

Destination Discovery!

ALEXAN HARRISON

3 WESTCHESTER PARK DRIVE
HARRISON | NEW YORK

**Fall 2023
Delivery**

Retail A - 3,491 SF

Retail B - 2,461 SF

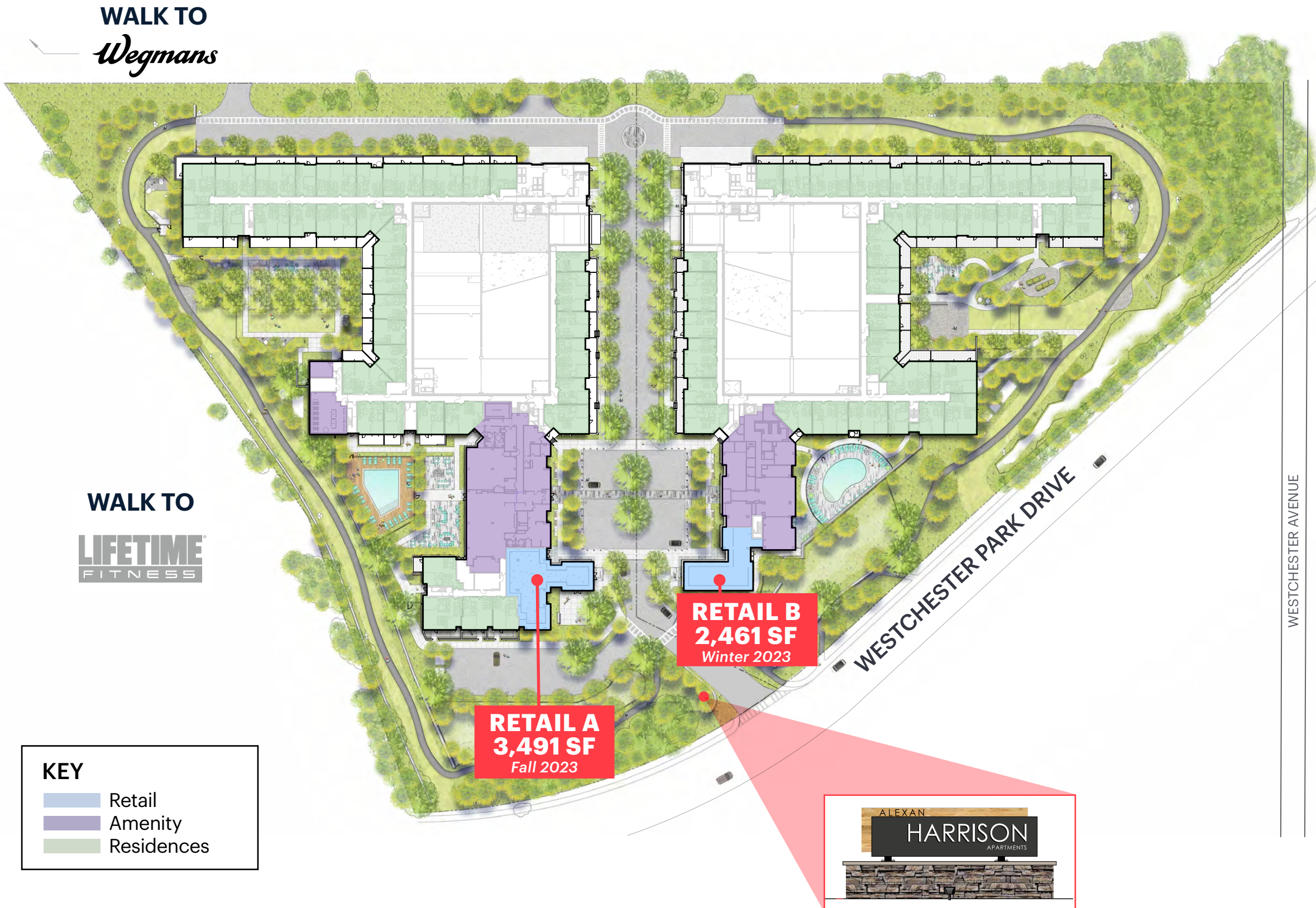
Exciting Luxury Residential
Development in
Westchester County



