

# ONE CLINTON PARK

55 CLINTON PLACE NEW ROCHELLE, NY

ONE CLINTON PARK

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

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ONE  
CLINTON  
PARK

55 CLINTON PLACE NEW ROCHELLE, NY

STREET VIEW  
RETAIL 1A: +/- 7,870 SF DIVISIBLE  
LEASE PENDING



RETAIL 1B: +/- 4,587 SF



PLAZA VIEW  
RETAIL 1A: +/- 7,870 SF DIVISIBLE  
LEASE PENDING



RETAIL 1B: +/- 4,587 SF





# ONE CLINTON PARK

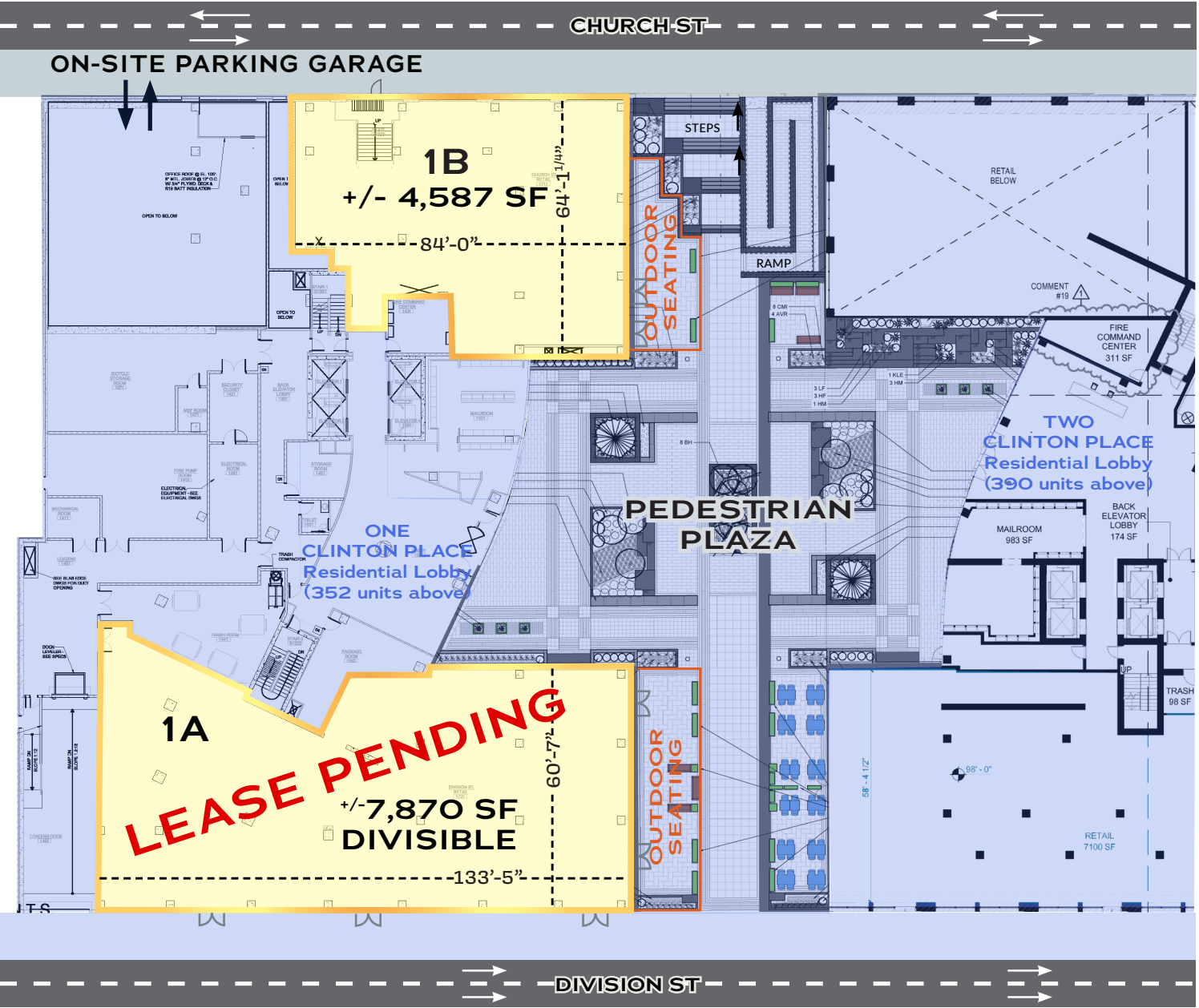
55 CLINTON PLACE NEW ROCHELLE, NY

PUBLIC PEDESTRIAN PLAZA  
W/OUTDOOR RETAIL SEATING

## SITE PLAN



742 New Luxury Residential Units (2 Towers)



Residential access from pedestrian plaza

Ceiling Heights:      1A - 24'-4"  
                                 1B - 14'-4"

Expected Delivery:    One Clinton Park: Immediate  
                                 Two Clinton Park: Q3 2024

