

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 three blocks from commuter rail at the intersection of two parkways in southern Westchester County. The 16-floor project consists of 249 luxury for-rent apartments, approximately 12,000 square feet of street-front retail, a newly renovated 600-car parking structure, and a broad array of first-class tenant amenities.

42 Broad is 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 Fleetwood Station is steps 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 downtown district is characteristic of better-known towns and villages in Westchester County. 42 Broad, at the center of Fleetwood, offers the district's only Class A apartment community and retail space. The Cross-County Shopping Center, a five-minute drive due west, boasts over 100 stores, restaurants, and entertainment options and recently completed a multimillion-dollar upgrade.



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 24-hour attendant and valet parking
- Amenities: Heated 3-season swimming pool; landscaped roof decks with outdoor kitchens, dining areas and fireplaces; fitness center; library; pub; party room; business center; secure highspeed WiFi throughout building; pet grooming room; package room; porte cochere; 24-hour concierge
- High efficiency “Green” building; Passive House pre-certified

Development Budget:

\$105,000,000

Status:

- Initial Occupancy: September 2023
- 35% Leased at \$48/PSF Average Rent (February 2024)