

# WESTCHESTER COUNTY

249 Halstead Avenue

Harrison, NY 10528

PROPOSED ELEVATION or BUILD-TO-SUIT



## PROPERTY FEATURES:

- \* Affluent Community
- \* Excellent Visibility & Location in the Heart of Downtown Harrison
- \* Near Metro-North Train Station

## DEMOGRAPHICS:

2013 Estimates

	1 Mile	3 Mile	5 Mile
POPULATION:.	15,743	65,500	154,636
HOUSEHOLDS:	6093	24,299	69,962
AVG: HH INC:	\$153,827	\$205,1564	\$185,670

## AVAILABLE SPACE:

### Size:

2274-SF

2044-SF

2087-SF

(Combinable)

**PARKING:** 10 Spaces

**RENT:** \$50.00-SF

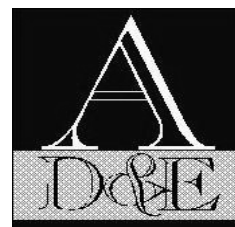
**NNN:** TBD

**NEIGHBORS:** CVS, Post Office,  
Dunkin' Donuts

**GLA:** 6400-SF

## CONTACT:

Leda Madureira  
Associate Broker  
914 949-2800 ext. 109  
leda@ade-re.com

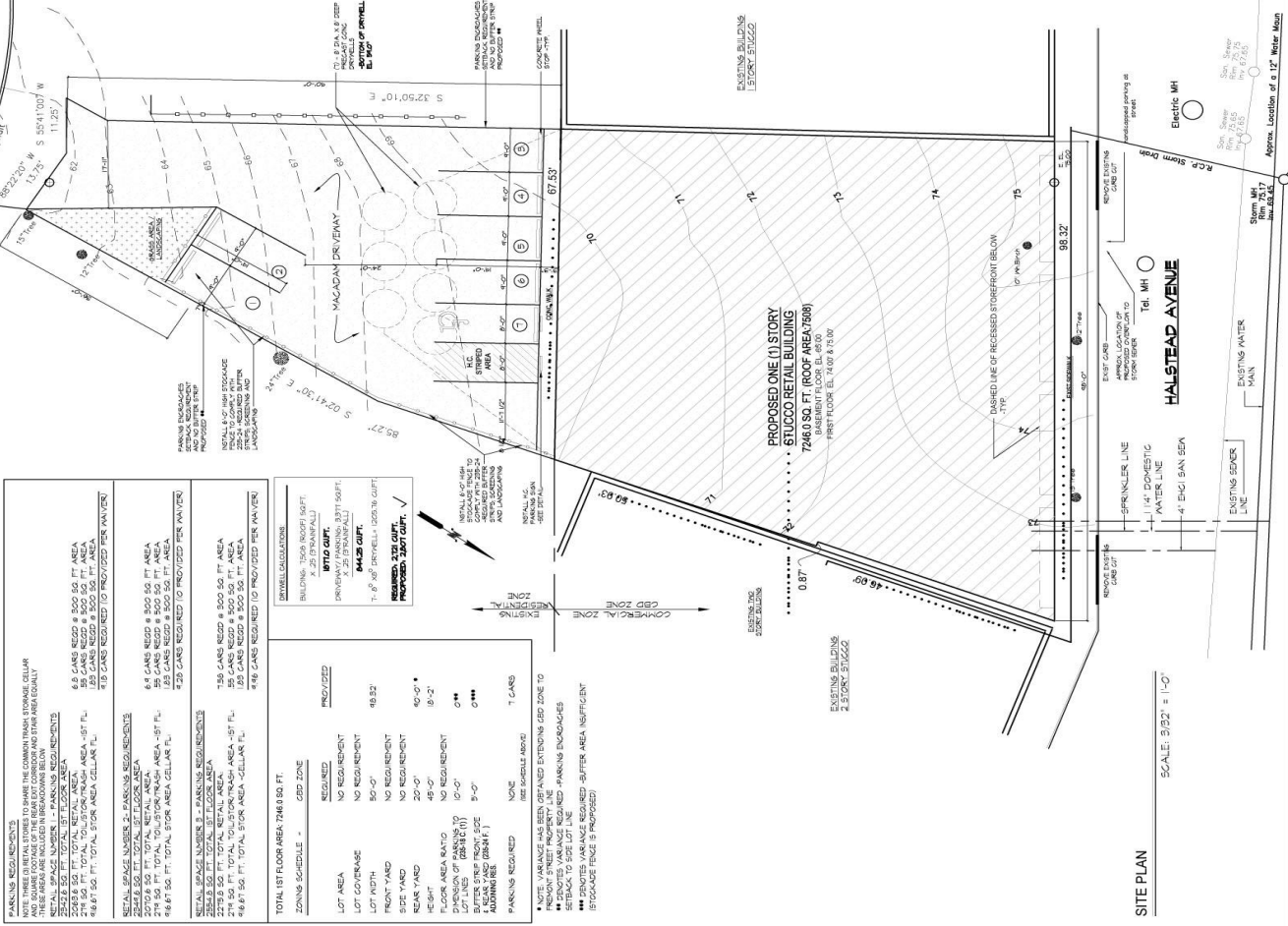


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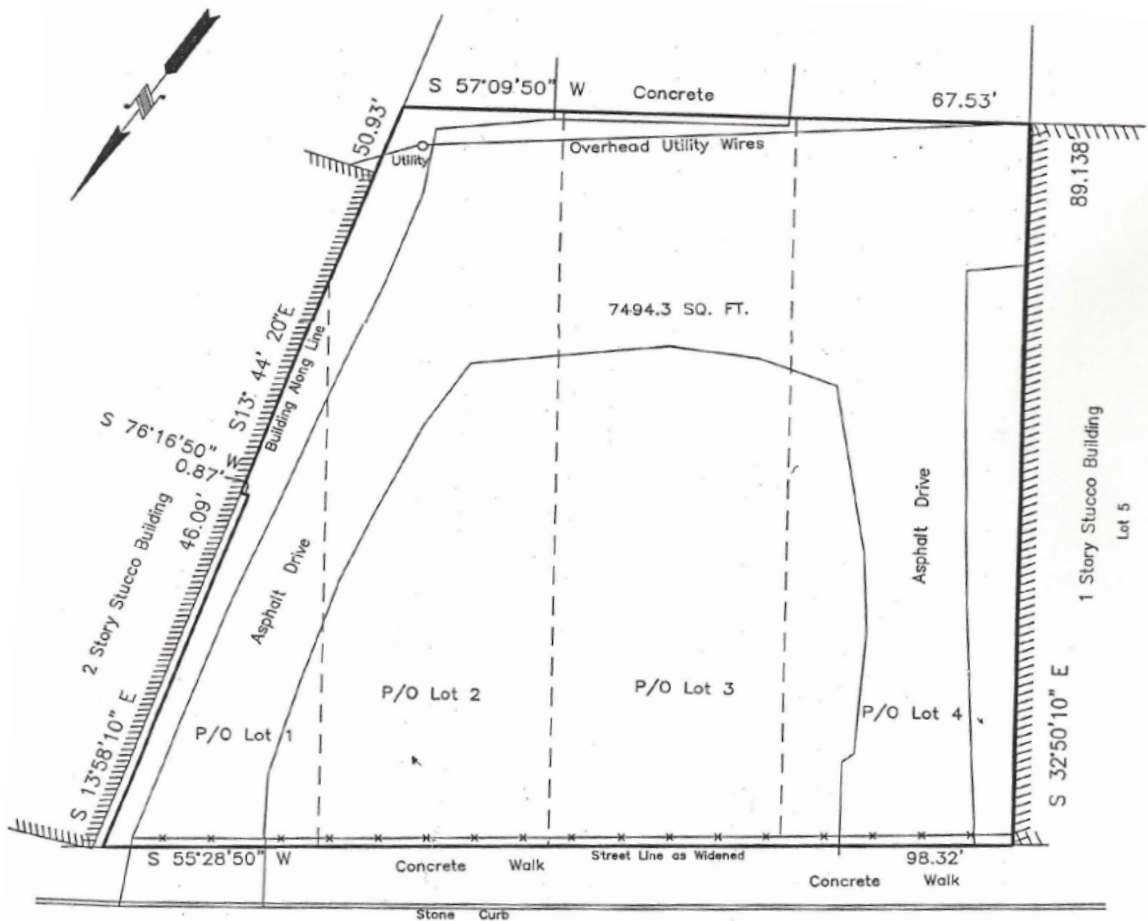

