

NEWLY EQUIPPED RESTAURANT/CAFÉ
CURRENTLY UNDER CONSTRUCTION
Anderson Plaza, New Rochelle, NY (Downtown)



ANDERSON PLAZA | New Rochelle's ONLY Downtown Urban Plaza

Restaurant/café to serve surrounding amenity-packed luxury buildings, including **THE STELLA**, one of New Rochelle's most exciting new luxury 380-unit multi-family projects (*with additional 170+ units in design on adjacent site*). Also situated across from another 112 units at **THE STANDARD** with 244 under construction.

786 SF
Contact for
Rental Information



CONTACT OWNER'S
EXCLUSIVE AGENT:

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

BROKERS
PROTECTED

ANDERSON PLAZA | 20 Anderson Street
Located in New Luxury Multi-Family Vibrant Downtown Area
786 SF Equipped Restaurant Under Construction



ABOUT ANDERSON PLAZA

ANDERSON PLAZA will be the only urban plaza in downtown New Rochelle; therefore, its main civic space will provide exceptional potential for New Rochelle to hold events such as Christmas tree lightings, start of the Thanksgiving Day parade, farmers markets, children's festivals, beer and food festivals, and many more.



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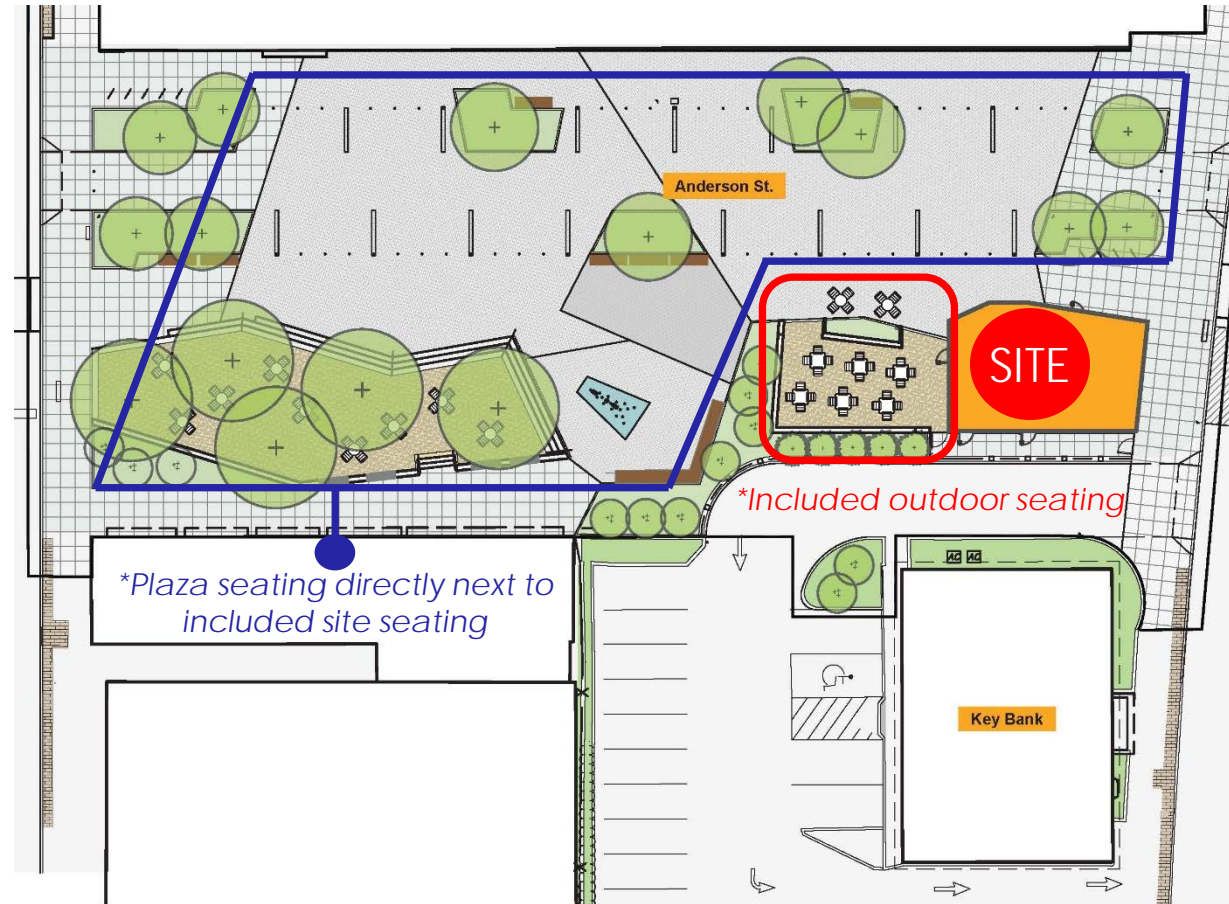
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SITE PLAN

