

NEWLY CONSTRUCTED SPACE IN NEW DOWNTOWN MULTI-FAMILY BUILDING

25 Maple Avenue, New Rochelle, NY 10801

ADMIRAL
REAL ESTATE SERVICES



MAPLE

Click **HERE** for Virtual Tour!



Located Right off Main Street

1,925 SF | Exceptional Business Potential!

*Brand new commercial space to serve new luxury
residential building & other surrounding developments.*



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

25 MAPLE AVENUE | New Rochelle, NY
Newly Constructed Space in Luxury Residential Building
2,400 SF Space with Exceptional Business Potential

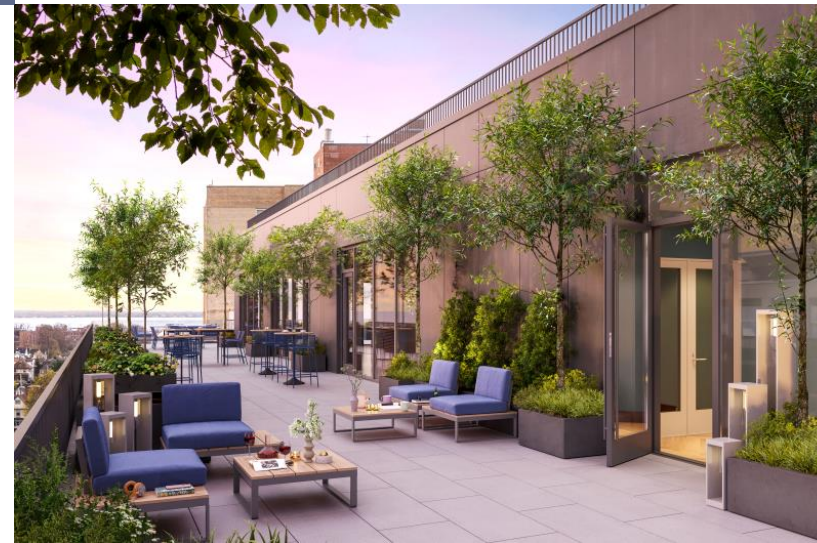


RESIDENCES AT 25 MAPLE AVENUE

- * 275,000 SF mixed-use residential development
- * 7-story building; 184 units with rooftop amenities
- * Centrally located in prime downtown area
- * Proximate to I-95 and Hutchinson River Parkway

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NEW YORK
YIMBY



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ADDITIONAL EXTERIOR PHOTO



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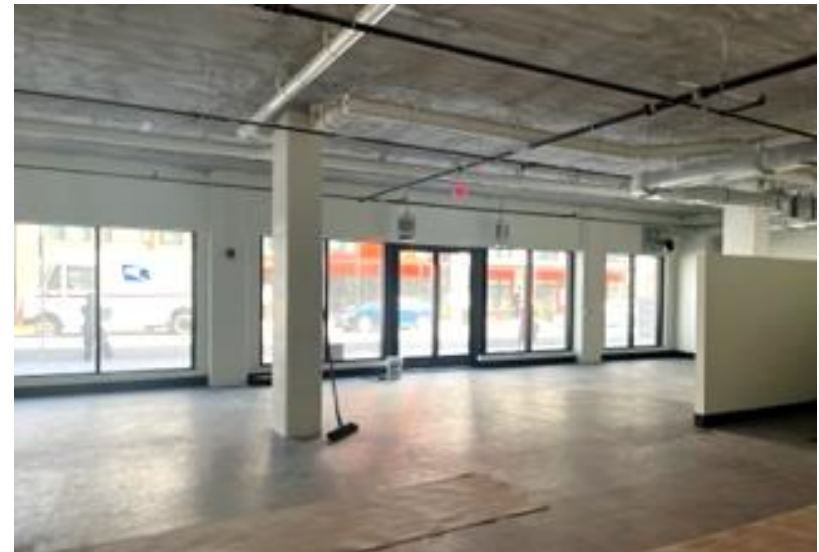
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INTERIOR PHOTOS