14222

SCALE:  $1/2'' = 1'-0''$ 

SCALE: 3/4" = 1'-0"



SCALE: 3/32" = 1'-0"



Survey

HALSTEAD AVENUE

Per the proposed construction or build-to-suit on this prime 7494-SF property with two existing curb-cuts. Drive-thru permitted. Food Permitted. All utilities are available.

Subject Property

West St.

Local Retail



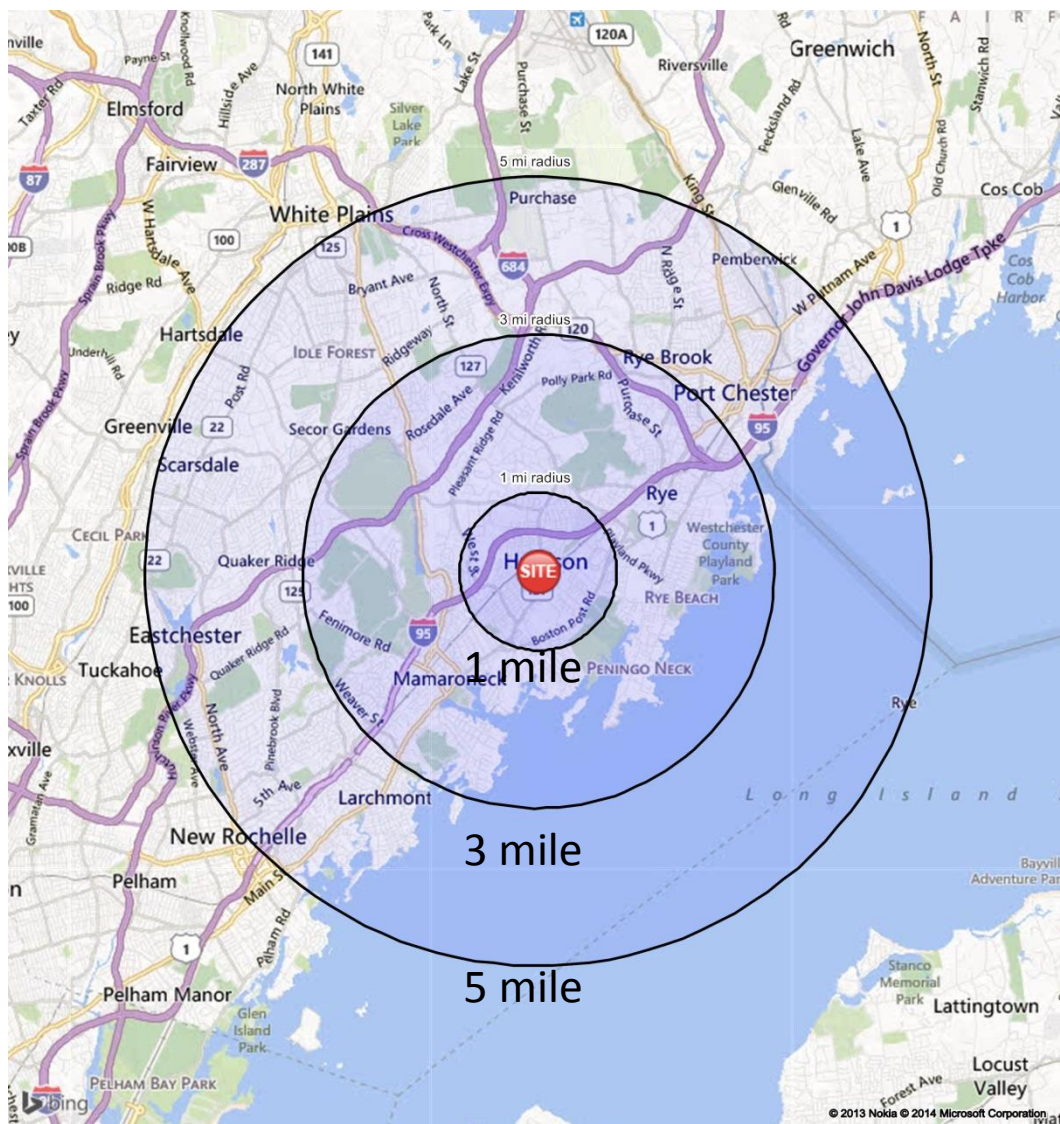
CVS/pharmacy



WELLS FARGO

Harrison Station  
& Parking Lot

Halstead Ave.



## Harrison

An affluent village and town in Westchester County, NY, located 22 miles northeast of Manhattan. The southern half is known as simply Harrison or downtown while the Hamlet of Purchase is located in the northern portion of the town. Flanked by I-95, The Hutchinson River Parkway and the Metro-North Railroad. SUNY, Manhattanville College and Fordham University are located in Purchase/Harrison. The Westchester Country Golf Club and two private golf courses are located in Harrison. The distance from Harrison Station to Grand Central Terminal in Midtown Manhattan is about 27 miles. Harrison is bordered by White Plains, Rye and Mamaroneck. The New England Thruway, Cross Westchester Expressway and the Hutchinson River Parkway (I-684) all pass through Harrison.

# SUMMARY PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections  
Calculated using Proportional Block Groups



Lat/Lon: 40.9680/-73.7139

RS1

## 249 Halstead Ave

Harrison, NY 10528

1 mi radius 3 mi radius 5 mi radius

POPULATION	2013 Estimated Population	15,743	66,500	194,636
	2018 Projected Population	16,094	67,976	198,921
	2010 Census Population	15,803	66,754	195,273