**JOIN US FOR THIS EXCITING AND MOST ANTICIPATED
LUXURY DEVELOPMENT IN WESTCHESTER COUNTY**



SITE PLAN and SPACE DETAILS



SIZE
Retail A 3,491 SF
Delivery Fall 2023

Retail B 2,461 SF
Delivery January 2024

FRONTAGE
over 25 FT

CEILING HEIGHTS
14 FT

STATUS OF PREMISES
Under Construction to be delivered starting Fall of 2023

POSSESSION
Upon Request

TERM
Negotiable Long Term

RENT
Upon Request

NEIGHBORS
Wegmans, Lifetime Fitness, Alexan Harrison (450 units), Carraway Apartments (421 units), Hyatt Hotel (187 rooms), Mastercard Corporate, Morgan Stanley Corporate, WestMed, Proximity to White Plains High School, USTA, USPS, Regus Corporate Office Park

- COMMENTS**
- High Visibility
 - Strong Demographics
 - Outdoor Seating
 - Over 5,500 residential units within a 5-minute drive time. 5 minutes from Westchester Mall. Center of Corporate Offices such as Mastercard, Morgan Stanley, etc..

PARKING

Wegmans

LIFETIME
FITNESS

RETAIL A
3,491 SF
Fall 2023

RETAIL B
2,461 SF
Winter 2023

Public Garage
parking - 44 spots

Public Garage
parking - 53 spots

surface parking

surface parking

surface parking

entrance to free retail parking

KEY

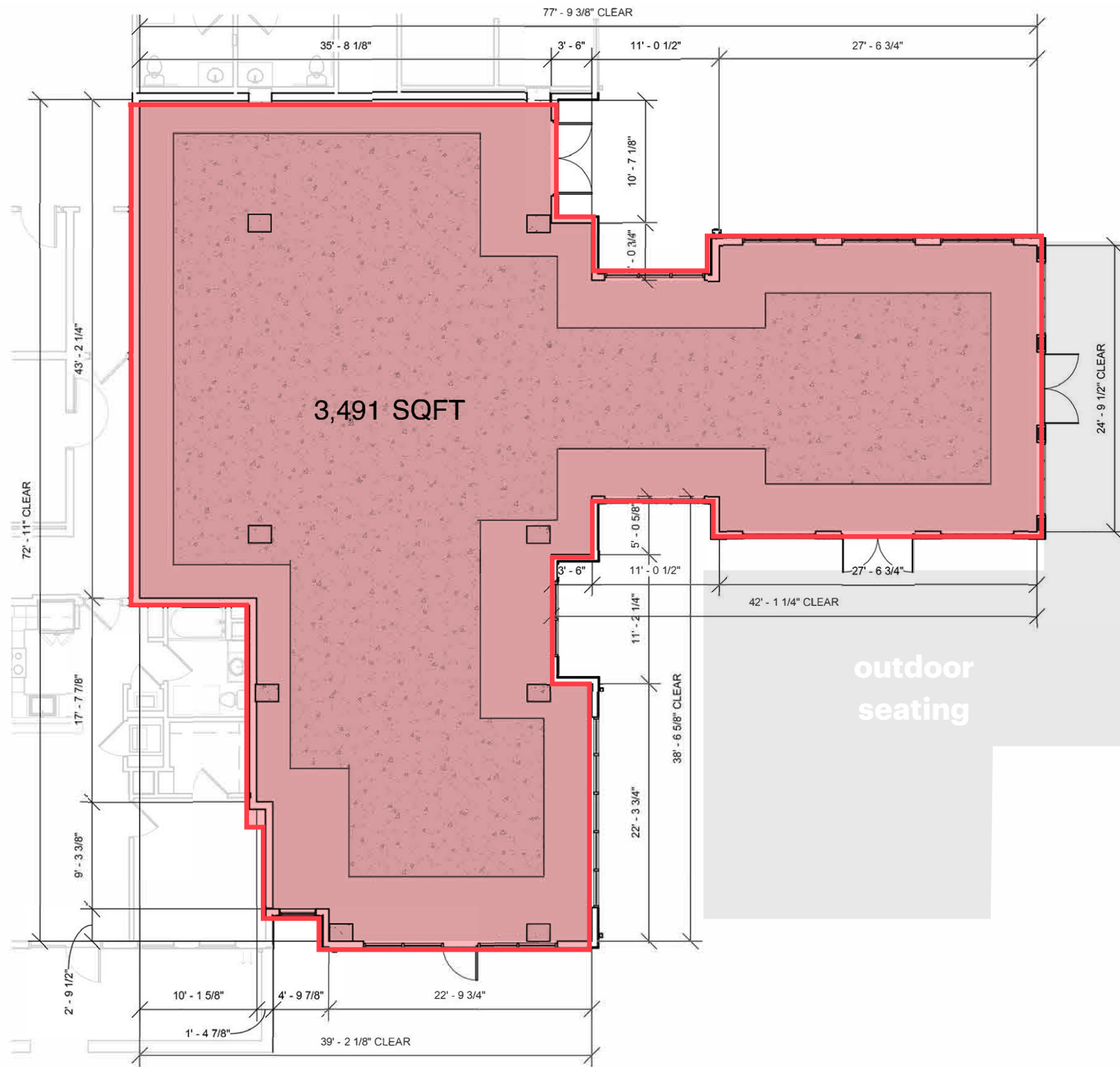
- Retail
- Amenity
- Residences
- Parking



