

FOR LEASE
452 Halstead Avenue
HARRISON, NY 10528



HOULIHAN LAWRENCE
COMMERCIAL

177
SQFT

Please Call
OFFERED AT

Rare Train Station Concession Space



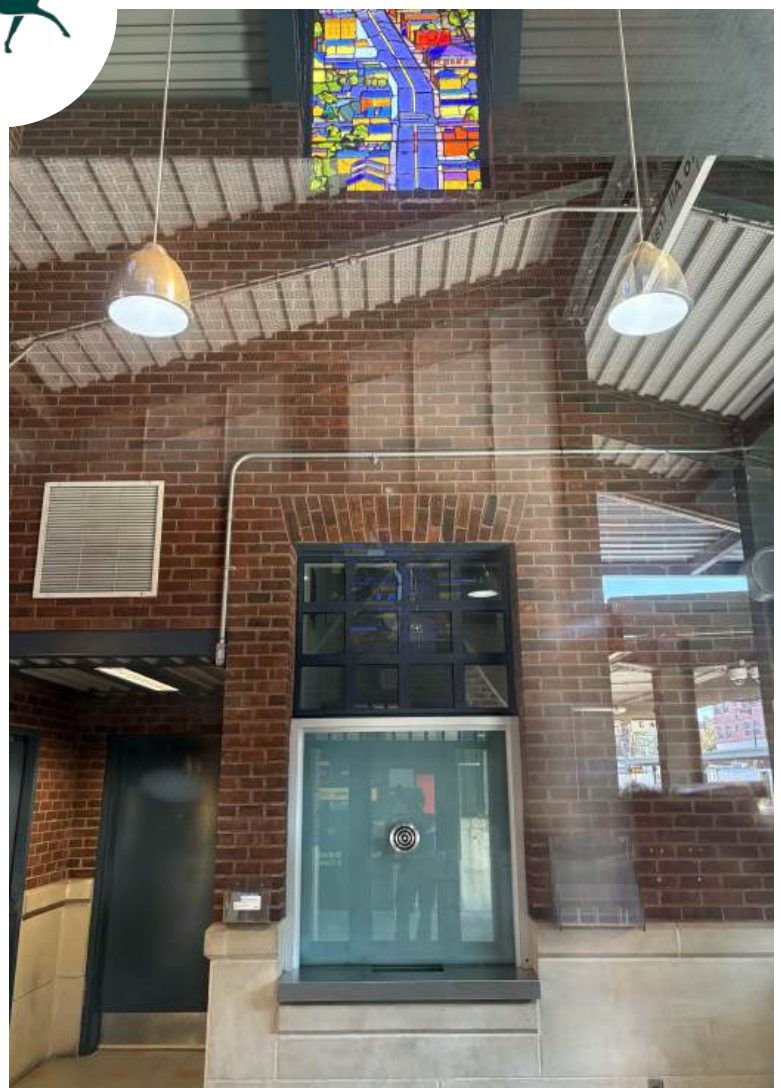
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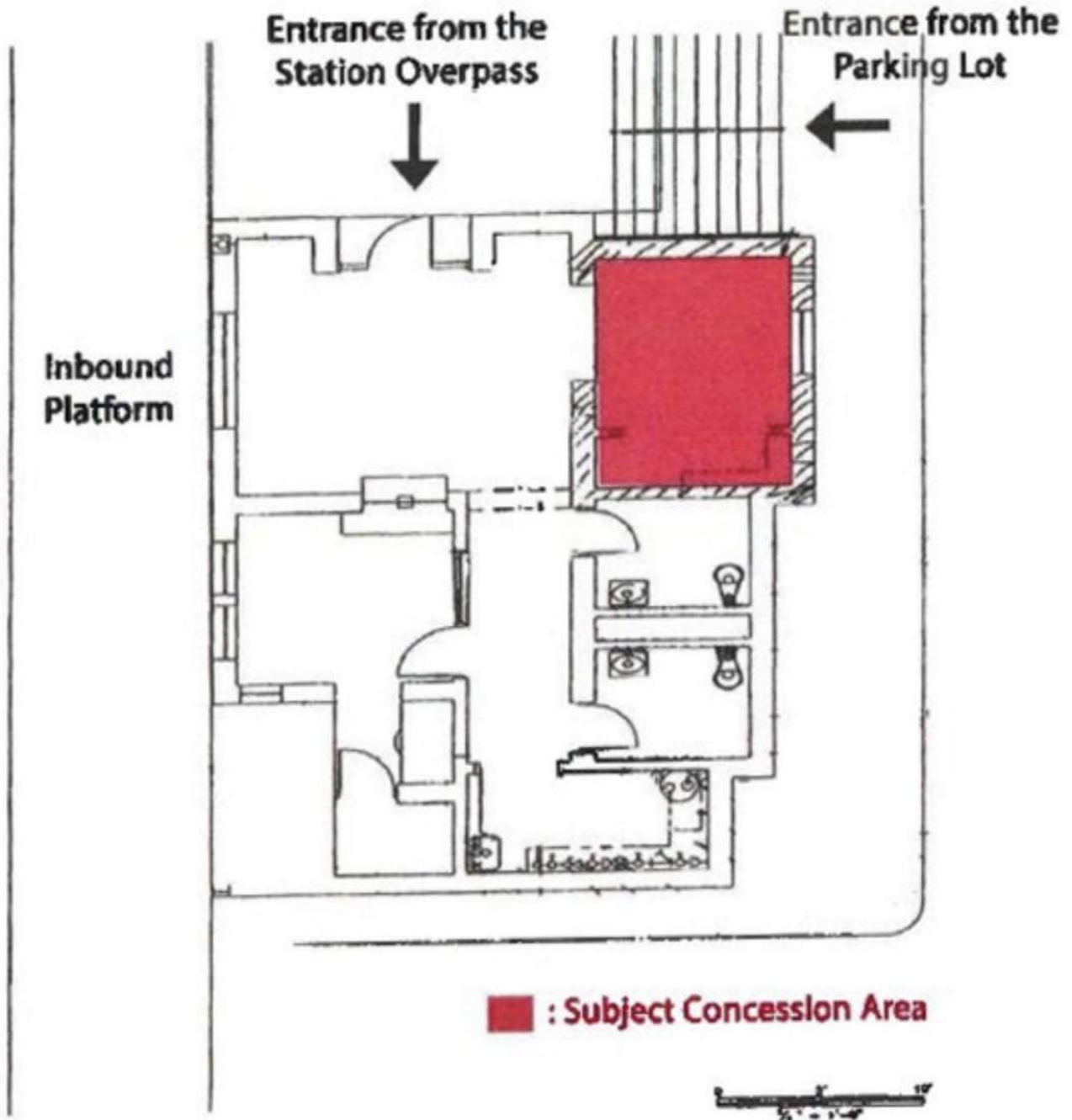
The Harrison Station retail space is part of a larger transit-oriented development (TOD) vision, creating walkable, vibrant neighborhoods where housing, retail, and transit are seamlessly integrated.

