

## 42 Broad

42 Broad Street West, Fleetwood, Mt. Vernon, NY

A joint venture of Alexander Development Group and The Bluestone Organization, 42 Broad is a luxury transit-oriented development (TOD) located near commuter rail in a prominent location and desirable submarket in southern Westchester County. The completed 16-floor project will consist of 249 luxury for-rent apartments, approximately 12,000 square feet of street-front retail, a newly renovated parking structure, and a broad array of first-class tenant amenities.

42 Broad is located in downtown Fleetwood, a prosperous community adjacent to Bronxville in the City of Mount Vernon. The project site is uniquely positioned to benefit from its location at a transit junction; the Metro-North Railroad's Fleetwood Station is two blocks away with 30 minute commutation times to Grand Central Station in Manhattan, convenient access to I-87 and I-95 is provided by a Cross County Parkway on-ramp/off-ramp that is directly across the street, and Bronx River Parkway on and off-ramps are within two minutes of the site.

Fleetwood's charming shopping district is characteristic of better-known towns and villages in Westchester County. 42 Broad, at the center of Fleetwood, has the district's only Class A retail space and an attached parking garage. Several other Class A residential properties are under development elsewhere in Fleetwood, and the Cross-County Shopping Center, a five-minute drive due west, recently underwent a multi-million dollar upgrade and will soon welcome a new Target.



### Co-Developers:

Alexander Development Group  
The Bluestone Organization

### Project Type:

Mixed-Use Residential & Commercial  
Luxury Rental – 100% Market Rate  
Transit Oriented Development  
New Construction

### Construction Type:

Poured in Place Concrete & Masonry

### Development Team:

**Architect:** Perkins Eastman  
**General Contractor:** Banta Homes  
**Structural Engineer:** DeSimone  
**Civil Engineer:** JMC  
**MEP:** Sideris Kefalas  
**Environmental:** BFJ Planning

### Development Profile:

- 249 Residential Units
- 250,000 SF Gross Building Area
- 12,000 SF Street Front Retail
- Attached 600-Car Capacity Garage with cheap transient rates and 20 minutes free parking
- Amenities: Swimming pool, landscaped courtyard and two roof decks with outdoor kitchens, dining areas and fireplaces, fitness center, library, lounge, party room, business center, pet grooming station, package room, valet parking garage, 24-hour concierge
- High efficiency "Green" building. Passive House pre-certified

### Development Budget:

\$97,500,000

### Status:

- Fully Entitled & Approved
- Construction Start: January 2018
- Initial Occupancy: Q1 2021