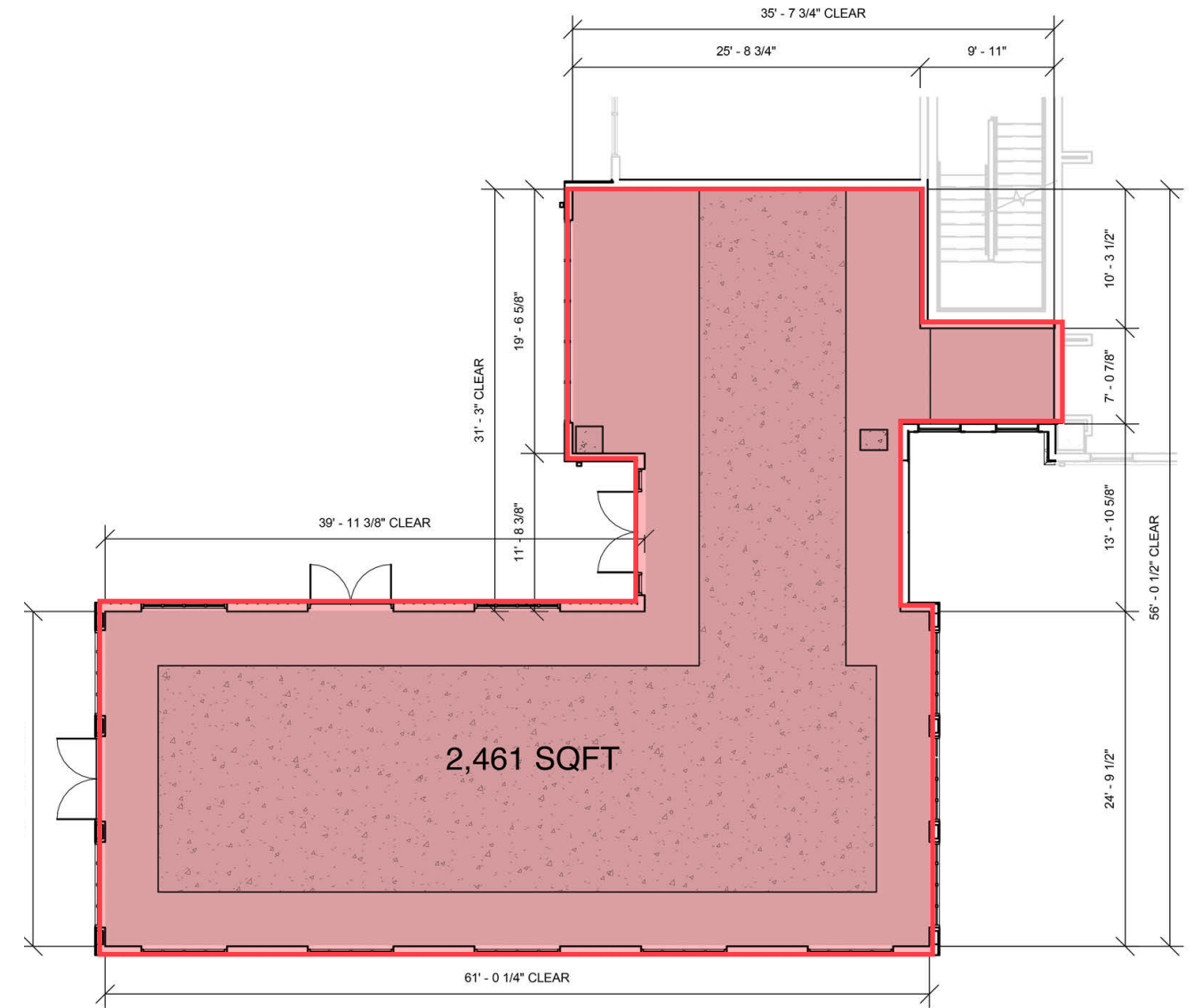
WESTCHESTER PARK DRIVE

FLOOR PLANS

BUILDING A: 3,491 SF - delivery