

NEW ROC CITY

33 LeCount Place

PRIME ENTERTAINMENT AND RETAIL DESTINATION

500,000 SF RETAIL
AND ENTERTAINMENT
COMPLEX AVAILABLE
IN THE HEART OF
DOWNTOWN
NEW ROCHELLE



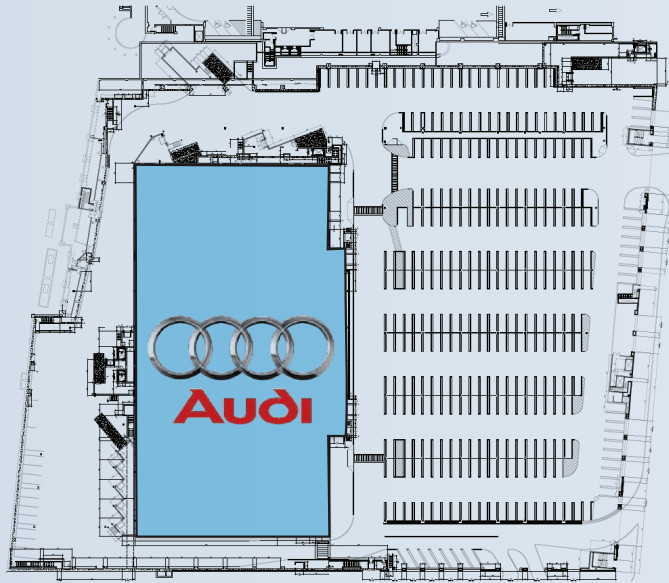
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Prime retail space centrally located at 33 LeCount Place, between Huguenot Street and Main Street/US Route 1, in the Downtown section of the city of New Rochelle.

- Uniquely positioned to be a larger-scale retail destination that serves the shifting needs of the local residential, hotel, and collegiate components.
- Residential boom in the downtown area driving thousands of new residents
- Well-recognized history as an entertainment complex
- Located 30 minutes outside of Manhattan
- Centrally located with on-site multi-level municipal parking



