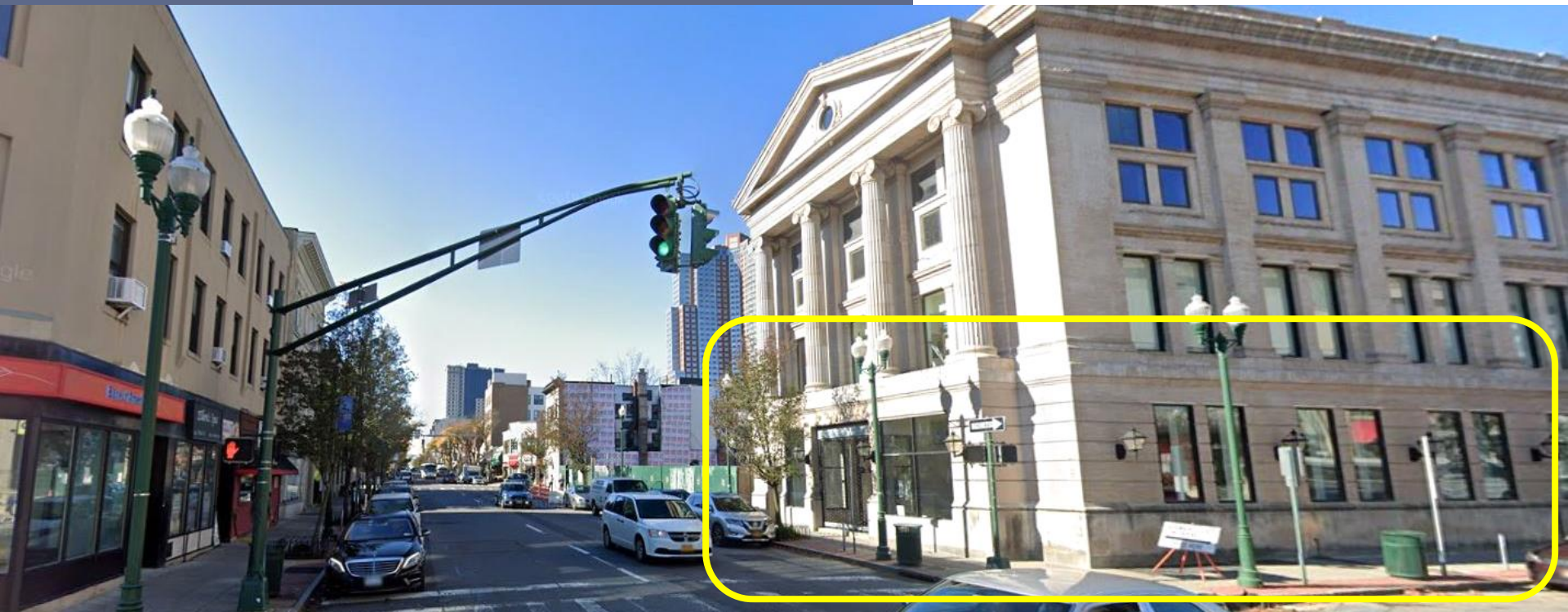


FOR LEASE: GROUND LEVEL SPACE IN HISTORIC NEW ROCHELLE BUILDING

451 Main St @ LeCount Pl, New Rochelle, NY 10801

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3,095 SF PRIME END-CAP RETAIL IN DOWNTOWN NEW ROCHELLE

- Ideal CBD corner location in downtown New Rochelle
- Fully modernized, self-contained, direct metered utilities
- By CVS, Regal Cinemas, Monroe College, and Pure Hockey
- Next to The Stella Phase 1 with 100% residential units leased and Phase 2 (170 units) in progress
- Bright space with large windows, limited columns & high ceilings
- Near Scarsdale, Larchmont, Rye and Mamaroneck
- 30-minutes to Midtown NYC
- Multiple egresses: (1) on Main Street and (1) on LeCount Place

Click [HERE](#) for Virtual Tour!



CONTACT OWNER'S
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Space for Lease in Historic Downtown Building

3,095 SF Space with Exceptional Business Potential

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THE RAPID & EFFECTIVE ECONOMIC RISE OF NEW ROCHELLE

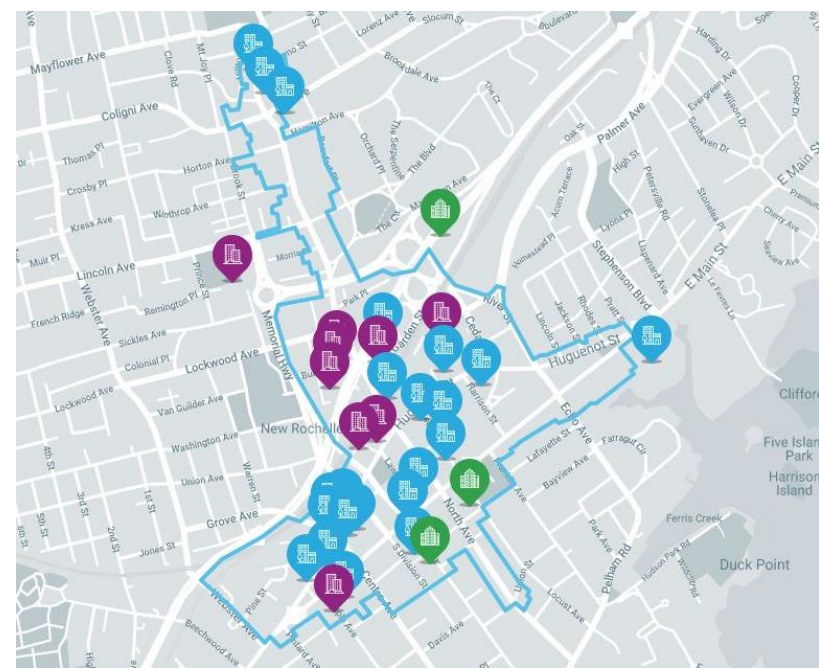
Between 2014 and 2022, annual multifamily building permit filings in the largely suburban county grew six-fold, leaping from 500 to more than 3,000 by the end of last year.