There will be designated outdoor seating for the café along side the free outdoor seating with built-in, year-round customer base making it nothing short of **Westchester's version of Madison Square Park.**



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INFORMATION & RENDERINGS

- Near Scarsdale, Larchmont, Mamaroneck & Rye
- Adjacent to New Roc City & Monroe College
- Less than 5-minute walk to Metro-North & Amtrak
- 30-minutes to Midtown NYC



- Garage windows face plaza
- Service window faces LeCount Place
- Restaurant and outdoor seating area designed to meet SLA requirements. Inquire for more details

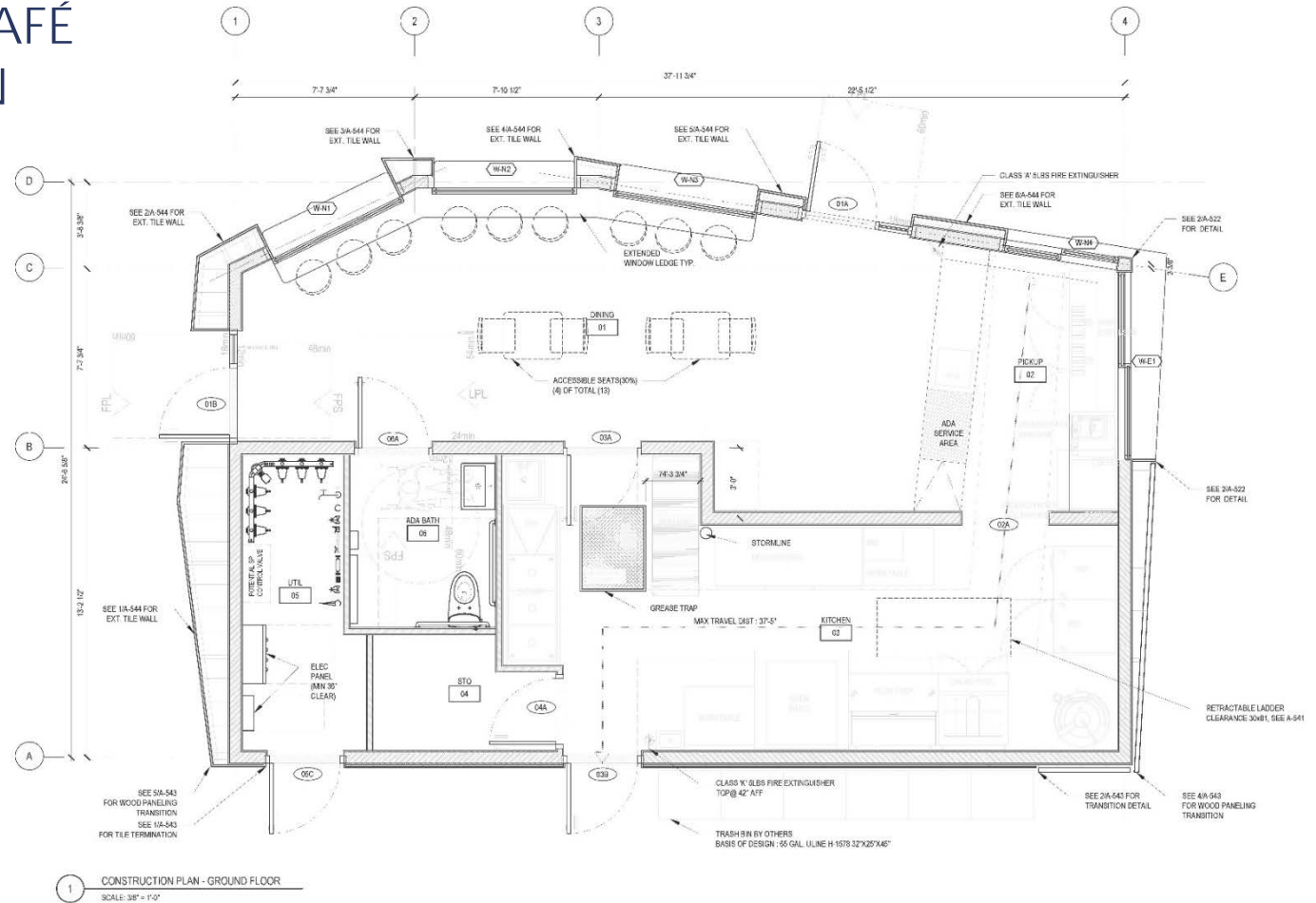


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RESTAURANT/CAFÉ CONSTRUCTION PLAN



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INCLUDED EQUIPMENT LIST

NO.	QTY	EQUIPMENT DESCRIPTION	MANUFACTURER	MODEL NUMBER
E1	1	Mop Sink	NBR	MOP-242412