	2000 Census Population	15,324	65,712	190,547
	Projected Annual Growth 2013 to 2018	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2013	0.2%	0.1%	0.2%
	2013 Median Age	40.4	40.5	39.9
HOUSEHOLDS	2013 Estimated Households	6,093	24,299	69,962
	2018 Projected Households	6,252	24,929	71,801
	2010 Census Households	6,014	23,986	69,044
	2000 Census Households	5,879	24,012	68,720
	Projected Annual Growth 2013 to 2018	0.5%	0.5%	0.5%
RACE AND ETHNICITY	2013 Estimated White	83.4%	82.4%	78.1%
	2013 Estimated Black or African American	1.4%	3.0%	6.0%
	2013 Estimated Asian or Pacific Islander	9.3%	6.1%	5.5%
	2013 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2013 Estimated Other Races	5.7%	8.2%	10.1%
	2013 Estimated Hispanic	11.9%	16.8%	21.8%
INCOME	2013 Estimated Average Household Income	\$153,827	\$205,154	\$185,670
	2013 Estimated Median Household Income	\$110,895	\$133,981	\$125,989
	2013 Estimated Per Capita Income	\$59,565	\$75,031	\$66,872
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	3.7%	4.3%	6.1%
	2013 Estimated Some High School (Grade Level 9 to 11)	4.2%	3.8%	4.5%
	2013 Estimated High School Graduate	22.1%	17.5%	18.6%
	2013 Estimated Some College	12.8%	11.7%	12.2%
	2013 Estimated Associates Degree Only	6.2%	4.8%	4.7%
	2013 Estimated Bachelors Degree Only	29.1%	28.4%	25.9%
BUSINESS	2013 Estimated Graduate Degree	21.9%	29.5%	27.9%
	2013 Estimated Total Businesses	852	3,907	11,654
	2013 Estimated Total Employees	7,582	37,500	115,576
	2013 Estimated Employee Population per Business	8.9	9.6	9.9
	2013 Estimated Residential Population per Business	18.5	17.0	16.7