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.



Appropriated From The Real Deal – March 2023

<https://therealdeal.com/new-york/tristate/2023/03/23/apartment-development-boom-in-westchester-invigorates-downtowns/>

451 MAIN STREET | New Rochelle, NY

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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)



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PROPERTY INFORMATION

Location: Corner of Main Street & LeCount Place
Near: Larchmont, Scarsdale, Mamaroneck & Rye
Highway Access: I-95, The Hutch; Access to I-287 & I-684
Zoning: Neighborhood Business
Parking: Street-Front Metered
 Bus Stop within One Block of Site;
Public Transpo: Close to Metro-North; Access to Amtrak

SPACE HIGHLIGHTS

- Mostly open space with incredible business opportunity
- Located in historic building on highly trafficked street
- New interior build-out with plenty of natural light
- Various uses permitted including retail, food/QSR, finance, fitness, supermarket, etc.
- Located near other new luxury multi-family developments including The Stella, The Modera, 360 Huguenot, 3THIRTY3, One Clinton Park, and many others!

KEY FACTS (3-Min Drive of Site)

POPULATION MEDIAN AGE

14,664 35.7

AVG INCOME DISPOSABLE INCOME

\$119,660 \$86,234

APRIL 2023
NEW ROCHELLE
MEDIAN
HOME
SALES PRICE

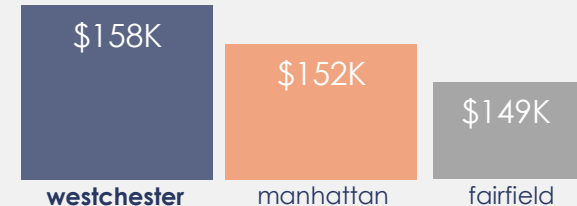
\$715K

NEW YORK'S WESTCHESTER COUNTY

STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME



DEMOGRAPHICS (Drive times of Subject Site)

By Drive-Time	1-Min	3-Min	5-Min
Average HH Income	\$117,095	\$119,660	\$114,591
Median HH Income	\$84,667	\$89,446	\$81,113
Population	2,894	14,664	36,314
Total Households	974	5,890	13,922
Disposable Income	\$83,192	\$86,234	\$82,414
Medical Expenses	\$6,441	\$6,721	\$6,716

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INTERIOR PHOTOGRAPHS | 1

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INTERIOR PHOTOGRAPHS | 2



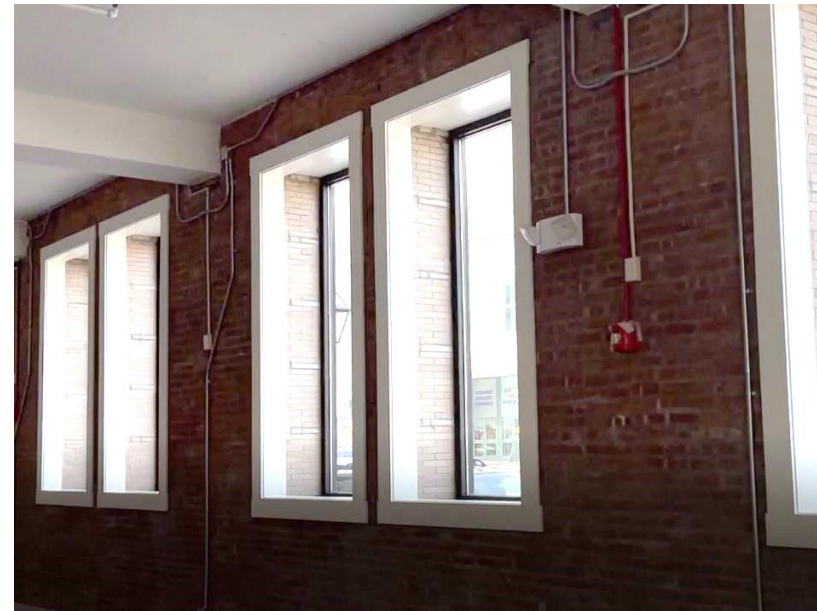
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INTERIOR PHOTOGRAPHS | 3