E2	1	Shelving, Wire	Focus Foodservice	FF2472G
E3	1	Pizza Preparation Refrigerator	Beverage Air	DPD64HC-2
E4	1	Salad Prep Refrigerator, Mega Top	Beverage Air	SPE48HC-18M
E5	1	Draft Beer Cooler	Beverage Air	DD72HC-1-B
E6	1	Ice Maker W/ Bin	ITV	Spika NG 285 (Air Cooler Half Dice)
E7	1	Dishwasher, Undercounter	Moyer Diebel	383 HT
E8	1	Three Compartment Sink	NBR	3SG-182414R24
E9	1	Oven, Deck Type, Electric	LBC	SE-911-B
E10	1	Reach-in Freezer	Beverage Air	HBF23HC-1
E11	1	Reach-in Refrigerator	Beverage Air	HBR23HC-1
E12	1	Hand Sink, Wall Mount	NBR	HS2-D1-LR-KB
E13	2	Work Table, SS Top	NBR	TG-3630
E14	1	Refrigerated Mechandiser	Beverage Air	MMR66HC-1-B
E15	1	Microwave Oven	Midea	1025F1A
E16	1	Coffee Brewer	Grindmaster	PBC-2VS
E17	1	Espresso Cappuccino Machine	Grindmaster	TWIN MIRRA
E18	1	Hand Sink, Under Counter	NBR	UW-1-1012-1218-TDV
E19	1	Spare Number	Spare Number	Spare Number
E20	1	Spare Number	Spare Number	Spare Number