Click [HERE](#) for Virtual Tour



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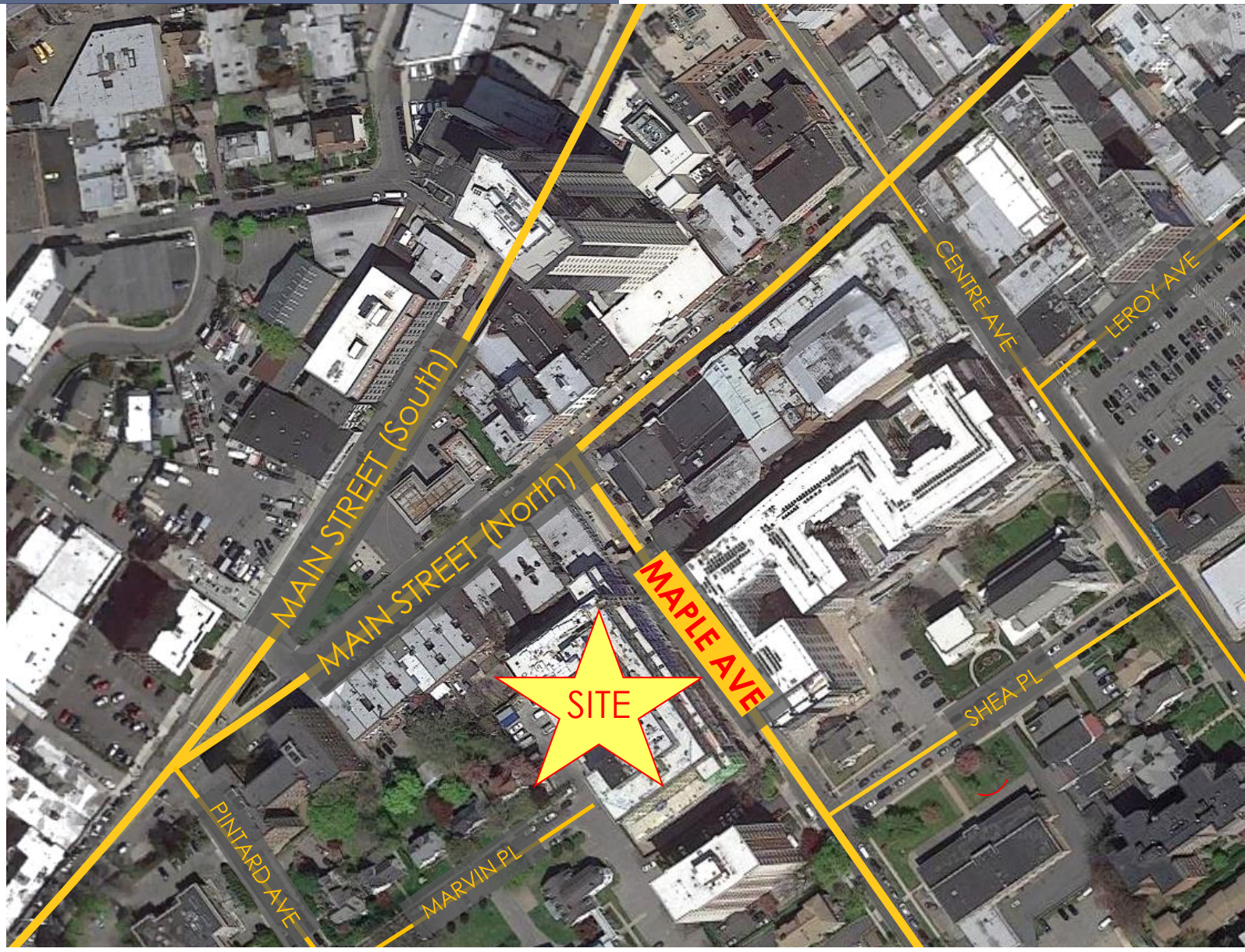
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AERIAL

Downtown
New Rochelle



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ACCESSIBILITY



COMMUTING BY RAIL

A short trip from the New Rochelle Metro-North train station will put commuters in Midtown Manhattan at Grand Central Station in a short time. Peak trains to Grand Central run about 31 minutes long.

Distance to Metro-North from Site:

- Driving: 0.7 miles
- Walking: 11 minutes



DRIVING

New Rochelle is exceptionally close and provides easy access to the Hutchinson River Parkway, I-95, I-287, I-87, I-295, and many others leading into Westchester, Fairfield County as well as Manhattan and its surrounding boroughs.

Locally, Boston Post Road (Route 1) is a short drive connecting New Rochelle to Larchmont, Mamaroneck and Rye, and further to Greenwich, Westport, Stamford and beyond.

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PROPERTY INFORMATION

Cross Streets: Main Street & Shea Place
Near: Larchmont, Scarsdale, Rye & Pelham Manor
Public Transpo: W/D to Metro-North & Amtrak; Nearby Bus
Highway Access: I-95, The Hutch; Access to I-287 & I-684

SPACE HIGHLIGHTS

- Open space with incredible business opportunity
- Located on great pedestrian trafficked street
- Features fully finished ADA bathroom
- Floor-to-ceiling windows with incredible natural light
- On-site municipal parking
- Multiple uses permitted including food & office/medical
- Located next to other new luxury multi-family developments including The Modera, 360 Huguenot, 3THIRTY3, One Clinton Park, and many others!