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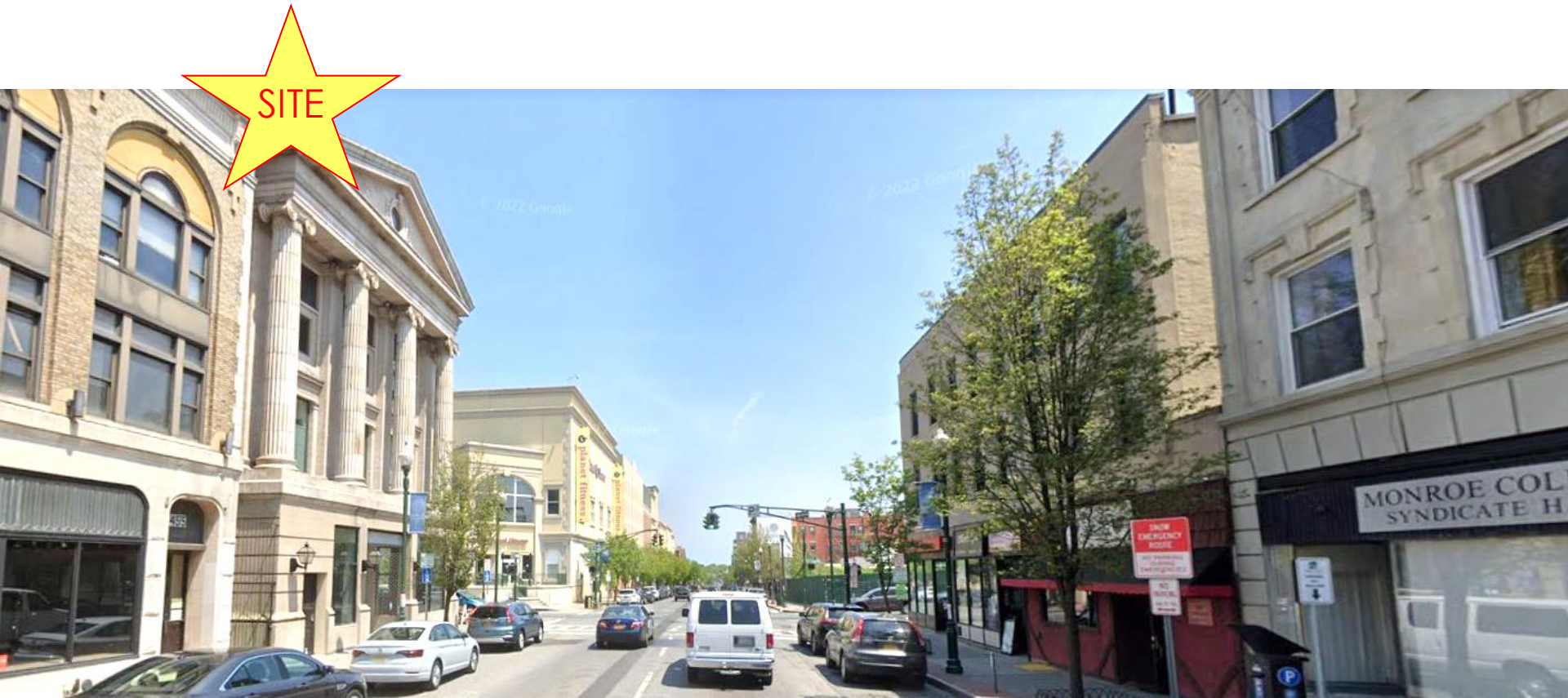
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EXTERIOR PHOTOGRAPHS | 1

Main Street view looking east



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EXTERIOR PHOTOGRAPHS | 2

Entrance & Frontage



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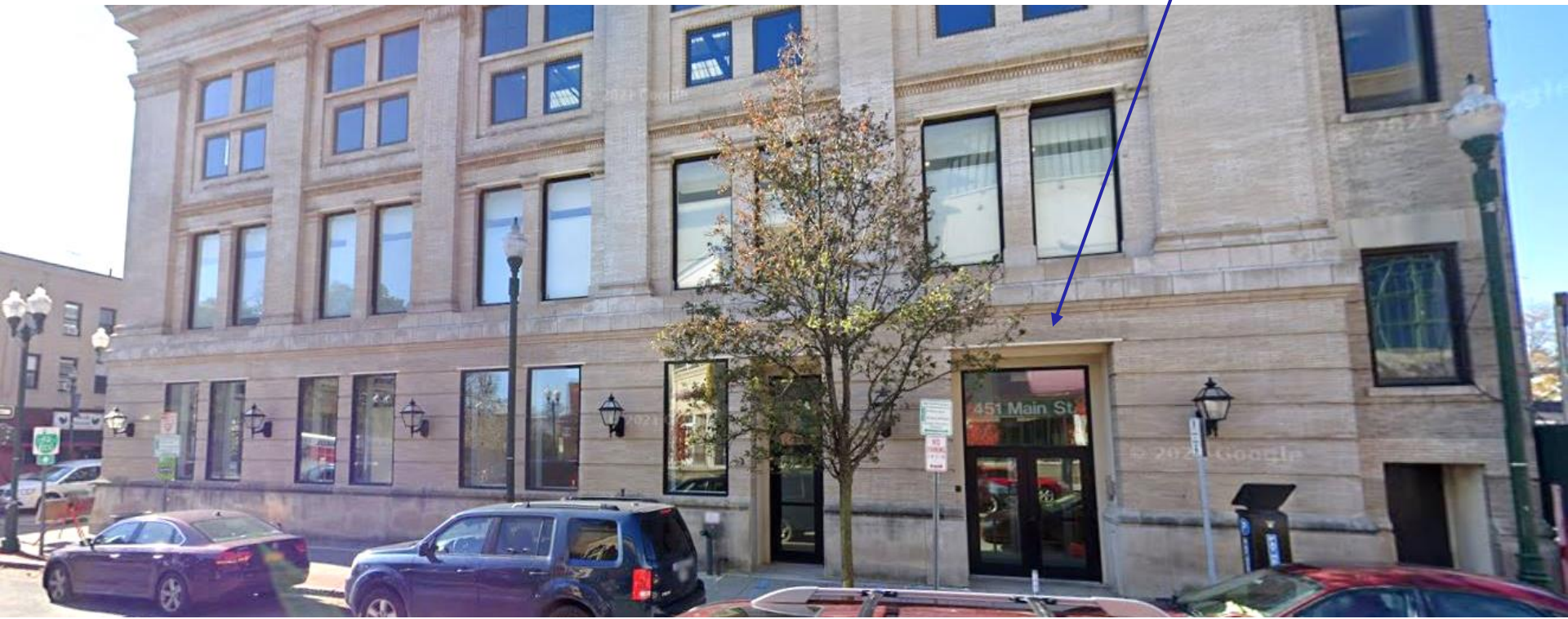
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EXTERIOR PHOTOGRAPHS | 3