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RETAIL 1A | LEASE PENDING



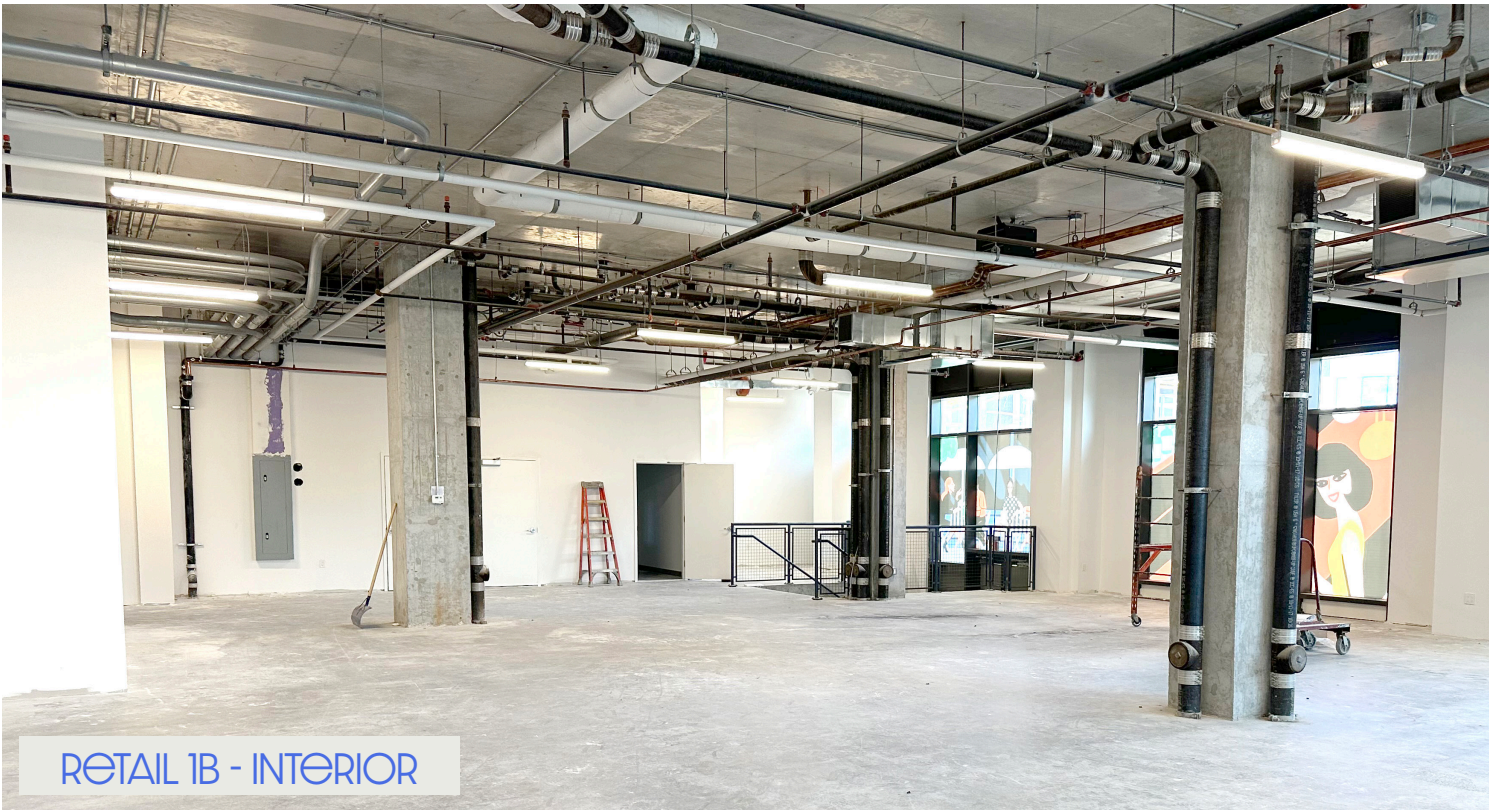


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## RETAIL 1B

## RETAIL 1B



RETAIL 1B - INTERIOR



RETAIL 1B - OUTDOOR SEATING



RETAIL 1B - INTERIOR



RETAIL 1B - BATHROOM



RETAIL 1B - INTERIOR



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## DEMOGRAPHICS

### REDEVELOPMENT

- \$4 Billion Master Development Plan
- Over 7,000 new residential units in various stages of planning, construction and lease-up

### EDUCATION

- Home to two Higher Education Institutions: Iona College and Monroe College.

### TRANSIT

Soon New Rochelle will be the only rail station providing MTA service to the East and West sides of Manhattan

- 30 minutes to Grand Central w/ MTA Service to Penn Station (Coming Soon)
- Amtrak's prime Hub in Westchester
- Local & regional bus terminal, taxi & airport limousine services
- Abundant municipal parking.



### DEMOGRAPHICS

Westchester County is the seventh wealthiest county in the U.S and the second wealthiest county in New York State.

The average home price in New Rochelle is \$807,199.

### WESTCHESTER COUNTY

<b>1,000,000</b>	<b>370,906</b>	<b>\$178,385</b>
Population	Number of HH	Avg HH Income

### NEW ROCHELLE

<b>81,549</b>	<b>29,553</b>	<b>\$203,664</b>
Population	Number of HH	Avg HH Income