Fall 2023



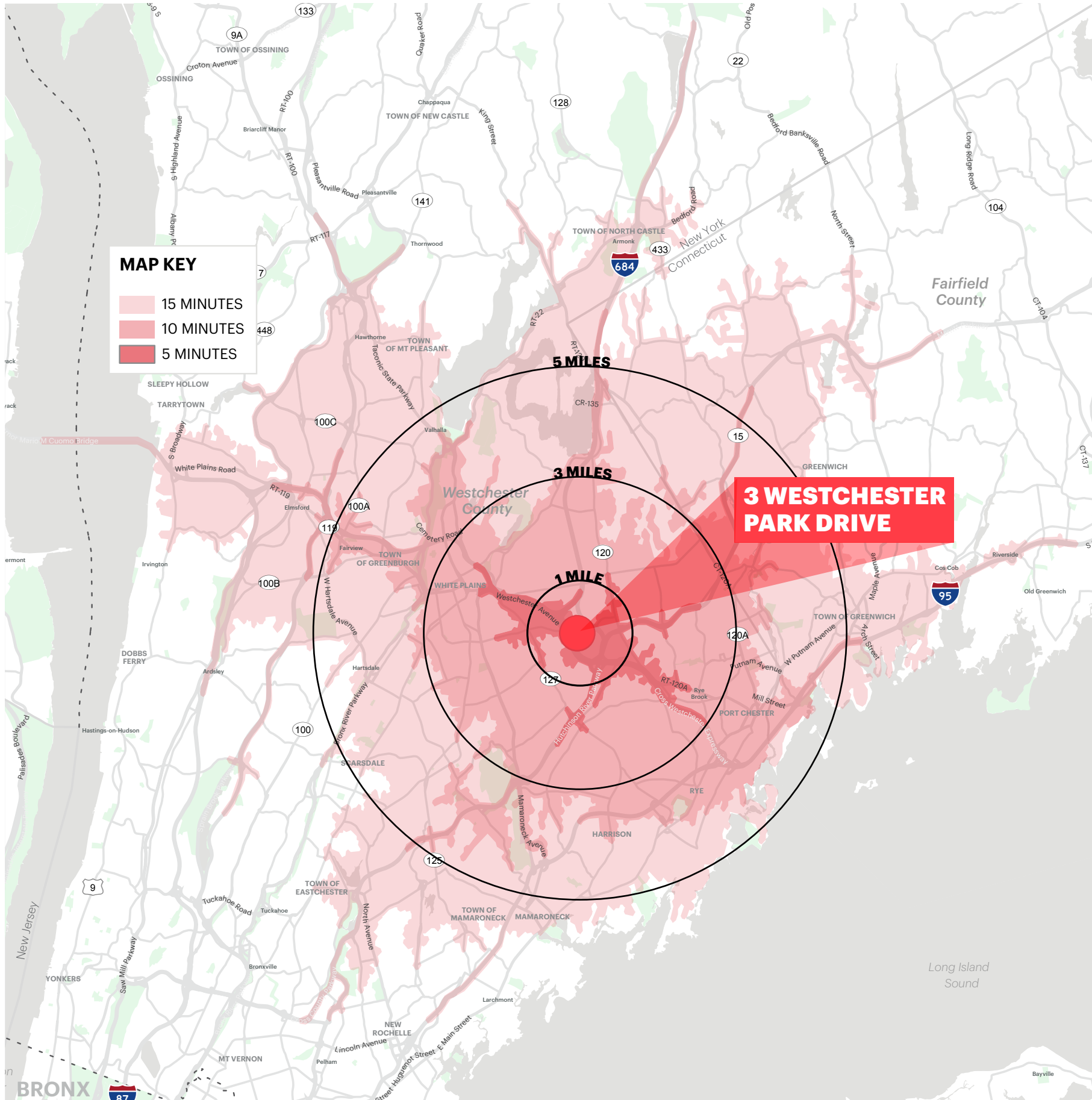
BUILDING B: 2,461 SF - delivery January 2024



