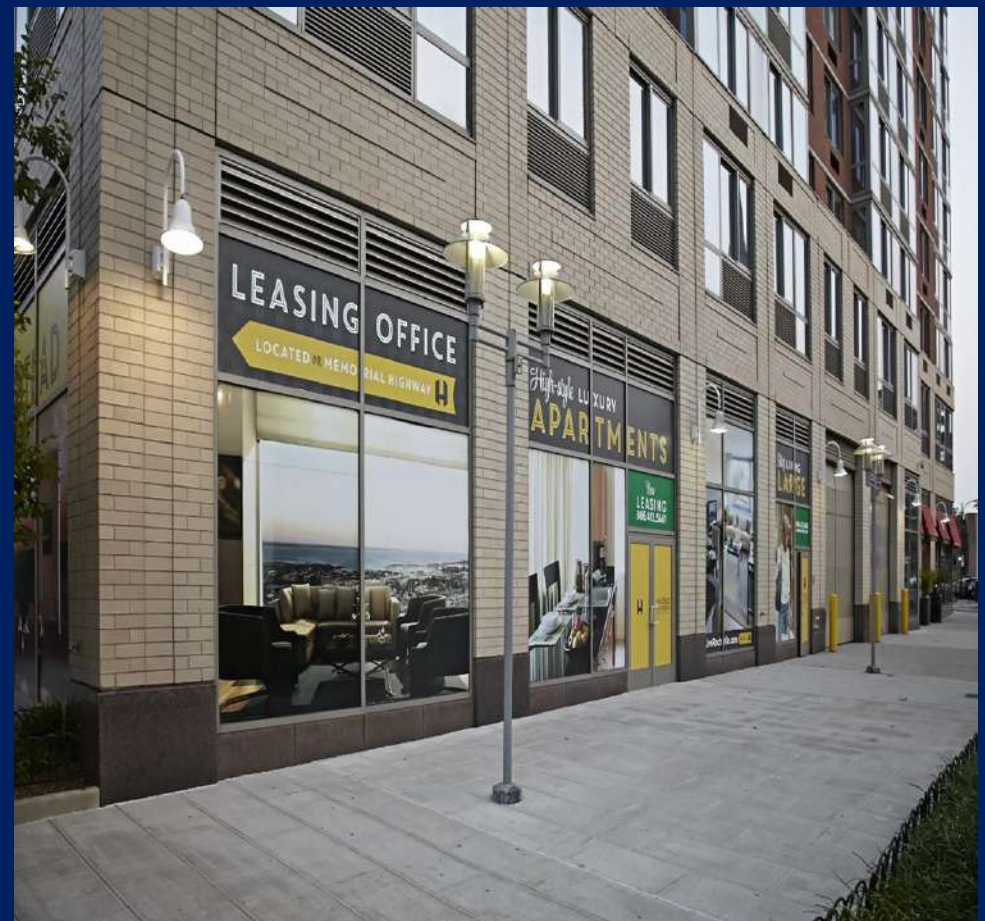


HALSTEAD NEW ROCHELLE

40 Memorial Highway, New Rochelle, New York



Fern Wagner
Phone: 914-723-1616
Email: Fern@ga-re.com

Goldschmidt & Associates
One Chase Road
Scarsdale, NY 10583

Property Highlights

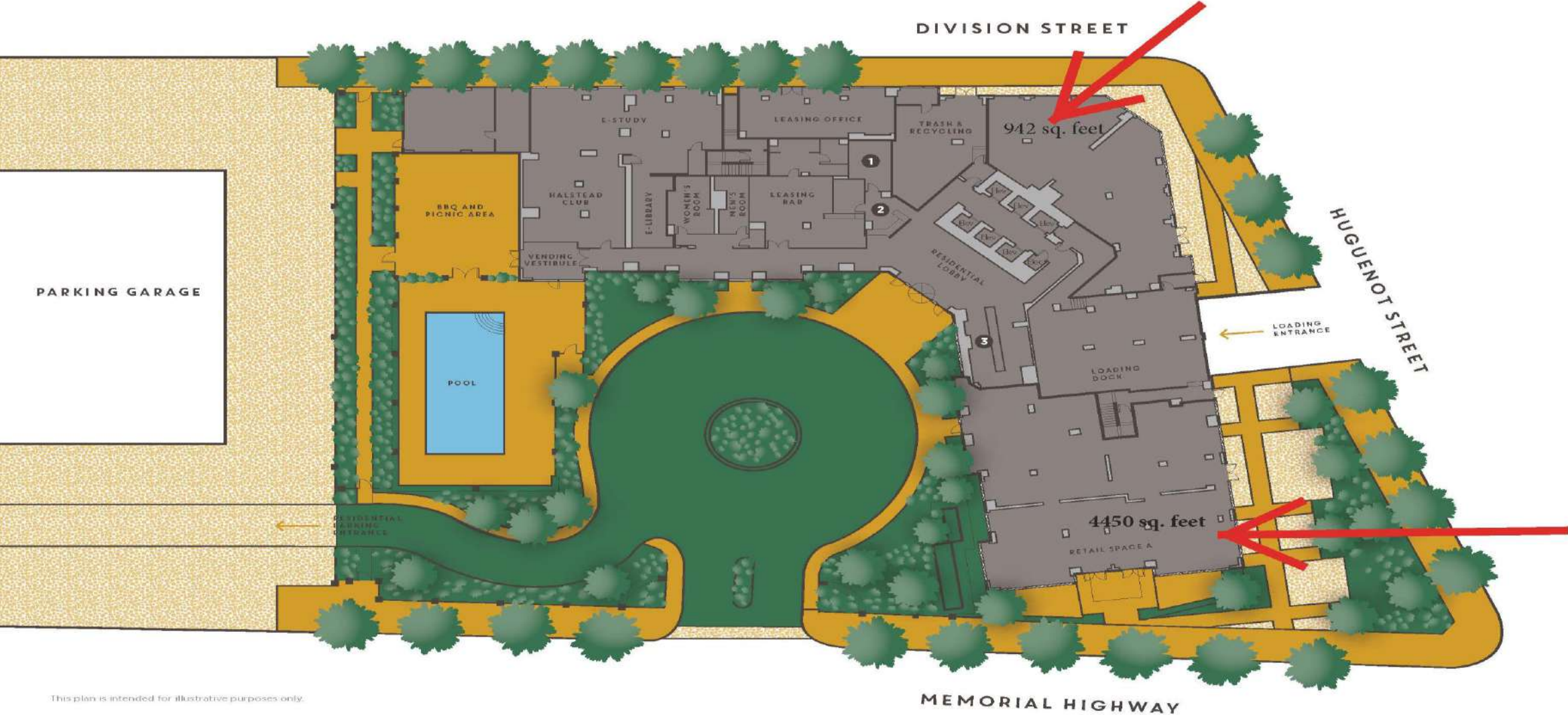
AVAILABLE SPACE:

- **Space A - 4450 SF Divisible**
- **Space B - 942 SF**
- **Restaurant Space With Outdoor Seating**
- **At The Base Of Halstead New Rochelle Apartment Community With 588 Fully Occupied Units**
- **Walking Distance To The Metro North Station & Amtrak**
- **Nearby To La Rochelle & Trump Plaza Apartments, New Roc City, Sound Shore Hospital And New Rochelle Public Library**
- **Center Of New Rochelle's Redevelopment Neighborhood**
- **Asking Rent \$25-\$29 NNN**

Area Demographics	1 Mile	2 Miles	3 Miles
Population	40,278	82,682	151,855
Average Household Income	\$65,788	\$98,698	\$102,528