POPULATION (2023)	43,997	150,295	516,274
NUMBER OF HOUSEHOLDS	16,278	55,190	204,297
AVG HOUSEHOLD INCOME	\$128,828	\$189,731	\$156,037
ANNUAL HOUSEHOLD EXP	\$1.37 B	\$6.38 B	\$18.9 B
ANNUAL HOUSEHOLD RETAIL EXP	\$636.58 M	\$2.96 B	\$8.79 B

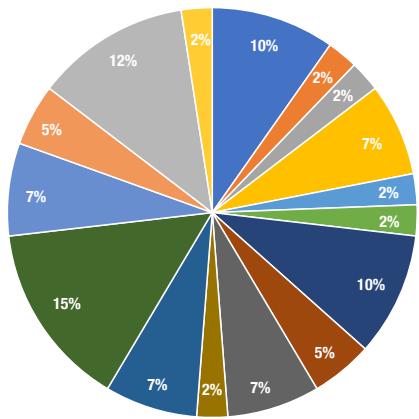


# \$203,664

**Average HH Income of New Development Residents in New Rochelle**  
**Higher than Westchester County Average of \$178,385**

## DEMOGRAPHICS FOR NEW DEVELOPMENT IN DOWNTOWN NEW ROCHELLE

### OCCUPATIONAL PROFILE



- Administration
- Arts
- Education
- Executive
- Government
- Legal
- Medical
- Management
- Other
- Self-employed
- Social Services

### AGE GROUP % TOTAL

<b>18-30</b> years old	<b>37%</b>
<b>31-40</b> years old	<b>27%</b>
<b>41-50</b> years old	<b>15%</b>
<b>51-60</b> years old	<b>17%</b>
<b>60+</b> years old	<b>4%</b>

### Average Age

**38.2**

### Median Age

**33.5**



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## A NEIGHBORHOOD ELEVATED



NEW YORK ATHLETIC CLUB, TRAVERS ISLAND



THE SURF CLUB ON THE SOUND



MAHLSTEDT GALLERY



SCENIC PARKS



REGAL NEW ROC CENTER



SKY ZONE TRAMPOLINE PARK

The New New Rochelle known as the “Queen City of the Sound,” New Rochelle has come to reign as Westchester’s next great place: a lively hub of shops, restaurants, arts and culture, recreation, universities, and homes with a magnificent coastline.