- 177 sq. ft. concession space
- Conveniently located on the inbound platform side within Metro-North's Harrison Station building.
- New Haven line with approximately 82K daily riders
- High foot traffic area
- Separately Metered 100 Amp
- 5-year License Agreements with one (1) five (5) year renewal option

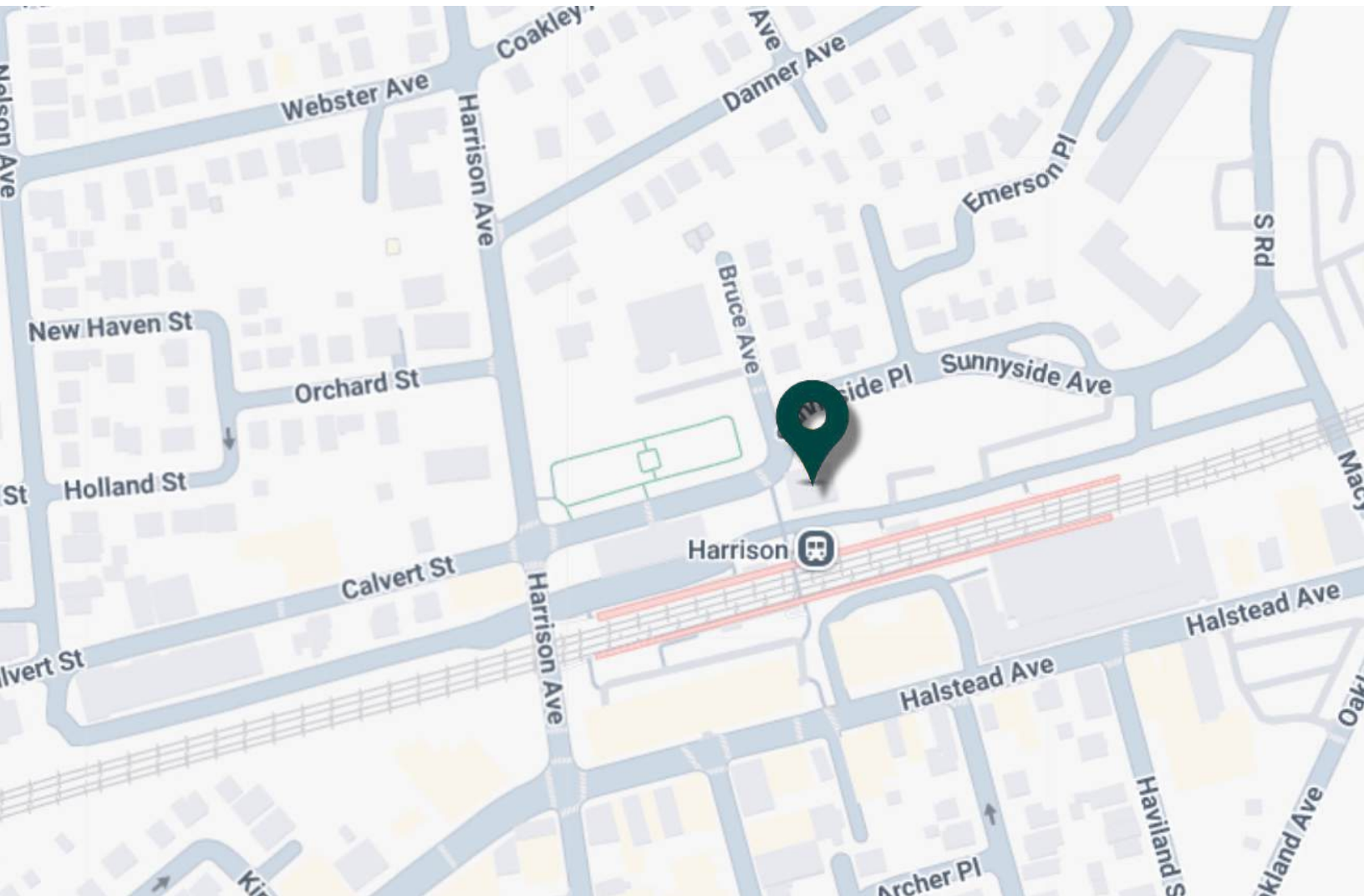


Floor Plan

Plan Diagram of the Harrison Station's Retail Concession



Map



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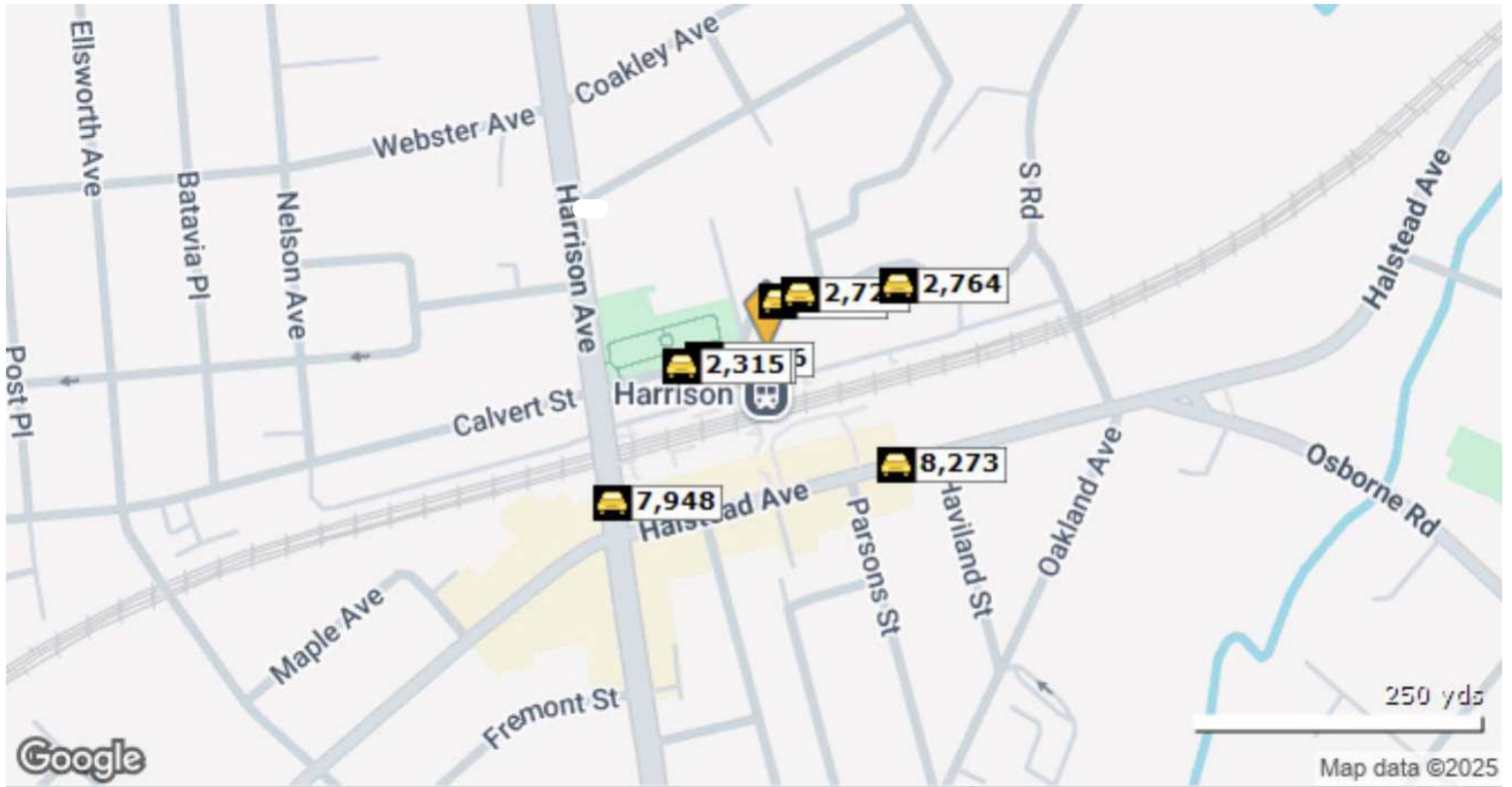
NEIGHBORING RETAILERS

