THE WATERFRONT AT PORT CHESTER

5.1 MILLION
VISITS ANNUALLY

BOX SPACE OPPORTUNITY

IN SOUGHT AFTER PORT CHESTER, NY

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RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

THE WATERFRONT
AT PORT CHESTER

AVAILABILITIES



37,000 SF - DIVISIBLE
FORMER BED BATH & BEYOND

18' Clear Ceiling Height

5,369 SF + 2,288 SF*
2ND GENERATION RESTAURANT
(MEZZANINE)

LEASE PENDING



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THE WATERFRONT
AT PORT CHESTER

SITE PLAN

5.1 MILLION
Visits Annually to The Waterfront

AVAILABLE SPACES

#1 | 37,000 SF
(FORMER BED BATH & BEYOND)

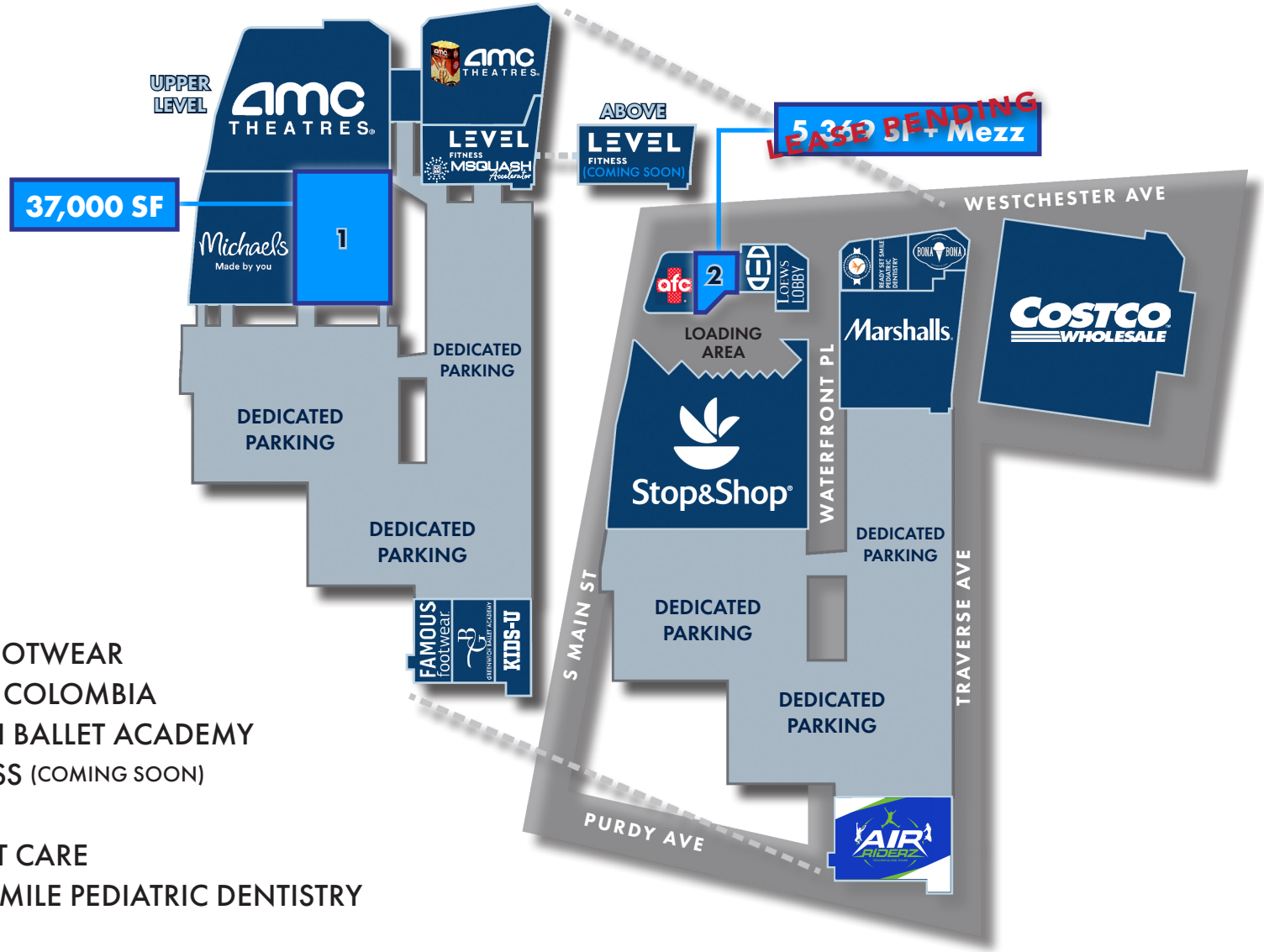
#2 | 5,369 SF & 2,288 SF*
2ND GENERATION RESTAURANT
*(MEZZANINE)