LOW LEVEL AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	3,560	MEDIAN AGE	24.7
HOUSEHOLDS	811	AVERAGE HOUSEHOLD INCOME	\$828,227
COLLEGE GRADUATES (Bachelor's +)	1,247 - 71%	FOOD & BEVERAGE	\$10,162,111
TOTAL BUSINESSES	635	APPAREL & SERVICES	\$4,869,065
TOTAL EMPLOYEES	14,595	FURNITURE	\$1,496,831

3 MILE RADIUS

POPULATION	92,124	MEDIAN AGE	41.0
HOUSEHOLDS	33,812	AVERAGE HOUSEHOLD INCOME	\$192,160
COLLEGE GRADUATES (Bachelor's +)	37,219 - 58%	FOOD & BEVERAGE	\$310,248,686
TOTAL BUSINESSES	5,588	APPAREL & SERVICES	\$149,014,088
TOTAL EMPLOYEES	74,288	FURNITURE	\$42,240,130

5 MILE RADIUS

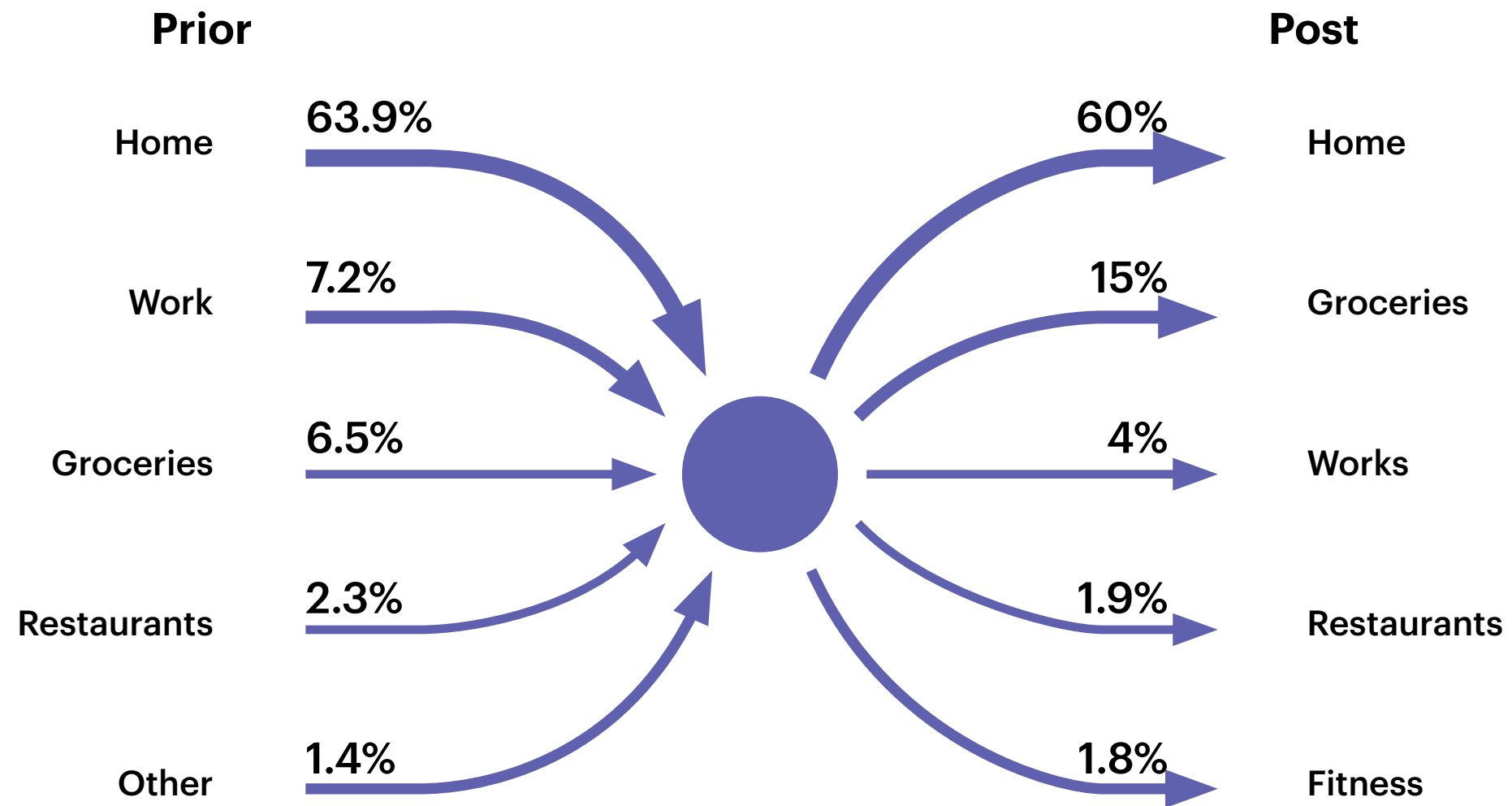
POPULATION	242,135	MEDIAN AGE	41.5
HOUSEHOLDS	87,644	AVERAGE HOUSEHOLD INCOME	\$202,817
COLLEGE GRADUATES (Bachelor's +)	95,552 - 59%	FOOD & BEVERAGE	\$838,277,803
TOTAL BUSINESSES	13,459	APPAREL & SERVICES	\$402,202,861
TOTAL EMPLOYEES	145,626	FURNITURE	\$115,184,751

