

RETAIL / MEDICAL SPACE

NEW ROCHELLE, NY

173 HUGUENOT STREET

SIZE

Vacant 8,000 SF

CEILING HEIGHT

23 FT

ASKING RENT

Upon Request

TERM

Long Term

POSSESSION

Immediate

CO-TENANTS

Regus, The Learning Experience, Regal Cinemas, Westmed, Texas Roadhouse, Good Friend Self Storage, Pickle Rage

NEIGHBORS

Montefiore, Monroe College, Iona College, McDonalds, Tire City, Sprint, Advance Auto Parts, Shirley Veterinary Hospital, Ralph's Famous Italian Ices & Ice Cream, Mavis Discount Tire, CVS, iFixScreens, T-Mobile, Friendly's

COMMENTS

Vehicular access / close to Exit 16

High visibility

DOWNTOWN DEVELOPMENT PLAN

4,200 new residential units

2.4 million SF of new office space

CONTACT EXCLUSIVE AGENT

BRIAN VON SCHMID

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516.933.8880

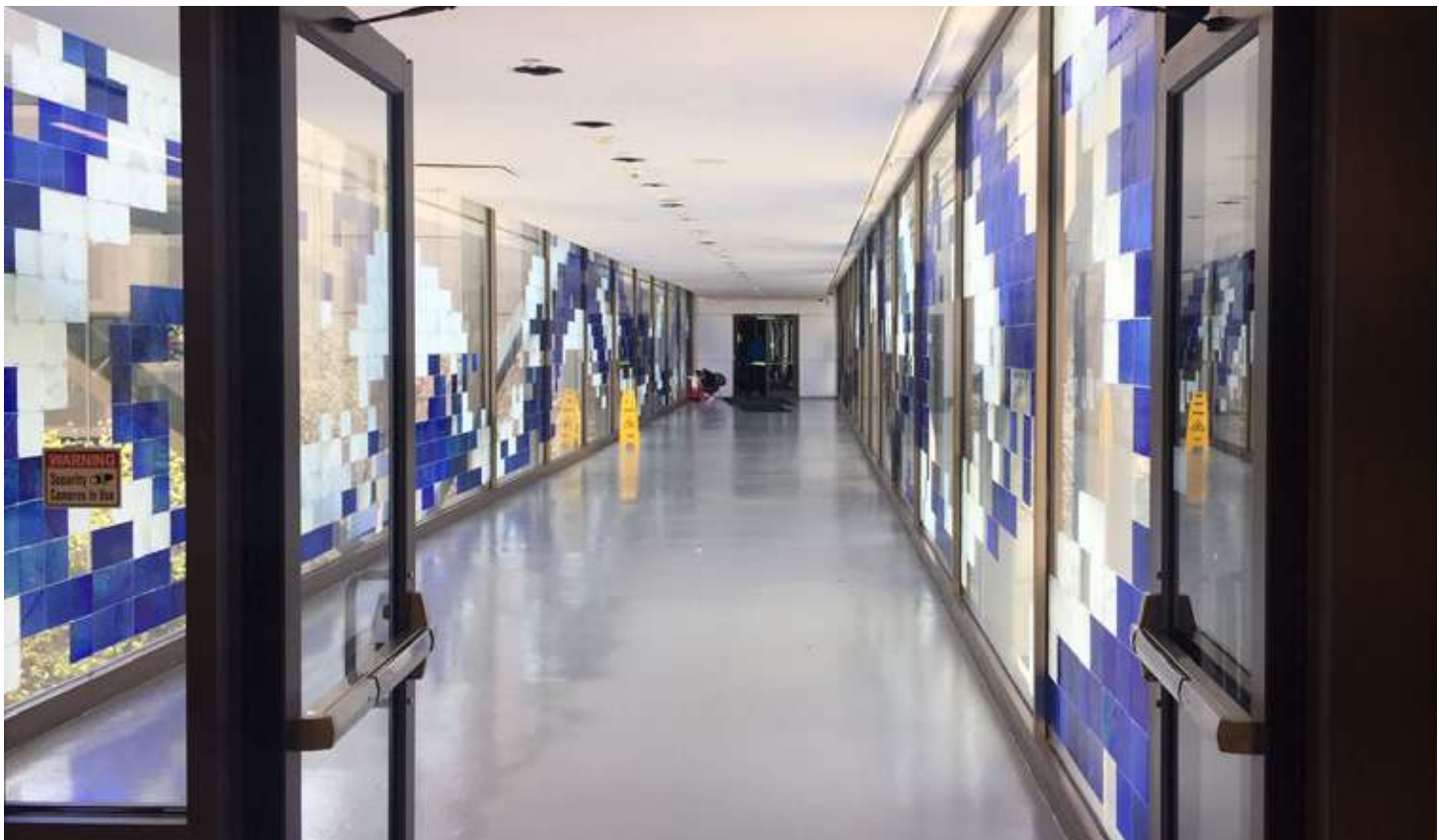
RIPCO
REAL ESTATE

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Suite 100
Woodbury, NY 11797
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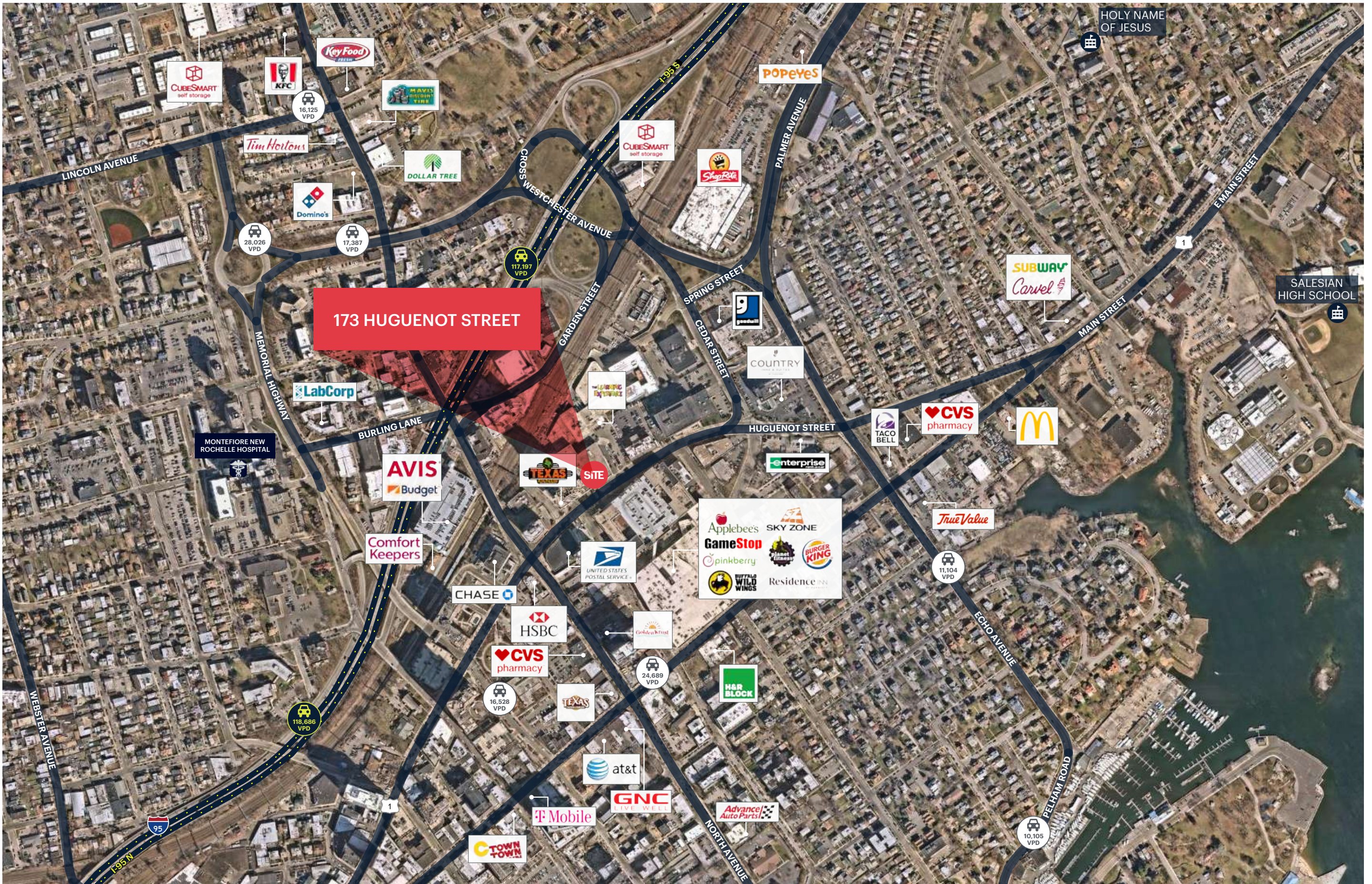
Please visit us at ripcony.com for more information