NEW
ROC
CITY



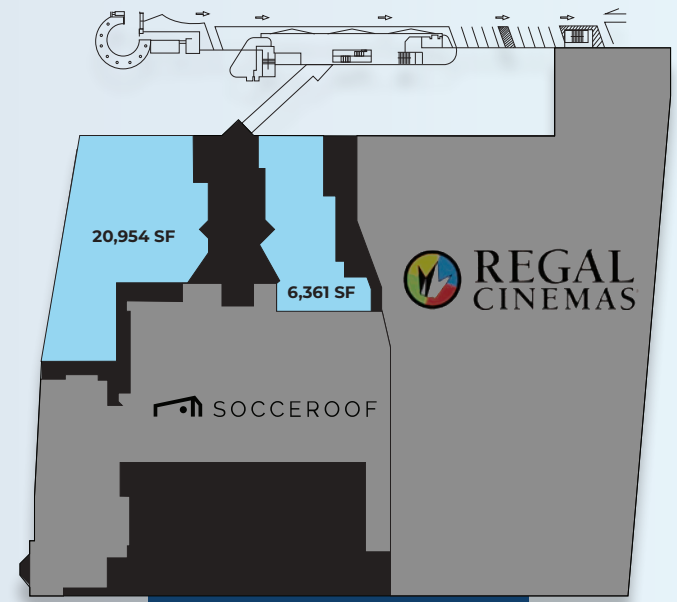
BASEMENT



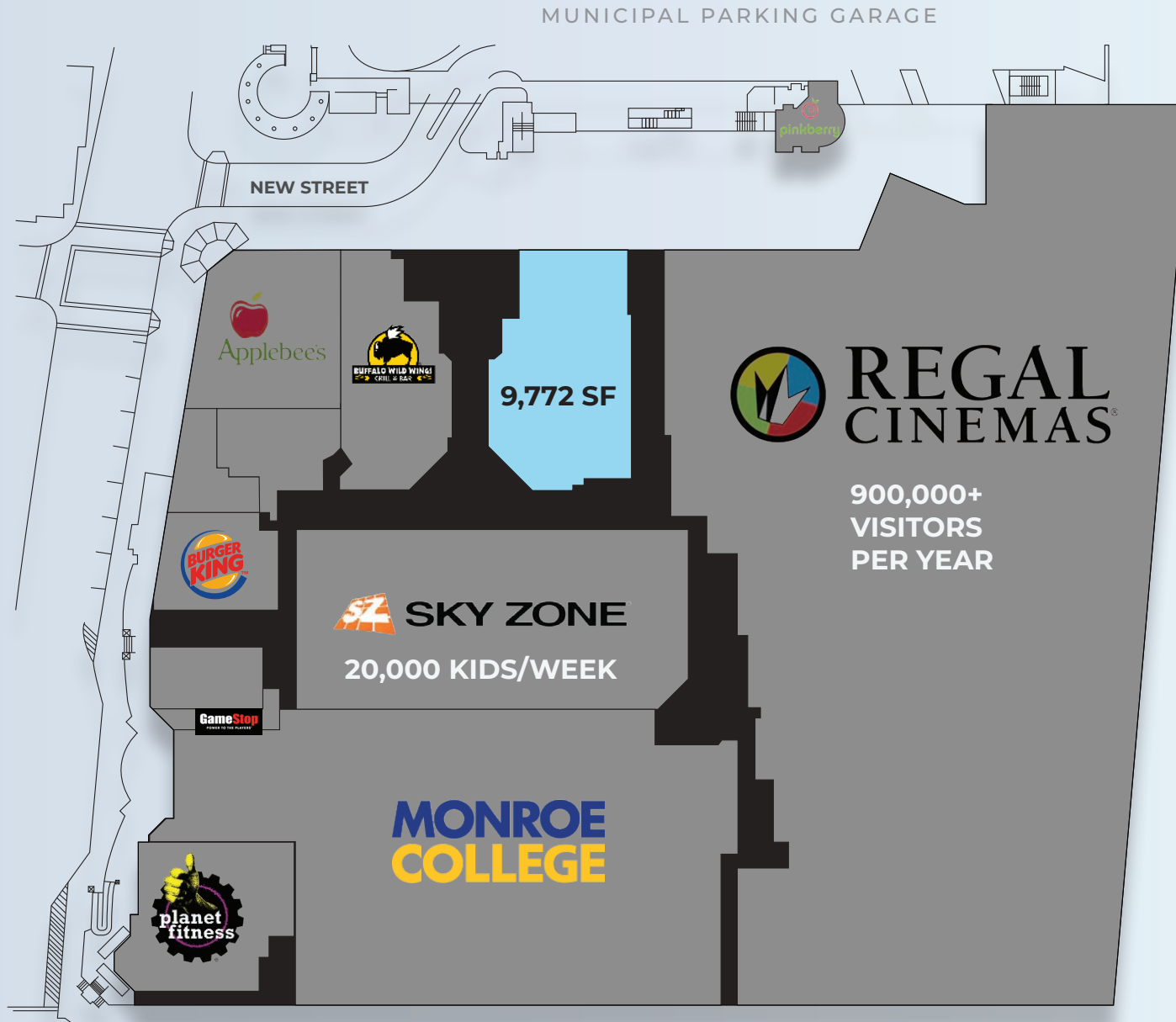
FIRST FLOOR

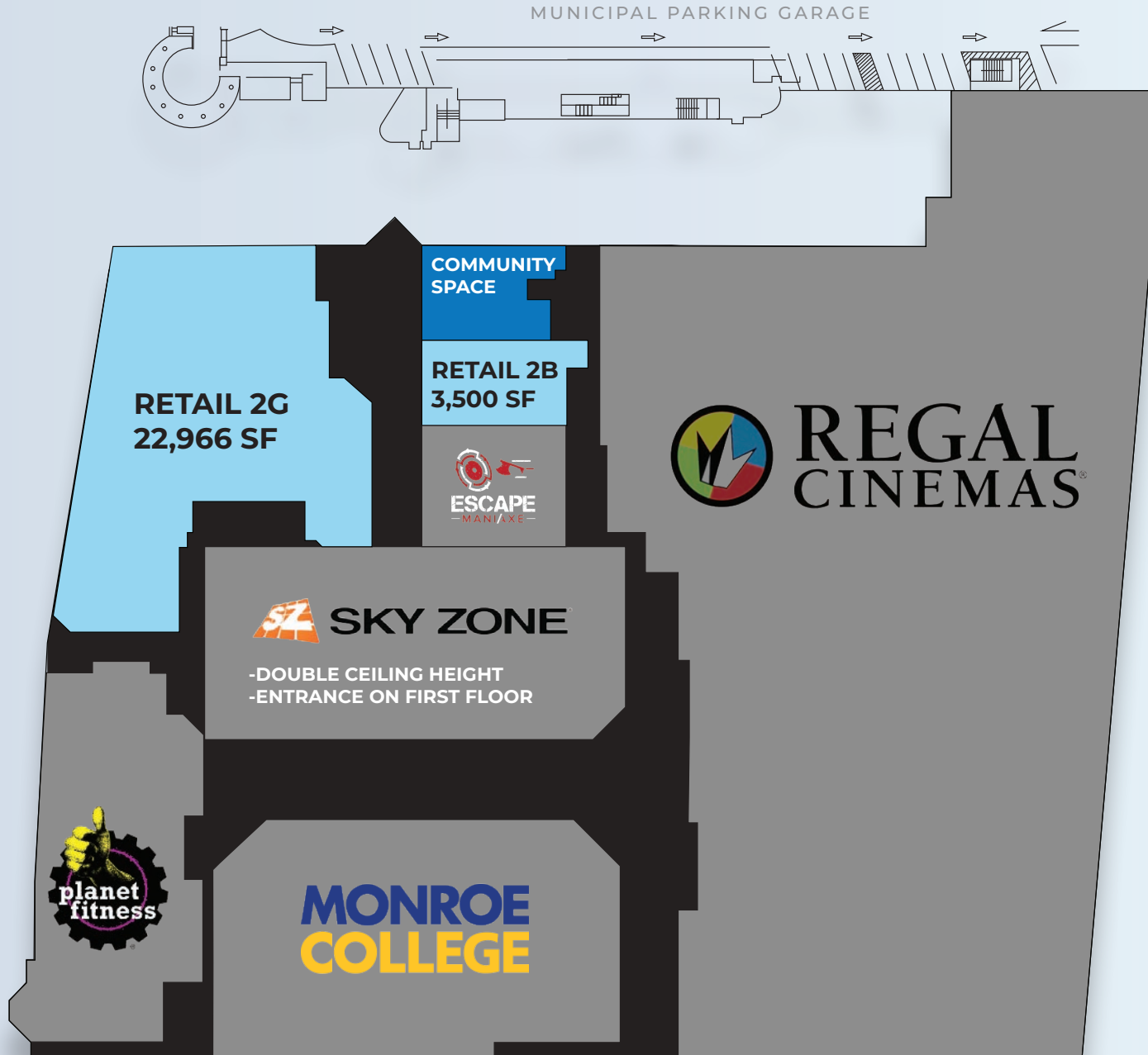


SECOND FLOOR



THIRD FLOOR







NEW ROC CITY

DEVELOPMENT MAP



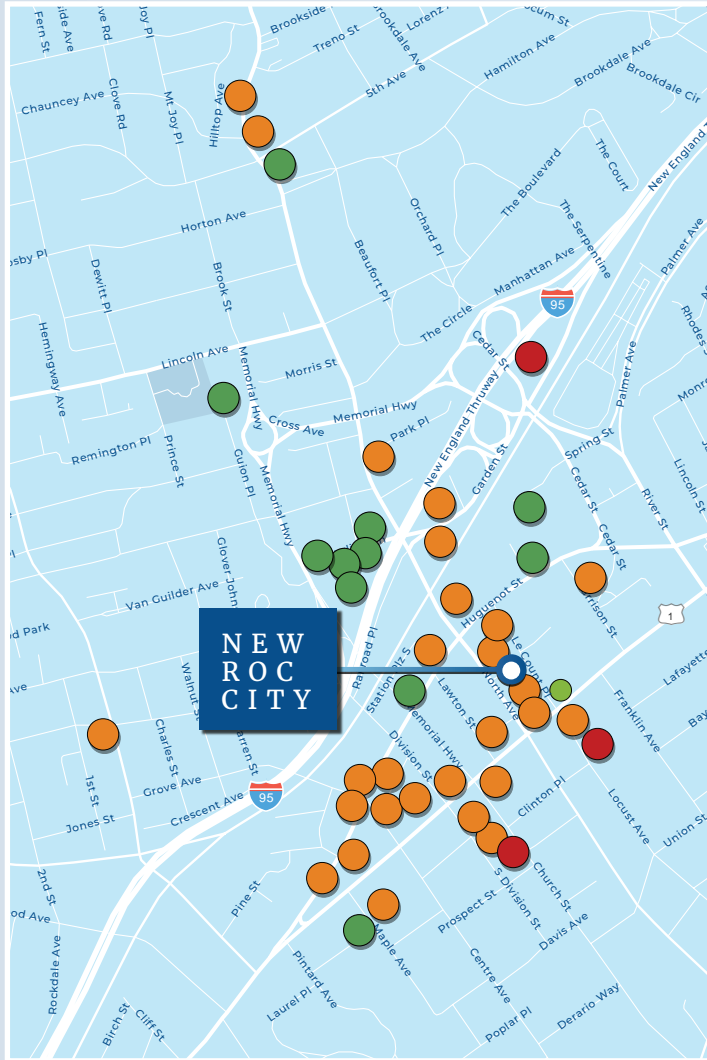
30 minutes to Grand Central w/MTA service to Penn Station/AMTRAK



Over 7,000 new residential units in various stages of planning, construction and lease-up



\$180,000
Average HH income of new development residents in New Rochelle higher than Westchester County average of \$168,820



● Mixed-use ● Commercial ● Residential

COMMUTER RAIL	Drive	Walk	Distance
New Rochelle Station	2 min	9 min	0.4 mi.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	43,334	147,198	464,838
Employees	16,769	47,511	130,666
Average HH Income	\$93,241	\$128,255	\$111,662

For more information, please contact:

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