KEY FACTS (3-Min Drive of Site)

POPULATION	MEDIAN AGE
11,707	38.3
AVG INCOME	DISPOSABLE INCOME
\$100,229	\$74,409

MARCH 2023
MEDIAN
HOME
SALES PRICE

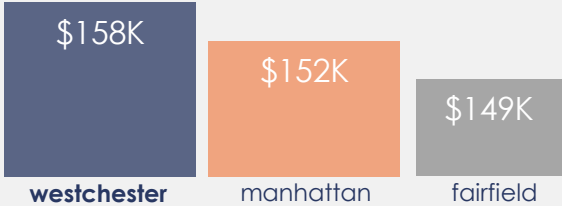
\$772K

NEW YORK'S
WESTCHESTER COUNTY

STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

HIGH AVERAGE
HOUSEHOLD INCOME



DEMOGRAPHICS

By Drive-Time	3-Min	7-Min	15-Min
Average HH Income	\$100,229	\$119,943	\$133,642
Median HH Income	\$78,756	\$82,580	\$85,913
Population	11,707	55,632	349,654
Total Households	5,017	20,529	129,460
Disposable Income	\$74,409	\$85,221	\$92,286
Medical Expenses	\$5,965	\$7,061	\$8,187

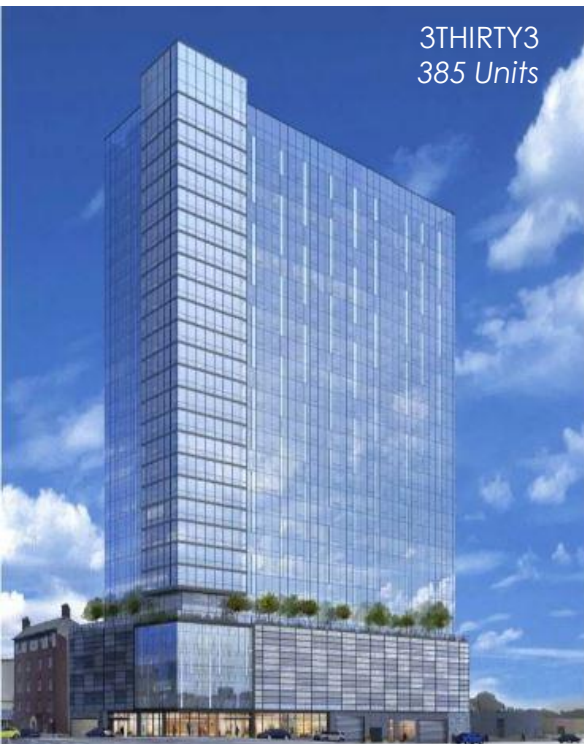
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DIRECT VINCINITY DEVELOPMENTS

New luxury multi-family buildings have been constructed with more under construction.



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DEVELOPMENTS CURRENTLY UNDER CONSTRUCTION

247 NORTH
244 Units



500 MAIN
462 Units



TWO CLINTON PARK
376 Units



CENTRE POINT
144 Units



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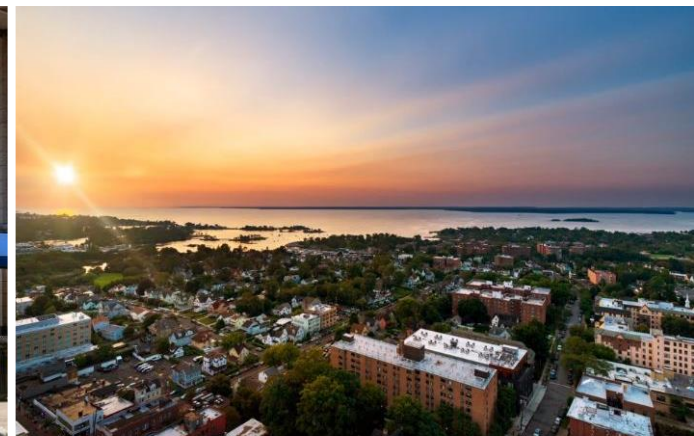


NEW ROCHELLE, NY

New Rochelle Commercial Real Estate – A Suburban City

Only 30 minutes from midtown Manhattan, New Rochelle is a diverse city of 80,000 inhabitants, the seventh largest city in New York State. New Rochelle has benefitted from remarkable economic growth and revitalization.

In 2015, New Rochelle, NY changed their downtown zoning regulations to form-based code in an effort to incentivize new development. Since that time, 32 projects have been approved including 7,000 residential units with over 10 completed and the balance under construction or in development. The city boasts numerous recreational facilities including parks, lakes, nature areas, playgrounds, hiking trails and a municipal marina. New Rochelle's waterfront contains miles of beautiful and accessible beaches and coastline along Long Island Sound and New Rochelle Harbor.



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Licensed Real Estate Salesperson

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