View from LeCount Place

MAIN
ENTRANCE



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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



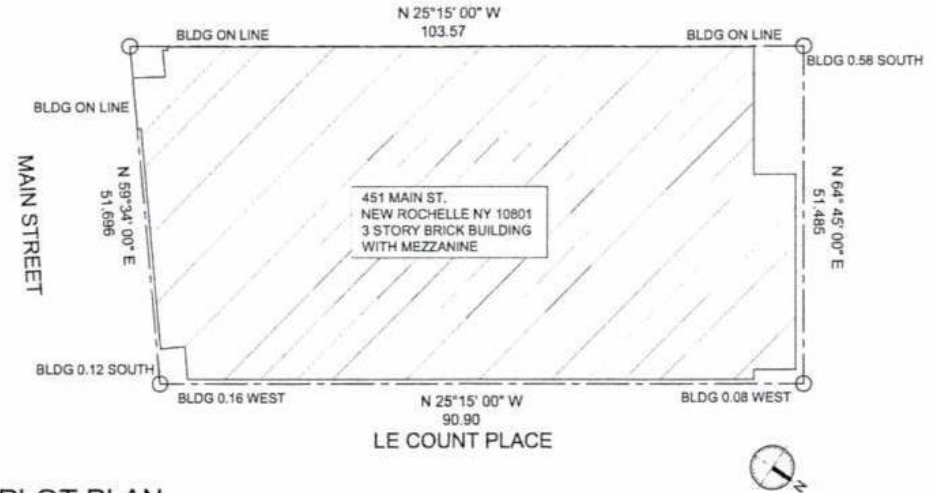
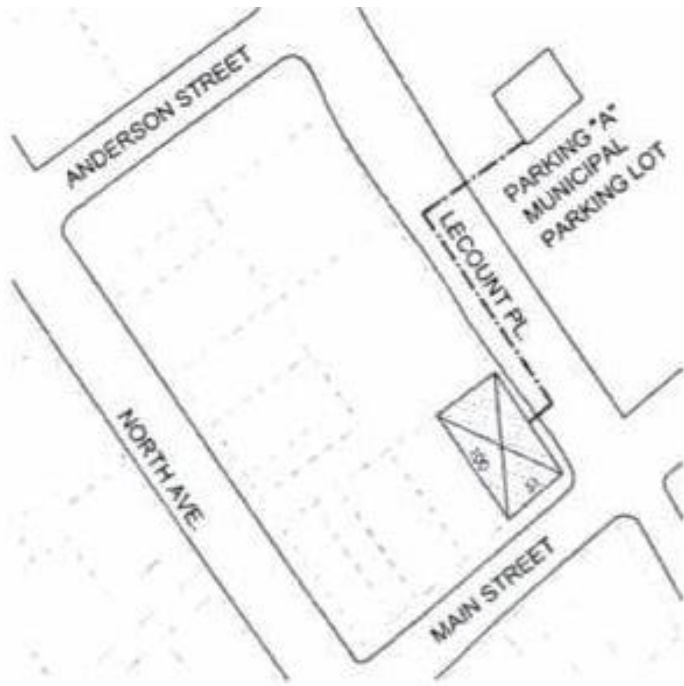
DRIVING

New Rochelle is exceptionally close and provides easy access to the Hutchinson River Parkway, Cross County 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.

451 MAIN STREET | New Rochelle, NY
Space for Lease in Historic Downtown Building
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LOCATION PLAN & BUILDING INFORMATION



PLOT PLAN

NO SCALE

BUILDING INFORMATION

CONSTRUCTION TYPE - IIIA
OCCUPANCY - B/S2
HEIGHT - 3 STORIES WITH MEZZANINE 52'-8"
18, 219 GROSS S.F.
FLOOR AREA - 4,900 SF