*2022 estimates

SITE VISITOR ANALYTICS

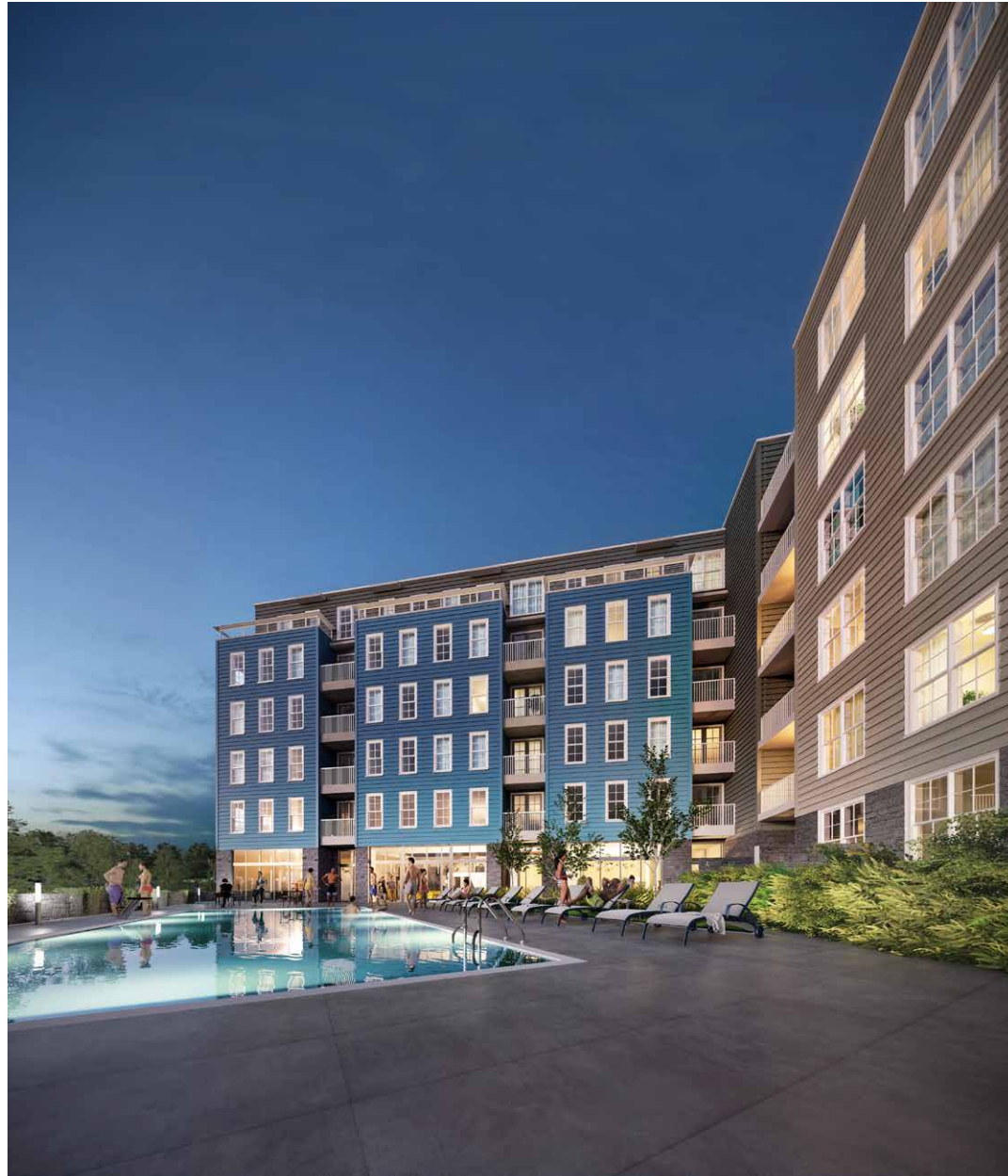
105 Corporate Park Drive (Nearby Activity 1,000 ft)

105 Corporate Park Drive, Harrison, NY 10604



Show by: Category | Mar 1st, 2022 - Feb 28th, 2023

Data provided by Placer Labs Inc. (www.placer.ai)



ABOUT THE ALEXAN HARRISON

With 450 luxury-residential apartments, Alexan Harrison contains two resort-style pools, two 10,000-square-foot clubhouses, wellness centers, game room, and even outdoor pizza ovens. These are some of the many features this development will make available. In addition, the apartments will impress just as much with nine-foot ceilings, open floor plans, and granite counter tops in both the kitchens and bathrooms.

Wegmans grocery store and Lifetime Fitness Center are conveniently located within easy walking distance of Alexan Harrison. Directly across the street is Carraway Residential with 421 units, and the Hyatt House with 187 rooms.



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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.