

New Rochelle | New York  
530 Main Street  
Surrounded by Thousands of New Residential Units,  
Bring Your Concept to the Heart of Downtown.



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
COMMERCIAL

FOR LEASE: **\$5,625 MONTHLY**

Brand-new, fully built-out food service space on a prime corner at 530 Main Street, New Rochelle, NY. This ±1,500 SF storefront delivers exceptional visibility, floor-to-ceiling glass frontage, and continuous foot traffic from one of the fastest-growing downtown districts in Westchester. Additional 1,500 SF usable basement for food prep and storage.



This is a rare turnkey food opportunity in a rapidly expanding market. This space will not last!

The interior is turn-key and immaculate, showcasing a recent, top-to-bottom renovation that includes an electric convection kitchen, 6' hood, chrome-top cooking surface, grease trap, and modern prep / service counters. The space features clean, contemporary finishes, LED lighting, a polished customer-facing layout, and an efficient back-of-house workflow—ideal for deli, café, fast-casual, juice bar, or specialty food concepts.



## Neighborhood

Downtown New Rochelle is experiencing one of the most dramatic urban transformations in the region. With over 11,000 housing units approved and more than 6,200 units built or underway, this corridor is surrounded by dense residential towers, new development, and a booming population of young professionals and families. Main Street carries over 24,000 vehicles per day, and the surrounding blocks see constant pedestrian activity from residents, office workers, students, and commuters.



Additional fixtures—including refrigeration units, display cases, and select kitchen equipment—may be purchased separately, providing a seamless, ready-to-operate launch for a new operator.



# Property Overview

This brand-new, fully built-out food service location delivers one of the most impressive presentations in downtown New Rochelle. The space showcases floor-to-ceiling glass frontage, flooding the interior with natural light and creating a modern, high-end first impression ideal for any food and beverage operator seeking visibility and style.

Inside, the space features contemporary black ceilings with pendant lighting, polished white tile, stainless steel prep lines, glass display cases, and clean open-shelf merchandising—all of which communicate a turn-key, well-maintained, operational environment. The customer-facing counter and seating area offer an inviting dine-in experience, perfectly aligned with fast-casual, grab-and-go, or build-your-own service concepts.

The layout is exceptionally versatile and well-suited for a wide range of food operators. The design, infrastructure, and flow make it ideal for poke, salad, Mediterranean bowls, coffee, bakery, deli, açai, juice bar, or fusion concepts, while supporting high-volume, rapid-service operations. The abundant natural light and modern finishes also elevate the dine-in appeal—something rare in dense downtown retail corridors.

Anchoring a prominent corner, the storefront offers unmatched branding potential. With commanding visibility, strong signage opportunities, constant vehicular and pedestrian exposure, and a streetscape framed by high-rise residential and office towers, this corner functions as a powerful identity piece. It places your brand directly in the center of New Rochelle's most active and rapidly growing district.

For operators seeking a streamlined launch, an optional "Turn-Key Plus" package is available. Existing refrigeration, prep tables, display cases, POS infrastructure, and select kitchen equipment may be purchased, creating a near plug-and-play opportunity for franchise groups, multi-unit operators, or emerging brands seeking expansion.

Beyond the quality of the space itself, the surrounding environment reinforces strong lifestyle appeal. Enhanced daytime, active pedestrian, and nightlife imagery highlight a location that thrives across all hours—ideal for fast-casual, dessert, boba, smoothie, and other quick-service concepts that benefit from both daytime density and evening foot traffic. This is a corridor with real energy, real customers, and real demand.

The City has attracted over \$2.2 billion in private redevelopment, adding thousands of apartments, new hotels, retailers, restaurants, and entertainment. This space sits directly in the path of this growth—positioning any operator for success.



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# LOCATION

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