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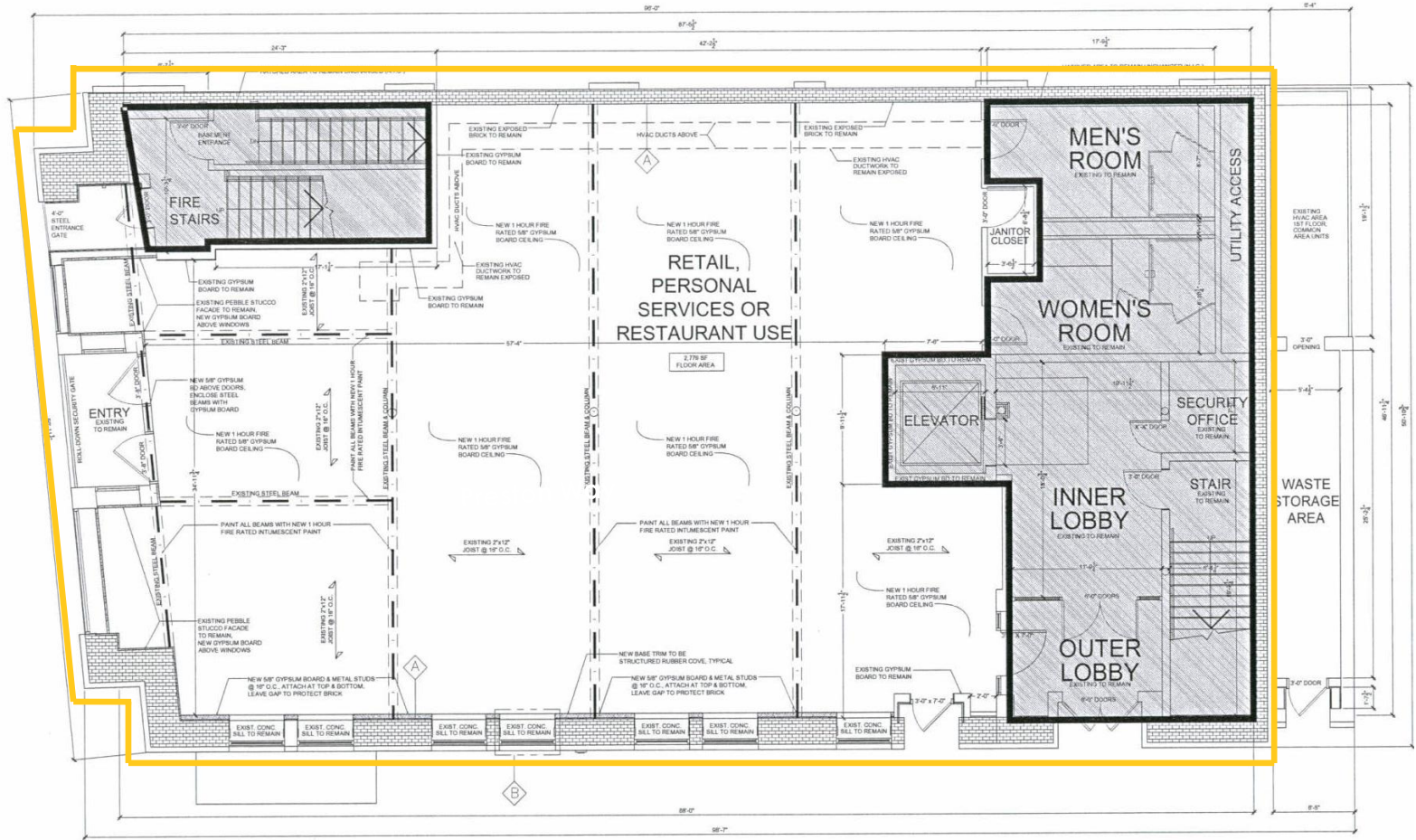
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FIRST FLOOR PLAN

(Bathrooms Located within Space)



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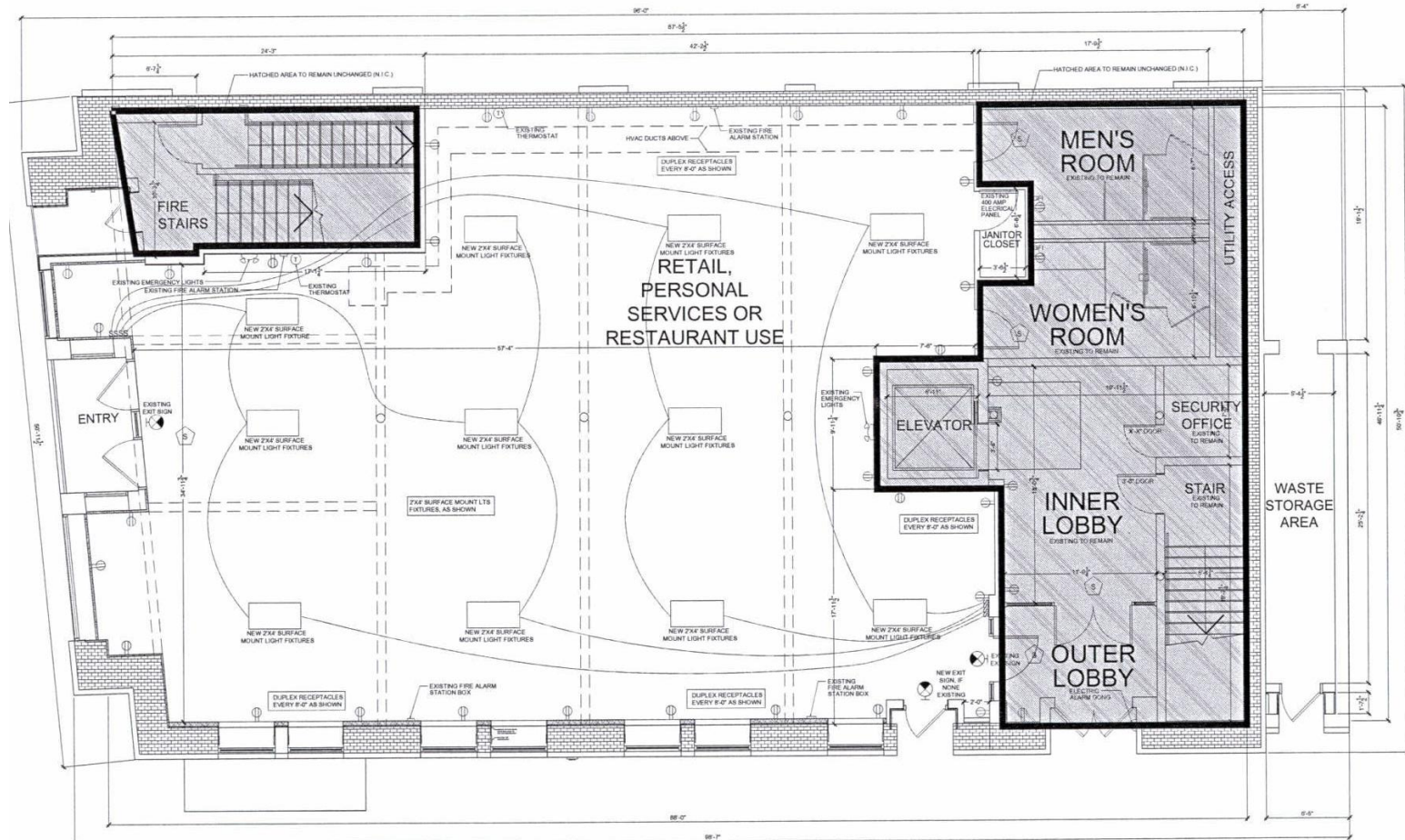
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ELECTRICAL PLAN