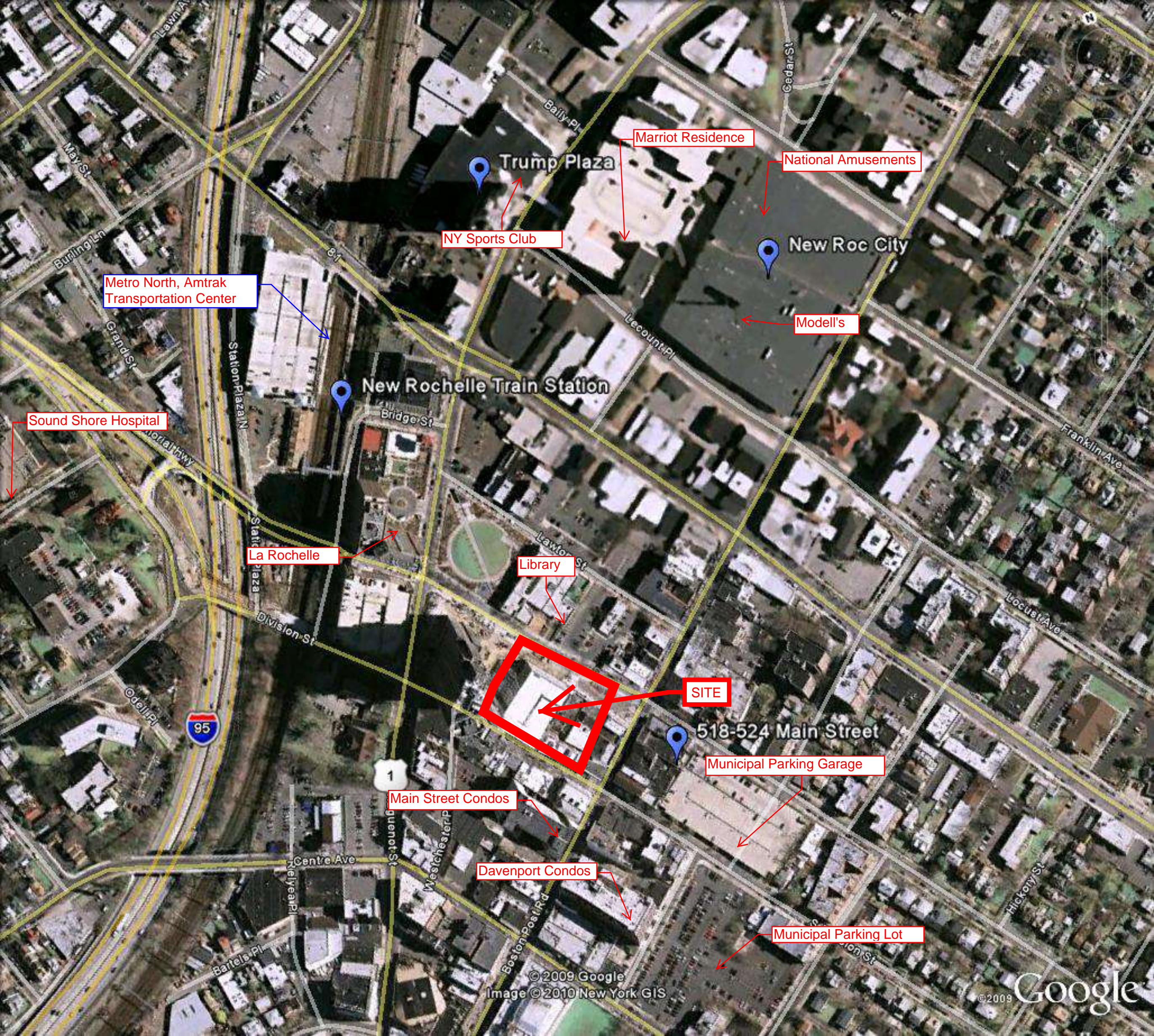
Community Site Plan



This plan is intended for illustrative purposes only.



40 Memorial Highway | New Rochelle, NY 10801
P 914.712.0501 | F 914.712.0890
HalsteadNewRochelle.com



Marriot Residence

National Amusements

Trump Plaza

NY Sports Club

New Roc City

Modell's

Metro North, Amtrak
Transportation Center

New Rochelle Train Station

Sound Shore Hospital

La Rochelle

Library

SITE

518-524 Main Street

Municipal Parking Garage

Main Street Condos

Davenport Condos

Municipal Parking Lot