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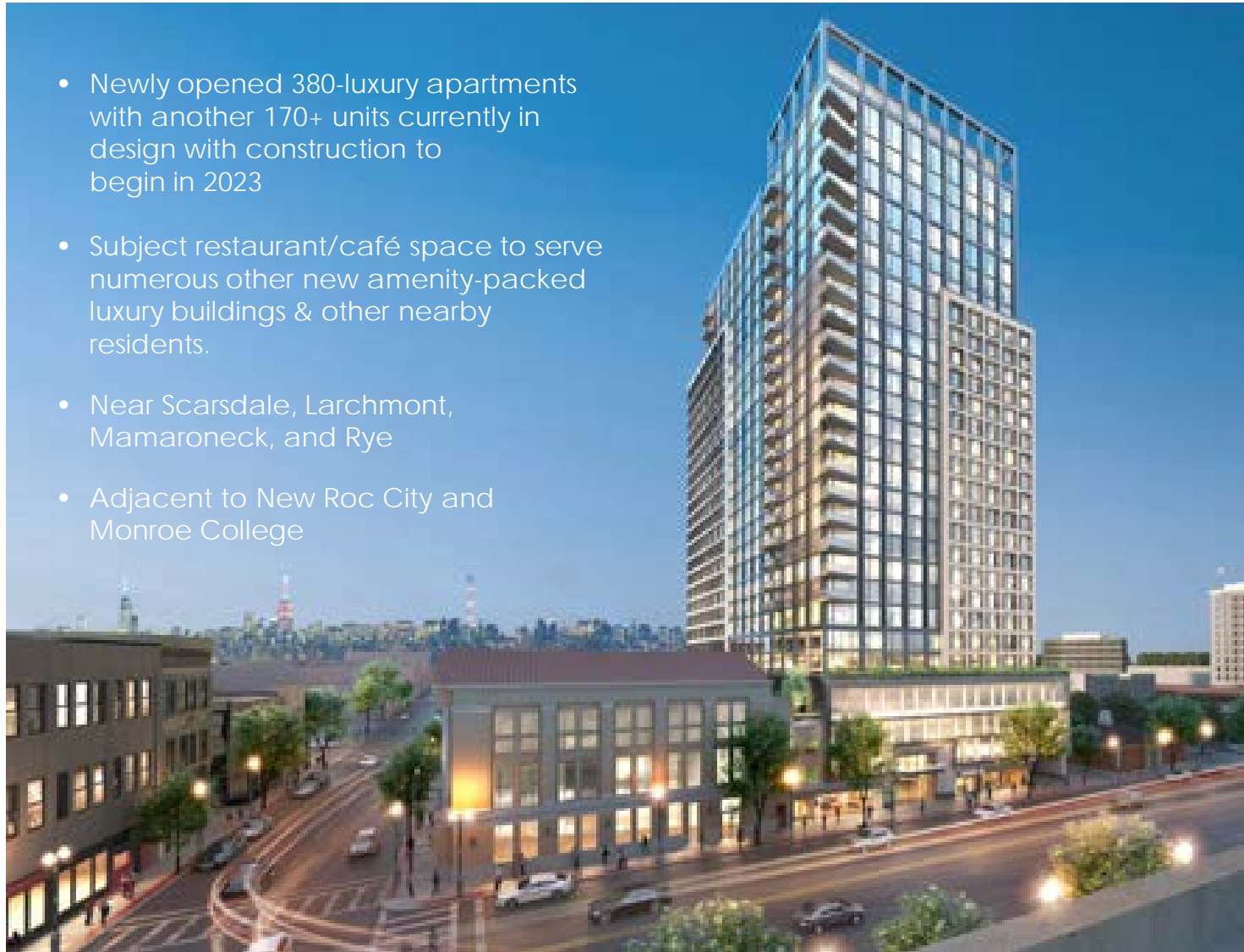
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THE STELLA PROJECT

THE STELLA is the closest luxury multi-family building located adjacent to subject space. This proximity gives extreme potential for a consistent customer base.

- Newly opened 380-luxury apartments with another 170+ units currently in design with construction to begin in 2023
- Subject restaurant/café space to serve numerous other new amenity-packed luxury buildings & other nearby residents.
- Near Scarsdale, Larchmont, Mamaroneck, and Rye
- Adjacent to New Roc City and Monroe College