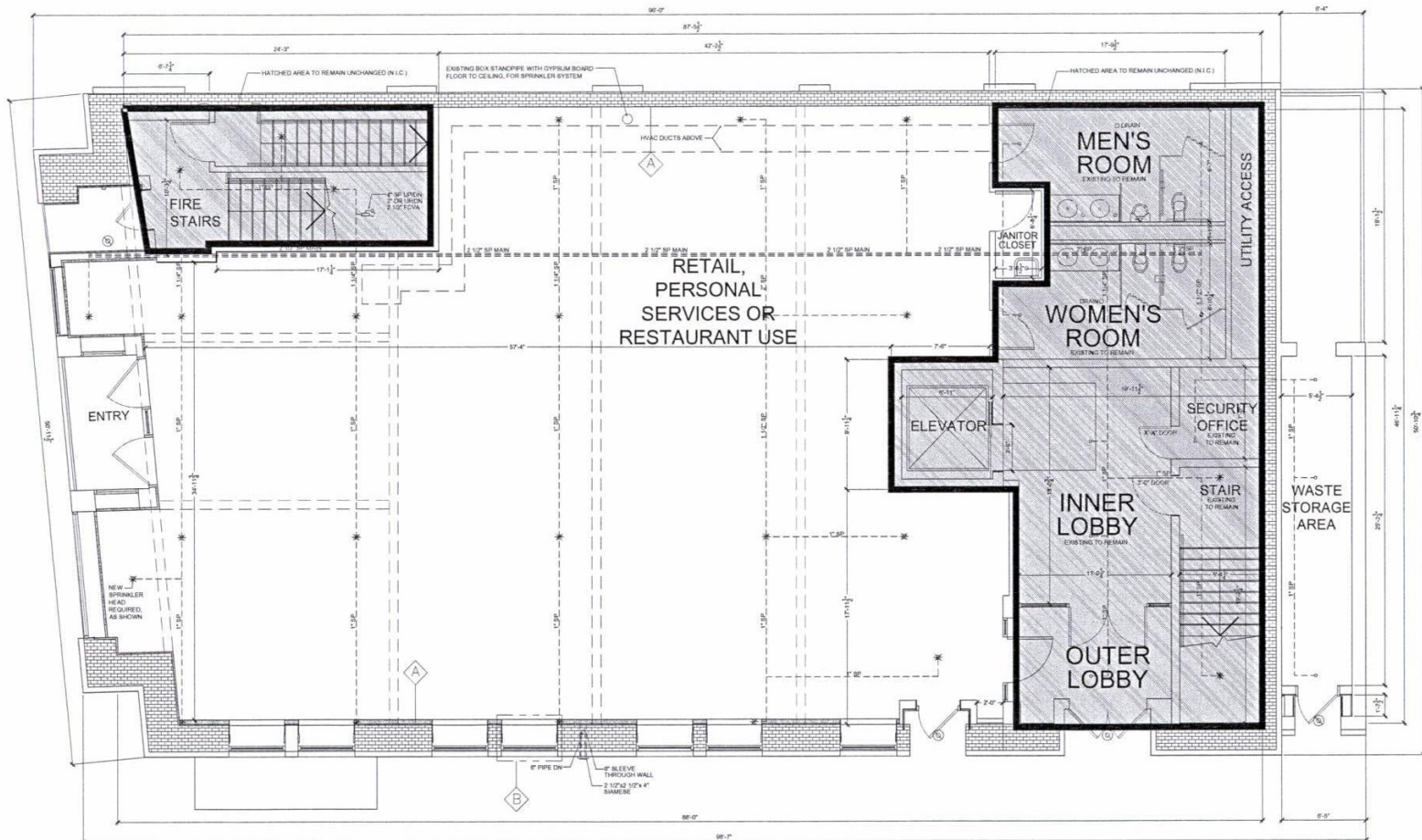
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SPRINKLER PLAN



