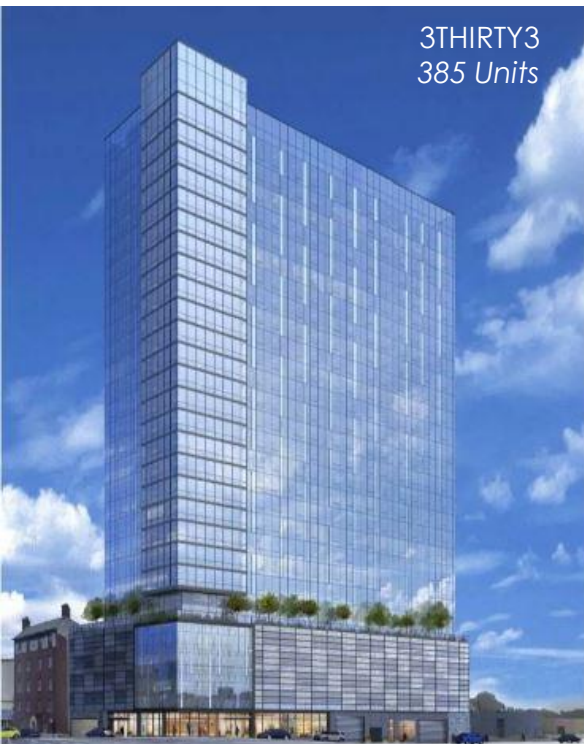
THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building



DIRECT VINCINITY DEVELOPMENTS

New luxury multi-family buildings have been constructed with more under construction:

- 2,246 - Currently leased or available
- 2,677 - Under construction
- 1,159 - Planned



THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building

ADMIRAL
REAL ESTATE SERVICES



DEVELOPMENTS CURRENTLY UNDER CONSTRUCTION

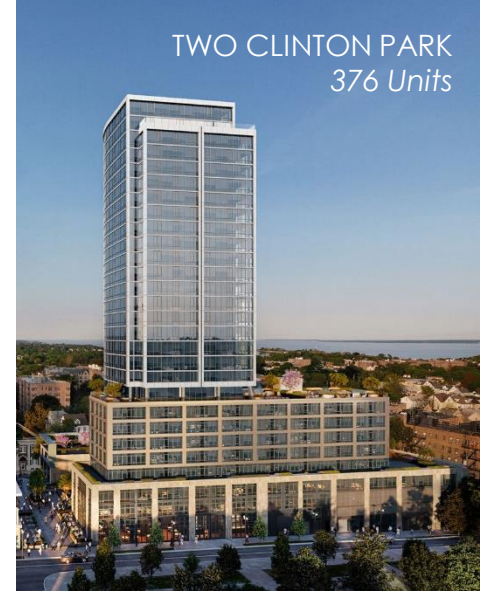
247 NORTH
300 Units



500 MAIN
477 Units



TWO CLINTON PARK
376 Units



CENTRE POINT
144 Units

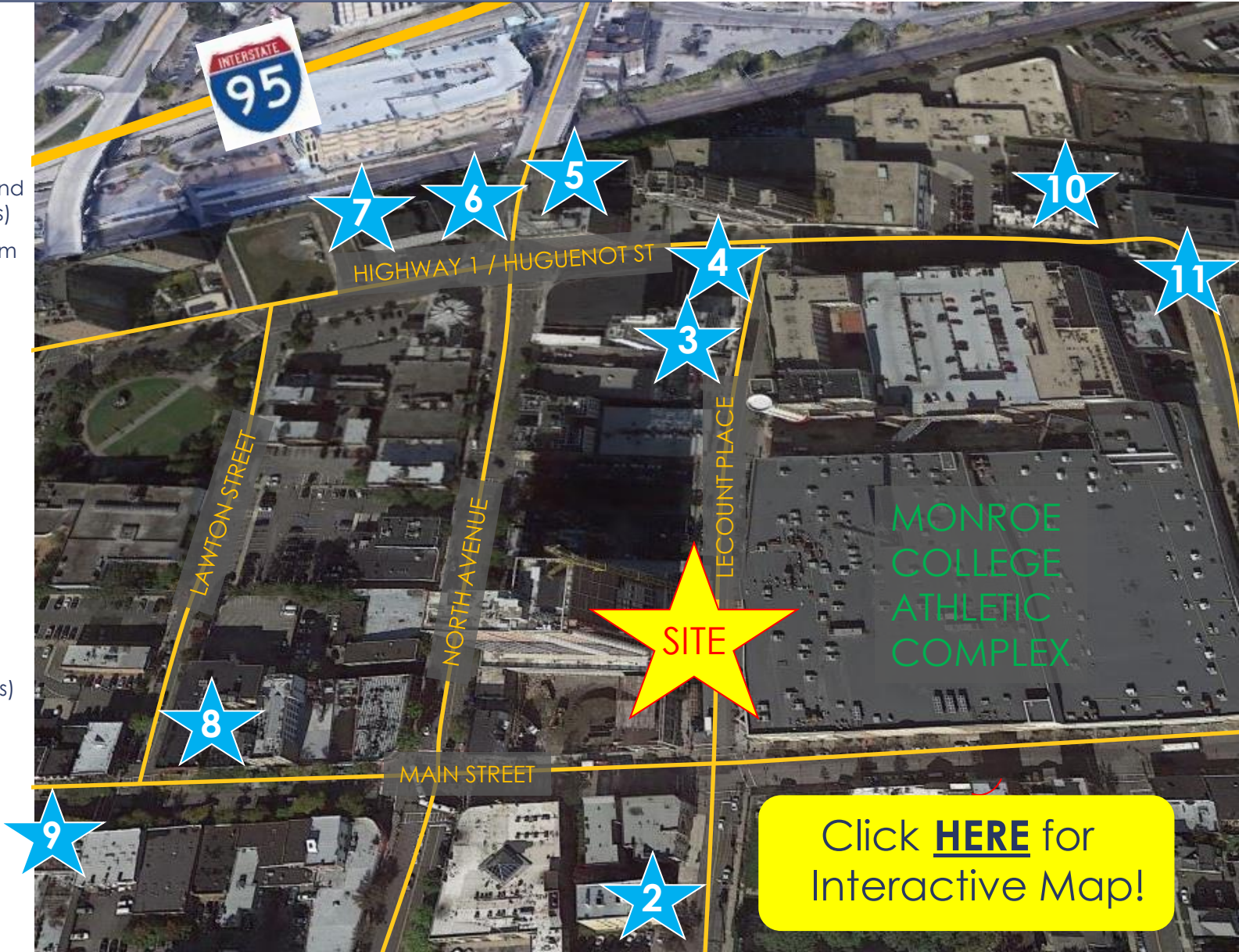


THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building



AERIAL

1. SITE - The Stella (380 current units and 170 units in progress)
2. Locust Avenue Dorm (303 student beds)
3. 247 North Avenue (300 units)
4. The Standard (112 units)
5. 277 North (442 units)
6. DSF Tower II (301 units)
7. Halstead Station (408 units)
8. 11 Lawton Street (596 residential units) (190 key hotel)
9. 500 Main Street (477 units)
10. The Printhouse (71 units)
11. 45 Harrison (238 units)



Click [HERE](#) for Interactive Map!

THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building

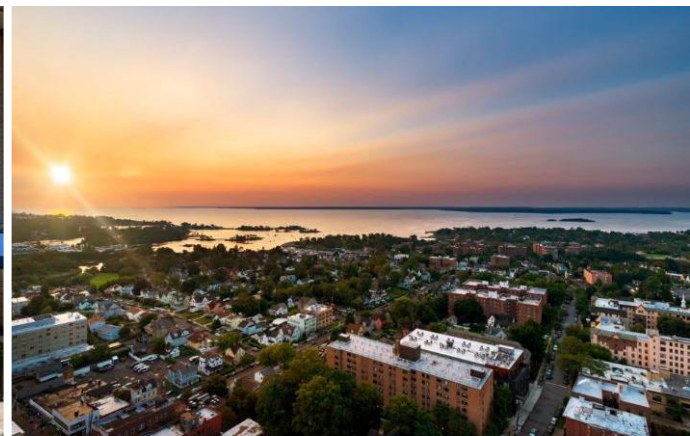


NEW ROCHELLE, NY

New Rochelle Commercial Real Estate – A Suburban City

Only 30 minutes from midtown Manhattan, New Rochelle is a diverse city of 80,000 inhabitants, the seventh largest city in New York State. New Rochelle has benefitted from remarkable economic growth and revitalization.

In 2015, New Rochelle, NY changed their downtown zoning regulations to form-based code in an effort to incentivize new development. Since that time, 32 projects have been approved, including 7,000 residential units and 1,038 units of affordable housing. Six projects have been completed and 11 are under construction. The city boasts numerous recreational facilities including parks, lakes, nature areas, playgrounds, hiking trails and a municipal marina. New Rochelle's waterfront contains miles of beautiful and accessible beaches and coastline along Long Island Sound and New Rochelle Harbor.



THE STELLA | 10 LeCount Place, New Rochelle
Multiple Use Commercial Spaces | 1,465 SF
Brand New 380-Unit Luxury Apartment Building



AERIAL
Regional



Contact Exclusive Agent:

HARYN INTNER

Licensed Real Estate Salesperson
(914) 779-8200 ext 123
haryn@admiralrealestate.com