LEASE PENDING

PARKING
2,246 ON-SITE SPACES

CO-TENANTS

AMC THEATRES	MARSHALLS
MICHAELS	FAMOUS FOOTWEAR
MSQUASH	NOCHES DE COLOMBIA
BONA BONA	GREENWICH BALLET ACADEMY
COSTCO	LEVEL FITNESS (COMING SOON)
DED GAMING	AIR RIDERZ
KIDS-U	AFC URGENT CARE
STOP & SHOP	READY SET SMILE PEDIATRIC DENTISTRY



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ABUNDANT SIGNAGE













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WHAT'S AT THE WATERFRONT AT PORT CHESTER? EVERYTHING!

TRANSPORTATION



DIRECT ACCESS TO PORT CHESTER METRO NORTH STATION

RESTAURANTS







ENTERTAINMENT



FITNESS





NATIONAL BRANDS







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THE WATERFRONT
AT PORT CHESTER

A LINE ON THE LOCAL! The newly renovated Capitol Theater is steps away from The Waterfront shopping center and attracts additional shoppers. Eclectic restaurants span the streets of downtown Port Chester. Come and join in the new energies that have been injected into this downtown! THE WATERFRONT AT PORT CHESTER sits directly adjacent to the Metro North train stop, which provides convenient access to Manhattan in less than 40 minutes. Billboard signage is visible from I-95.