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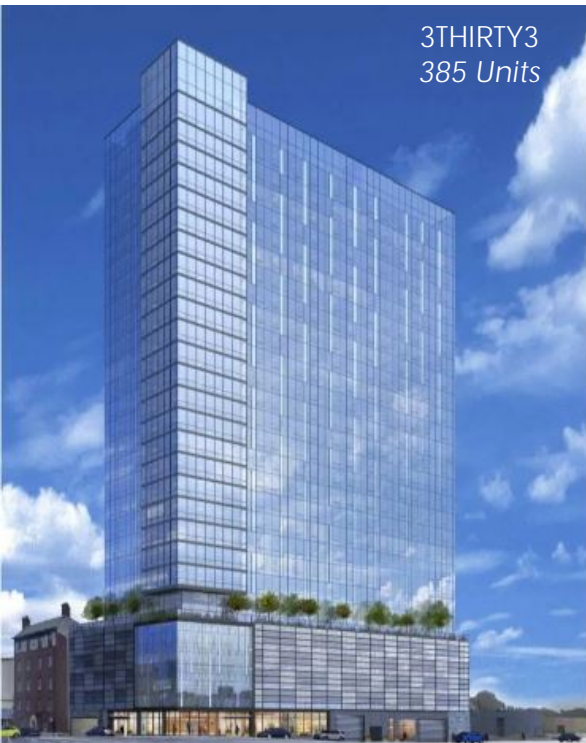
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DIRECT VINCINITY DEVELOPMENTS

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



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DEVELOPMENTS CURRENTLY UNDER CONSTRUCTION

247 NORTH
244 Units



500 MAIN
462 Units



TWO CLINTON PARK
376 Units



CENTRE POINT
144 Units



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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.

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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 with over 10 completed and the balance under construction or in development. 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.



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PROPERTY INFORMATION

Location: Anderson Plaza, 20 Anderson Street
Amps: 400
Fire Equipment: 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

SPACE DETAILS

- Equipment included (Continue for details)
- Exceptional outdoor seating area
- **Located next to THE STELLA, the new 380-unit luxury apartment building, with an additional 170+ units to begin construction in 2023**

DEMOGRAPHICS

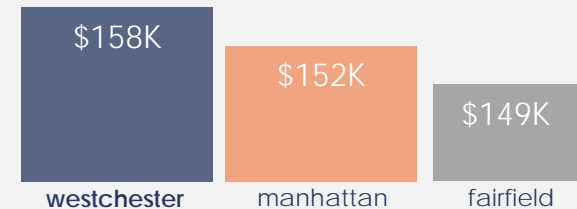
By Drive-Time	3-Min	7-Min	15-Min
Average HH Income	\$101,971	\$123,729	\$126,343
Median HH Income	\$77,258	\$80,026	\$80,153
Population	14,754	67,248	428,001
Total Households	5,874	24,440	159,512
Disposable Income	\$74,333	\$84,324	\$85,349
Retail Potential	\$240M	\$1.2B	\$7.9B

NEW YORK'S WESTCHESTER COUNTY

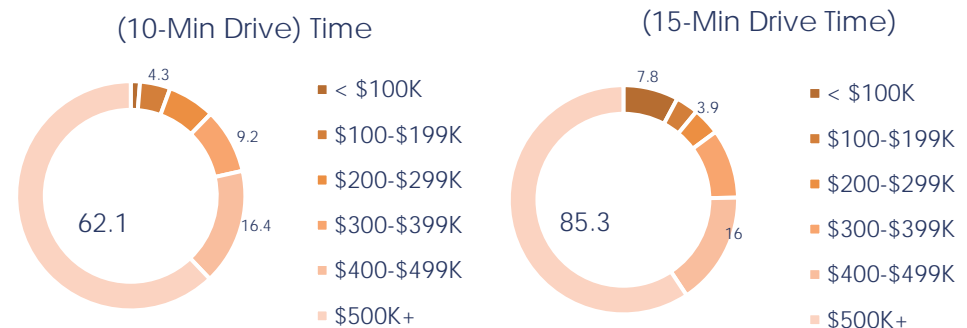
STRONG SPENDING POWER

\$22.1 billion in Westchester
 RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME