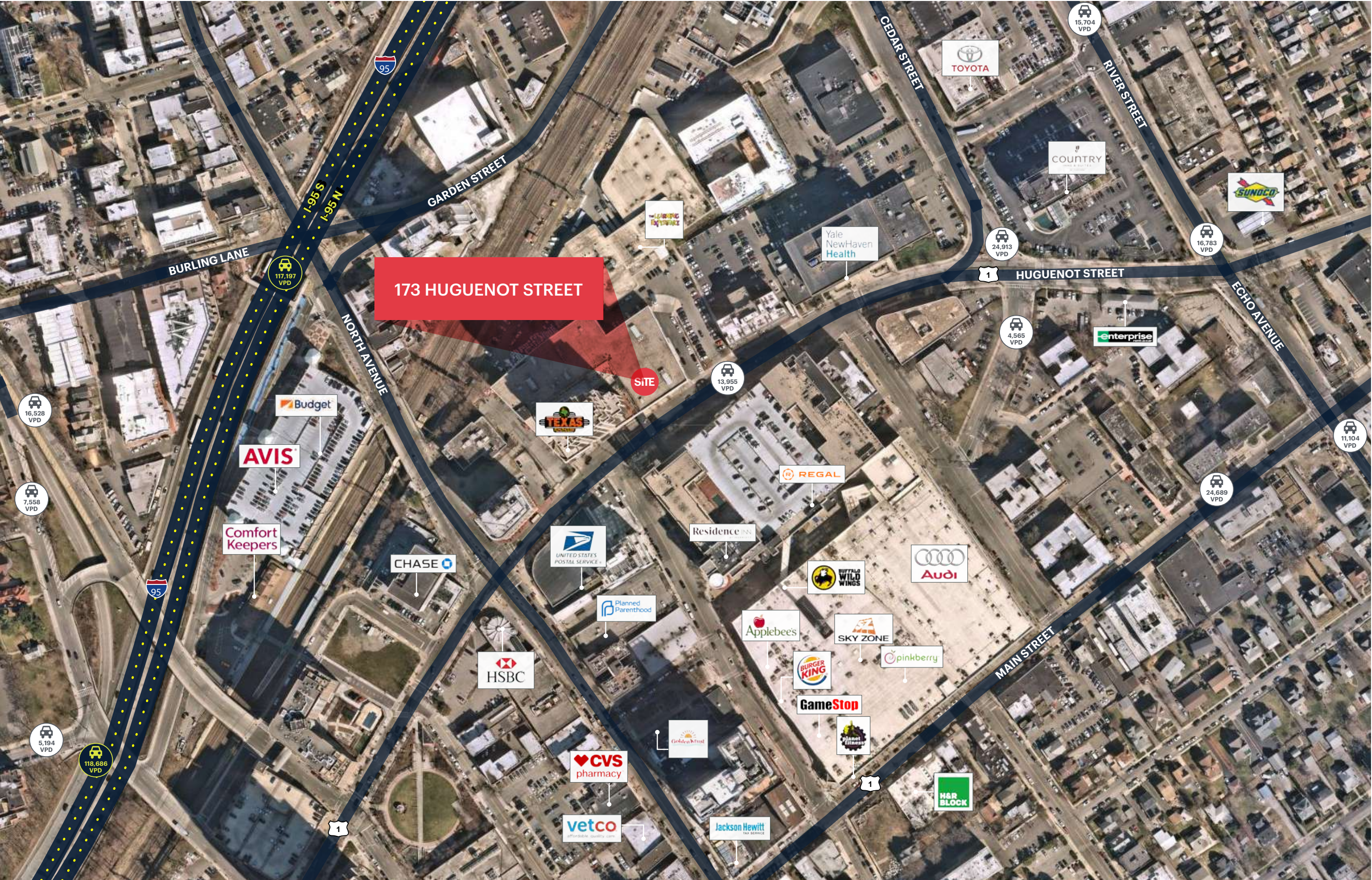
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