Walk Score: 98%



Walking Distance to NR Transit Center: 5 Minutes



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## MARKET AERIAL



- FITNESS**
- LA Fitness
  - Pine Brook Fitness
  - NYSC
  - NY FITPROS
  - Knockout Boxing Gym
  - Planet Fitness

**REGAL CINEMAS**

- FINANCIAL CENTERS**
- Bank of America
  - Chase
  - KeyBank

- SCHOOLS & LIBRARIES**
- Monroe College
  - Iona College
  - New Rochelle Public Library
  - The Learning Experience

- MEDICAL/URGENT CARE**
- Montefiore
  - WestMed Urgent Care
  - ENT & Allergy Associates

- HOSPITALITY**
- Residence In By Marriott
  - Radisson Hotel
  - Hotel NoMa

**HALSTEAD STATION**

**CITY HALL**

**POST OFFICE**

Traffic Count: 23,000 Cars Per Day



Driving Distance to I95: 6 Minutes

**FOOD & BEVERAGE**

- |                    |                           |
|--------------------|---------------------------|
| Joe Coffee         | Pepe's Place              |
| Alvin & Friends    | Aj's Burgers              |
| The Wooden Spoon   | Burger King               |
| Dubrovnik*         | Texas Roadhouse           |
| Modern             | Chili Dog                 |
| Town House*        | Taco Bell                 |
| Mexican Corner     | Popeye's                  |
| Olibar             | Applebee's                |
| Maria*             | Buffalo Wild Wings        |
| Pop's Espresso Bar | Pinkberry                 |
| Posto 22           | Carvel                    |
| Colombian House    | Bagel Zone                |
| Papa John's        | Red Lotus                 |
| Subway             | American Legion           |
| KRAVE              | Feel it Healthy Spot      |
| Roc N Romen        | New Rochelle Bakery       |
| Dunkin'            | Coromandel Cuisine        |
| Domino's           | R Cafe & Tea Boutique     |
| McDonald's         | Smokehouse Tailgate Grill |
| Starbucks          | Westchester Taco Grill    |

**RETAILERS**

- |                  |                        |
|------------------|------------------------|
| Hair House       | Soothing Day Spa       |
| My Salon Suite   | Mavis Discount Tire    |
| PXG              | Nissan                 |
| Costco           | Sherwin-Williams       |
| CVS              | Audi                   |
| AutoZone         | Chevrolet              |
| CTown            | The UPS Store          |
| GNC              | Mazda                  |
| Toyota           | Honda                  |
| Ashley HomeStore | European Wax Center    |
| The Corner Store | Empire Harley-Davidson |
| ShopRite         | Marshalls & HomeGoods  |
| Boost Mobil      | Advance Auto Parts     |
| EbLens           | J V Deli & Grocery     |
| Dollar Tree      |                        |
| Sky Zone         |                        |

**REGAL CINEMAS**



**DUBROVNIK\***  
(MICHELIN AWARD WINNER)



**MARIA\***  
(JUNIOR MICHELIN AWARD WINNER)



**PINE BROOK FITNESS**



**SMOKEHOUSE TAILGATE GRILL**



**EUROPEAN WAX CENTER**



**MONROE COLLEGE**



**IONA COLLEGE**



**HAIR HOUSE**



**ALVIN & FRIENDS**



**TOWN HOUSE\***  
(MICHELIN AWARD WINNER)





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## DOWNTOWN DEVELOPMENT OVERVIEW







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**RXR**

**NEW ROCHELLE MASTER DEVELOPER**

The RXR operating platform manages 73 commercial real estate properties and investments with an aggregate gross asset value of approximately \$17.9 billion, comprising approximately 23.4 million square feet of commercial operating properties and control of development rights for approximately 6,300 multi-family and for sale units in the New York Metropolitan area.

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