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THE STELLA & ANDERSON PLAZA

451 Main Street shares the block with New Rochelle's Anderson Plaza and The Stella

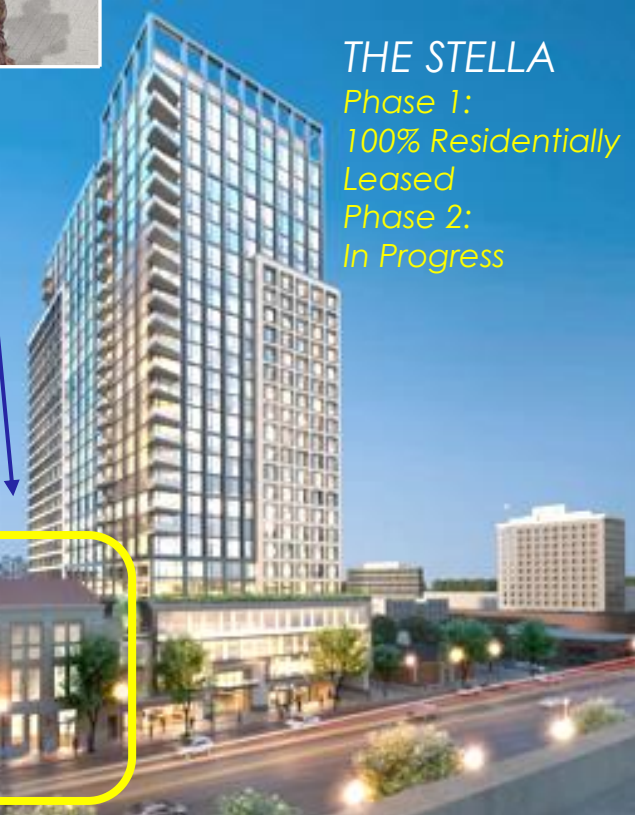


ANDERSON PLAZA

THE STELLA, with its completed Phase 1 building 100% residentially leased, is the closest luxury multi-family building located adjacent to subject space. This proximity gives extreme potential for a consistent customer base.

ANDERSON PLAZA (currently undergoing renovations) will be the only urban plaza in downtown New Rochelle; therefore, its main civic space will provide exceptional potential for New Rochelle to hold public events.

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%



THE STELLA
 Phase 1:
 100% Residentially Leased
 Phase 2:
 In Progress



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Space for Lease in Historic Downtown Building

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DIRECT VINCINITY DEVELOPMENTS

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

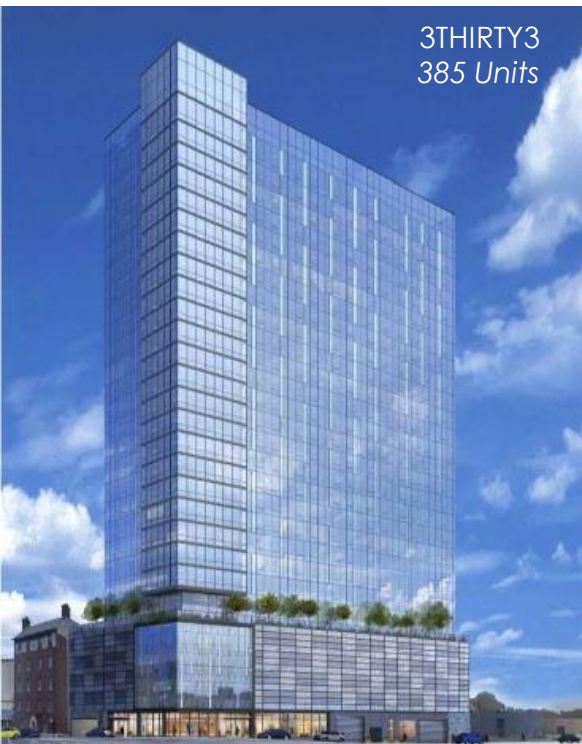
- 2,246 - Currently leased or available
- 2,677 - Under construction
- 1,159 - Planned



ONE CLINTON
PARK
352 Units



MODERNA
334 Units



3THIRTY3
385 Units



THE STANDARD
112 Units



THE PRINTHOUSE
71 Units



360 HUGUENOT
280 Units

451 MAIN STREET | New Rochelle, NY

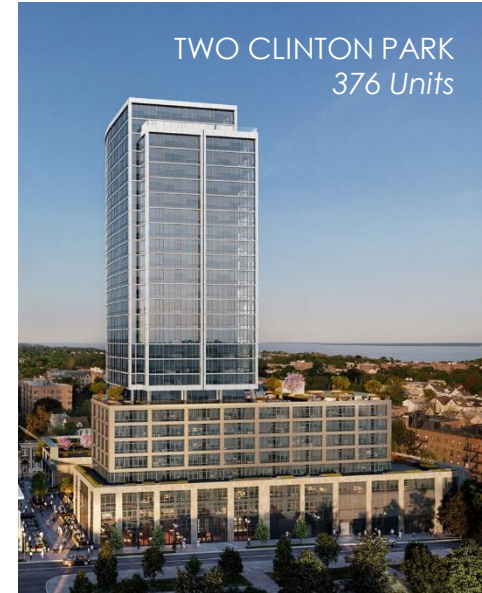
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DEVELOPMENTS CURRENTLY UNDER CONSTRUCTION