PHOTOS

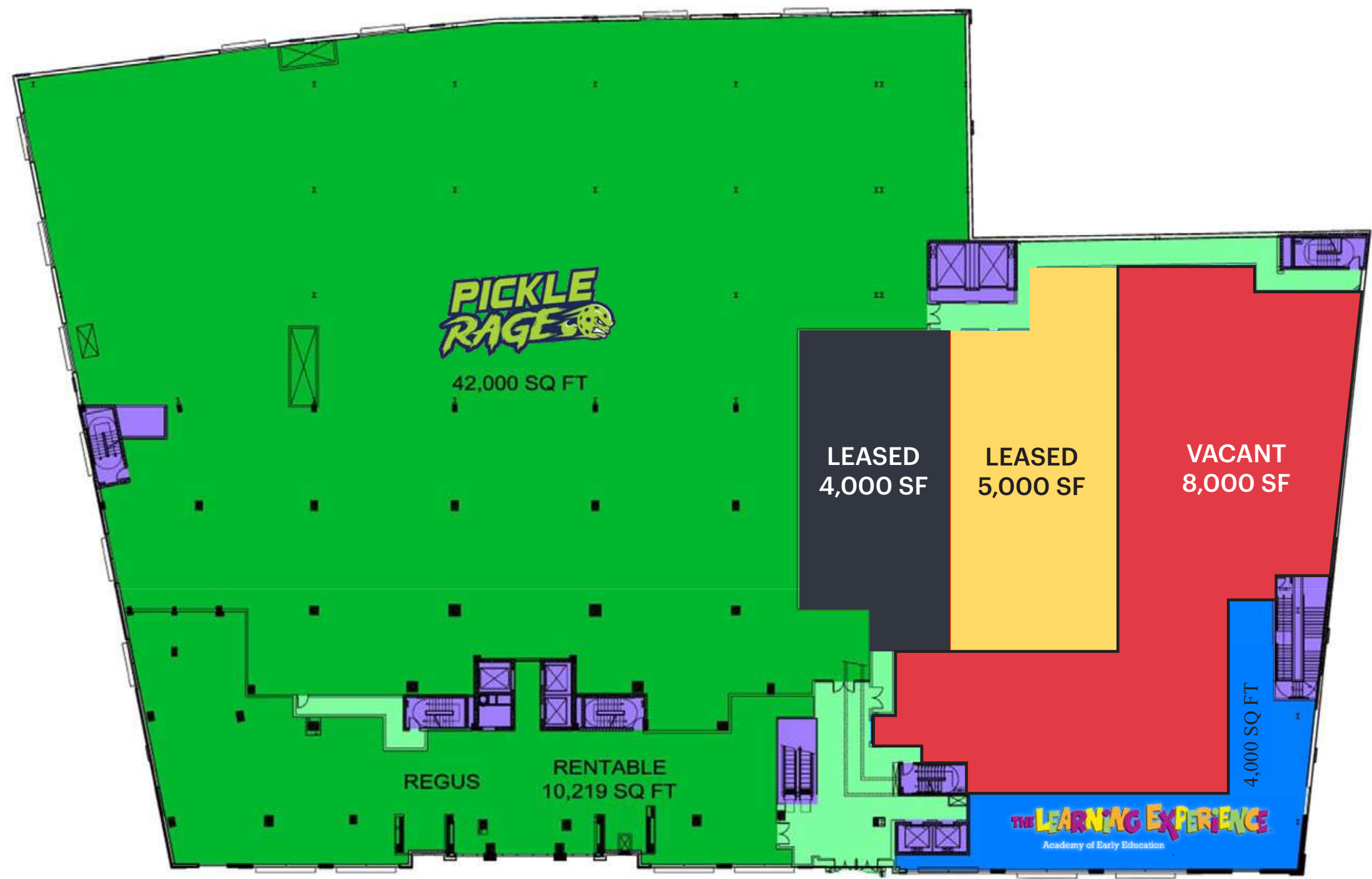


MARKET AERIAL

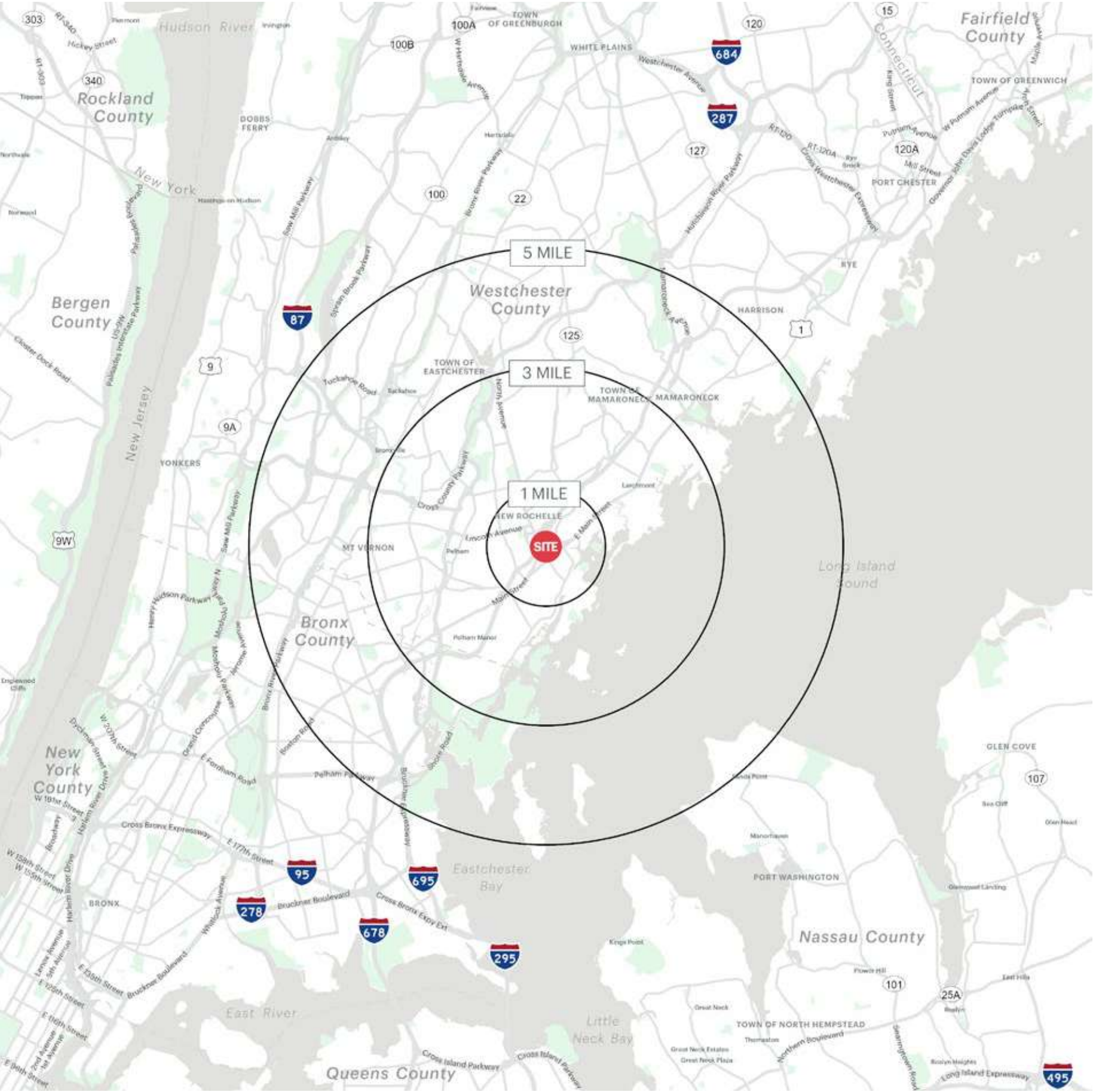




FLOOR PLAN - SECOND FLOOR



AREA DEMOGRAPHICS



173 HUGUENOT STREET NEW ROCHELLE, NY

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
41,896	9,866 - 20.0%
HOUSEHOLDS	TOTAL BUSINESSES
14,692	2,005
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$90,486	16,060
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$63,928	37,209

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
148,955	49,006 - 28.7%
HOUSEHOLDS	TOTAL BUSINESSES
55,283	5,732
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$144,045	60,799
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$90,471	135,345

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
500,583	141,343 - 26.1%
HOUSEHOLDS	TOTAL BUSINESSES
190,107	15,130
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$118,842	176,187
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$76,981	443,382

AREA DEMOGRAPHICS