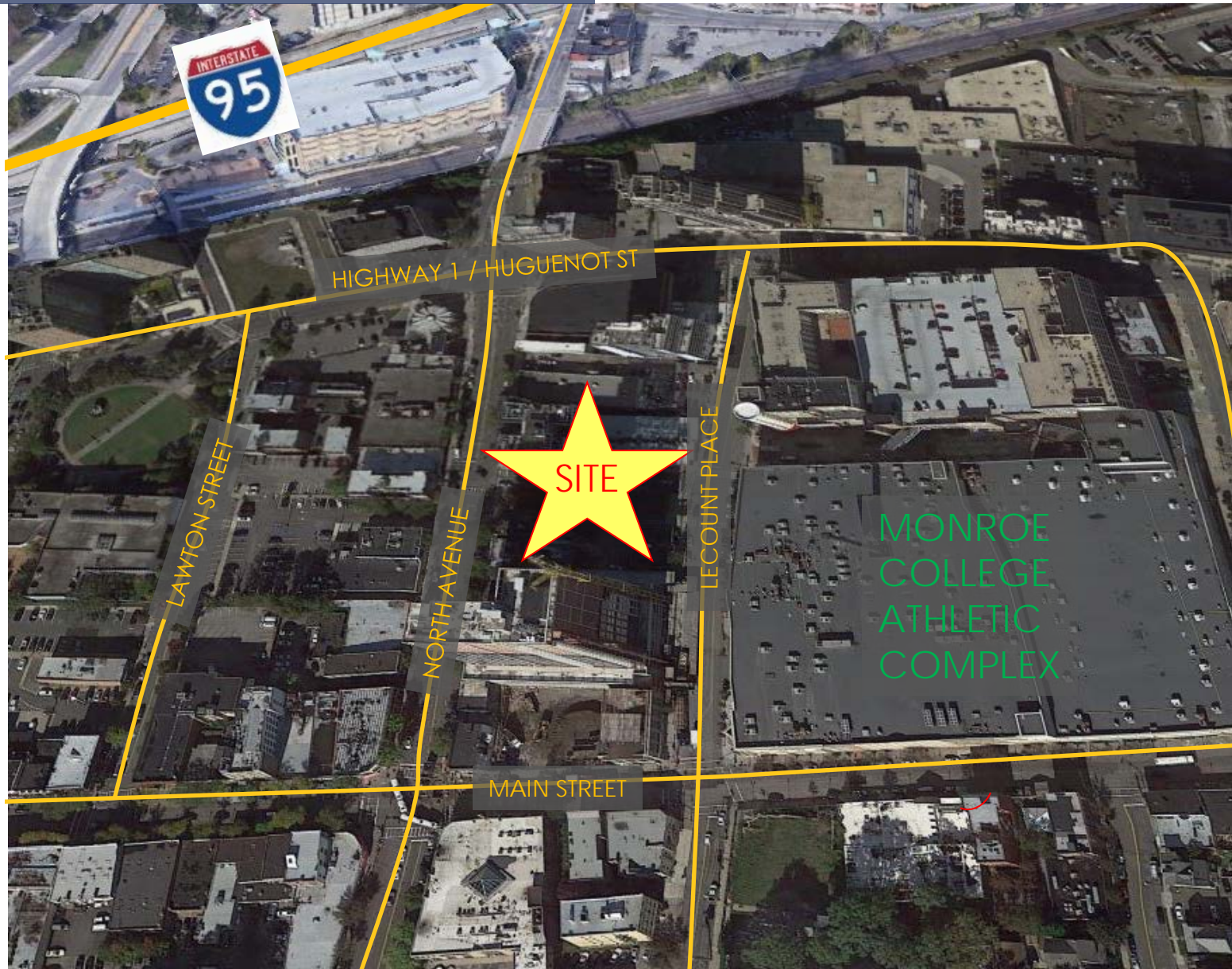
2021 HOME VALUE



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AERIAL
Close-Up



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Regional



Contact Exclusive Agent:

HARYN INTNER

Licensed Real Estate Salesperson

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