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PROPOSED NEW DEVELOPMENTS



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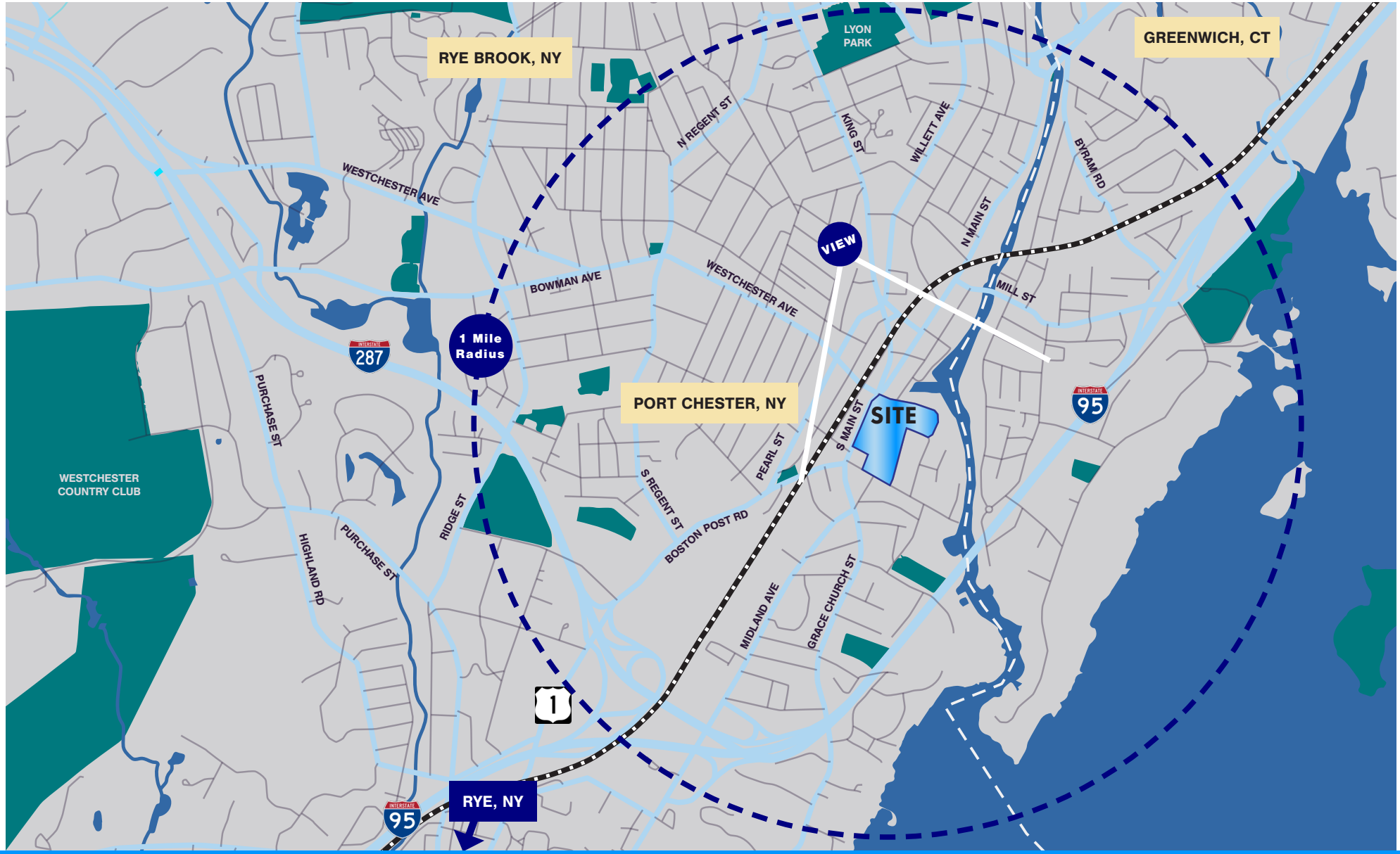
THE WATERFRONT AT PORT CHESTER

THE WATERFRONT AT PORT CHESTER in Westchester County, NY is easily accessible to shoppers from Greenwich, Lower Fairfield County, CT, Rye and Harrison, NY. A strong concentration of national retailers in this 20-acre center attracts shoppers from all over Westchester County, NY and Fairfield County, CT. Boston Post Road and Interstate-95 lead residents from Rye and Harrison to the Waterfront from the south, I-287 and Westchester Avenue bring shoppers from White Plains, and Boston Post Road and visible signage from Interstate-95 ensures customers from Greenwich and lower Fairfield County know how to find this thriving downtown. Shoppers can always use any of the free 2,246 parking spots on the site.



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THE WATERFRONT
AT PORT CHESTER



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	32,292	79,228	140,357
Number of Households	11,263	29,228	50,618
Average HH Income	$152,082	$269,842	$312,666
Annual HH Expenditure	$1.24 B	$3.82 B	$6.99 B
Annual Retail Expenditure	$574.32 M	$1.72 B	$3.13 B
Annual Food & Beverages Expenditure	$58.97 M	$177.49 M	$323.28 M
Annual Entertainment Expenditure	$60.5 M	$177.49 M	$321.24 M

5.1M
VISITS PER YEAR

378,619
GROSS LEASABLE AREA

ANCHOR TENANTS:
COSTCO WHOLESALE
AMC THEATRES
Marshalls
Michaels
Stop&Shop

14 SCREEN
AMC LOEWS CINEMA

20 ACRES
TOTAL SIZE OF CENTER

OVER $312,000
AVERAGE HOUSEHOLD INCOME
WITHIN 5-MILES OF CENTER

AFFLUENT
WESTCHESTER COUNTY, NEW YORK IS THE 7TH WEALTHIEST COUNTY IN THE U.S. AND THE 2ND WEALTHIEST COUNTY IN NEW YORK STATE.

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