



165

HUGUENOT STREET  
NEW ROCHELLE, NY

THE  
PRINTHOUSE

CUSHMAN &  
WAKEFIELD



# 165

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NEW ROCHELLE, NY

## THE SPACE

THE  
**PRINTHOUSE**

**CUSHMAN &  
WAKEFIELD**

### GROUND FLOOR RETAIL: 3,000 SF

**RENT:** Call for details

**FRONTAGE:** 65 FT

**CEILING HEIGHTS:** 12 FT

**DELIVERY:** Warm vanilla box delivery – new glass storefront, ADA compliant restrooms, utilities stubbed to premises

**PARKING:** Directly across street from New Roc City garage with 2,300 public parking spaces

### BUILDING DESCRIPTION:

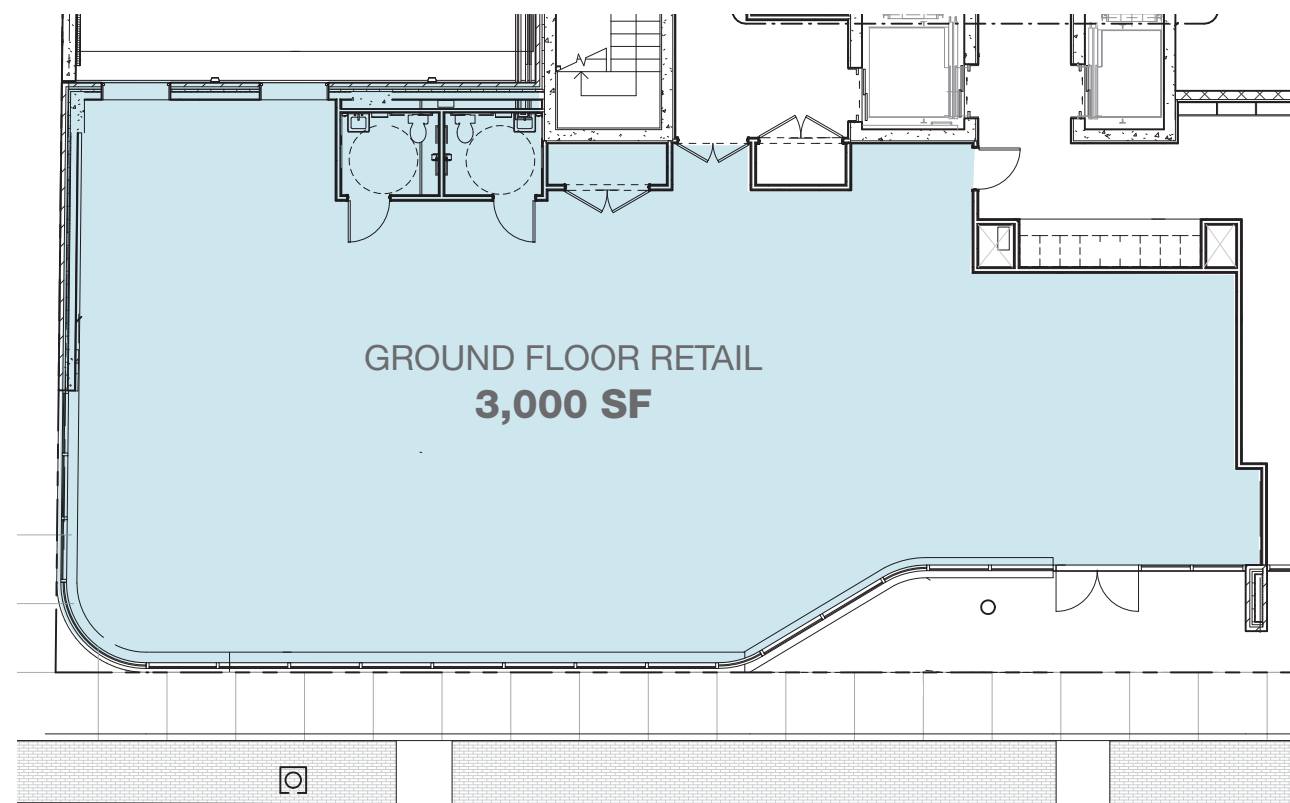
- New mixed-use development in the heart of downtown New Rochelle
- 71 new residential units
- 1,600 SF of interior amenity space
- 3,800 SF of outdoor roof deck space

### COMMENTS:

- Less than 5 minutes walk to New Rochelle Transit Center (Metro North, Amtrak, local and regional buses)
- Next to Trump Plaza, across the street from New Roc City Entertainment Complex
- 30 minutes to Grand Central

### NEIGHBORING TENANTS:

Starbucks, Burger King, Sky Zone, Buffalo Wild Wings, Regal Cinemas, Barnes & Noble, Applebee's, Stop & Shop, Planet Fitness, Modell's, CVS



HUGUENOT STREET

Westchester County is the 7th wealthiest county in the U.S., and the second wealthiest county in New York State. The average home price in New Rochelle is \$678,500

## NEW ROCHELLE

**80.5K**  
POPULATION**28.9K**  
NUMBER OF  
HOUSEHOLDS**120.7K**  
MEAN  
HOUSEHOLD  
INCOME**\$2.24B**  
ANNUAL  
HOUSEHOLD RETAIL  
EXPENDITURE (3MI)

## WESTCHESTER COUNTY

**981.2K**  
POPULATION**354.1K**  
NUMBER OF  
HOUSEHOLDS**144.6K**  
MEAN  
HOUSEHOLD  
INCOME

## TRANSPORTATION:

- By 2021, New Rochelle will be home to the closest rail station to NYC. Providing direct MTA service to Manhattan's East and West Sides
- New Rochelle train station is Amtrak's prime hub in Westchester. Direct MTA access to Penn Station is coming in 2021
- Local & regional bus terminal, taxi & airport limousine services are available at the transit center in addition to abundant municipal parking
- 30 minute train to Grand Central



## COLLEGES:

- Iona College – 3,792 students
- Monroe College – 5,514 students
- College of New Rochelle – approximately 3,500 students



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## MARKET AERIAL

THE  
**PRINTHOUSE**

**CUSHMAN & WAKEFIELD**



**23.0K**

Cars Per Day

**6 min.**

Driving Distance  
to I-95



**5 min.**

Walking Distance to  
NR Transit Center

**96%**

Walk Score



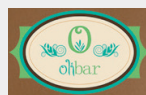
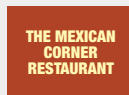
**850,000**

Square feet of downtown  
office space

**91%**

Leased

### LOCAL DOWNTOWN HOT SPOTS





More than **4,200 new residential units** are in various stages of development in New Rochelle with **over 4,000 units** being a short walk from the property. This is in addition to the more than **1,400 new residential units** that have been built in downtown New Rochelle in the last 10 years.





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FOR MORE INFORMATION, PLEASE CONTACT:

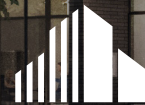
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