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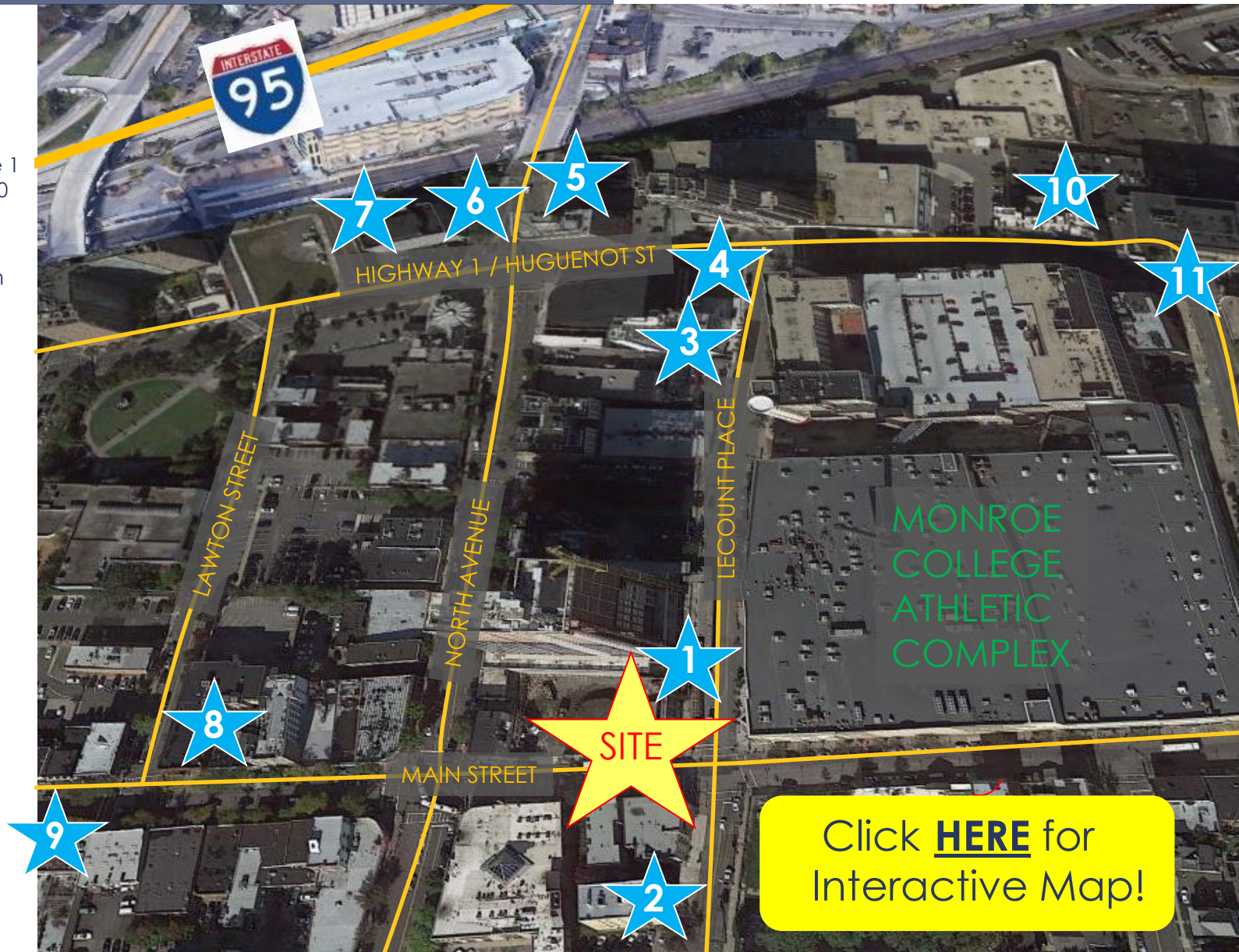
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AERIAL

1. The Stella (380 Phase 1 units 100% leased; 170 additional 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!

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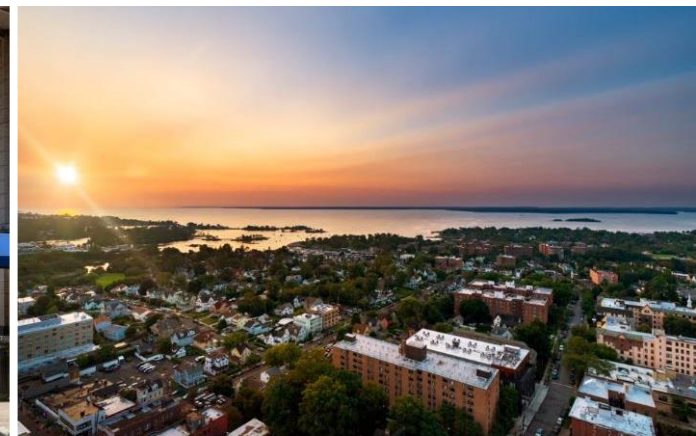


NEW ROCHELLE, NY

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 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.



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