Cafe Deux, FedEx, Dunkin, Pilates Glow, Trattoria Vivolo, Avalon Harrison Apartments, CVS, United States Postal Service, Chase, Harrison Food Mart, The Executive House Apartments



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Traffic Count



STREET NAME	CROSS STREET	CROSS STR DIST	COUNT YEAR	TRAFFIC VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROP
Sunnyside Ave	Sunnyside Pl	0.02 E	2018	3,058	MPSI	.03
Sunnyside Ave	Sunnyside Pl	0.02 E	2024	2,732	MPSI	.03
Heineman Place	Sunnyside Pl	0.03 E	2025	2,226	MPSI	.03
Sunnyside Avenue	Sunnyside Pl	0.02 E	2025	2,723	MPSI	.04
Heineman Place	Sunnyside Pl	0.03 E	2024	2,235	MPSI	.04
Heineman Pl	Sunnyside Pl	0.03 E	2019	2,315	AADT	.04
Sunnyside Ave	Sunnyside Pl	0.02 E	2023	2,764	MPSI	.08
Halstead Ave	Parsons St	0.02 W	2021	8,342	MPSI	.09
Halstead Ave	Parsons St	0.02 W	2025	8,273	MPSI	.09
Harrison Avenue	Fremont St	0.03 S	2025	7,948	MPSI	.10

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Demographics

RADIUS	2 MILES	5 MILES	10 MILES
POPULATION			
2020 Population	43,335	199,183	995,574
2024 Population	42,476	198,643	965,777
2029 Population Projection	42,530	199,832	962,366
Annual Growth 2020-2024	-0.5%	-0.1%	-0.7%
Annual Growth 2024-2029	0%	0.1%	-0.1%
HOUSEHOLDS			
2020 Households	15,339	69,436	366,860
2024 Households	14,995	69,072	355,676
2029 Household Projection	15,012	69,505	354,472
Annual Growth 2020-2024	-0.1%	0.6%	0.8%
Annual Growth 2024-2029	0%	0.1%	-0.1%
Avg Household Size	2.8	2.8	2.6
Avg Household Vehicles	2	2	1
HOUSING			
Median Home Value	\$1,007,498	\$913,490	\$723,163
Median Year Built	1957	1954	1956
Owner Occupied Households	9,358	47,215	195,346
Renter Occupied Households	5,654	22,290	159,126
HOUSEHOLD INCOME			
< \$25,000	1,313	6,057	49,771
\$25,000 - 50,000	1,190	6,116	42,825
\$50,000 - 75,000	1,074	5,190	41,249
\$75,000 - 100,000	1,180	5,790	34,624
\$100,000 - 125,000	1,106	5,557	32,576
\$125,000 - 150,000	1,144	4,507	23,808
\$150,000 - 200,000	1,603	6,881	36,254
\$200,000+	6,384	28,974	94,571
Avg Household Income	\$184,893	\$181,961	\$141,878

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