



HOULIHAN LAWRENCE
COMMERCIAL

The Bar Building

125 N Main St, Port Chester, NY 10573

Exclusively Represented By:

Kim Galton

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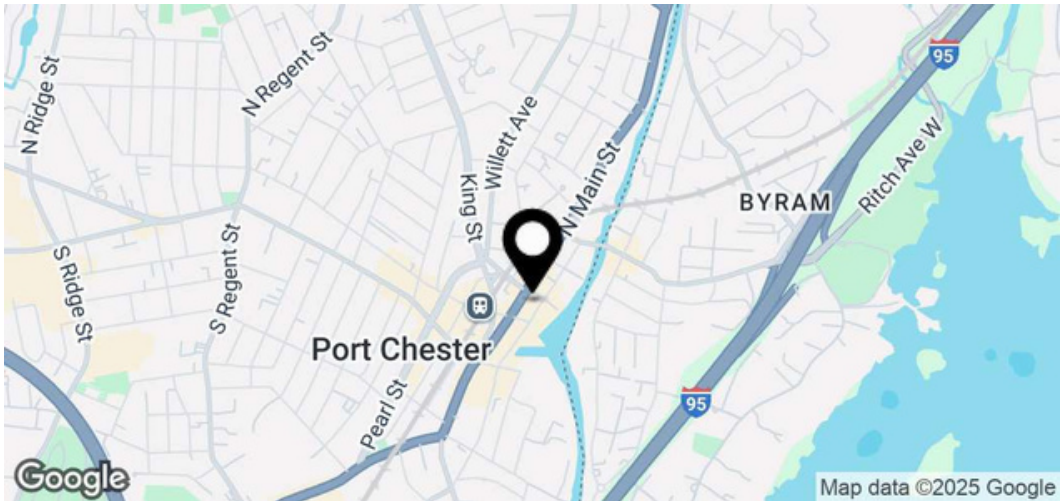
OFFICE SPACE FOR LEASE

The Bar Building

125 N Main St, Port Chester, NY 10573

FOR LEASE

Summary



| | |
|------------|---------------|
| Lease Rate | \$30.00 SF/Yr |
|------------|---------------|

| Offering Summary | |
|------------------------|--------------------|
| Lease Type | MG |
| Spaces Available | 2 |
| RSF | Approx. 1,275 each |
| Year Built / Renovated | 1926 / 2022 |
| # of Floors | 5 |

Property Overview

Houlihan Lawrence Commercial is pleased to exclusively present prime office space at 125 N Main St, Port Chester. This well-maintained building offers two available units, each 1,275 SF, with one fully renovated, featuring a modern kitchenette and private restroom. Located just steps from the Metro-North station, the property provides unmatched convenience for commuters and is surrounded by popular dining spots like Felice, bartaco, Colony Grill, and entertainment venues such as the historic Capitol Theatre. Haven Bar & Restaurant and Aria Events are both community-loved establishments in the building. With thousands of new residential units recently completed or in the planning process, Port Chester is experiencing a residential boom, driving increased foot traffic and demand for local businesses. This is an ideal opportunity for office-based businesses seeking visibility and growth in a vibrant, rapidly developing commercial hub.

Houlihan Lawrence
800 Westchester Ave. Ste. N517
Rye Brook, NY 10573



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FOR LEASE

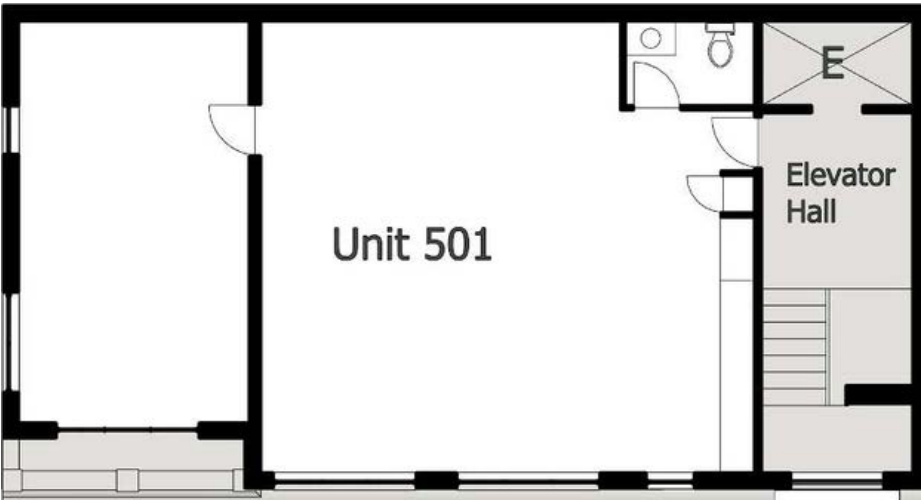
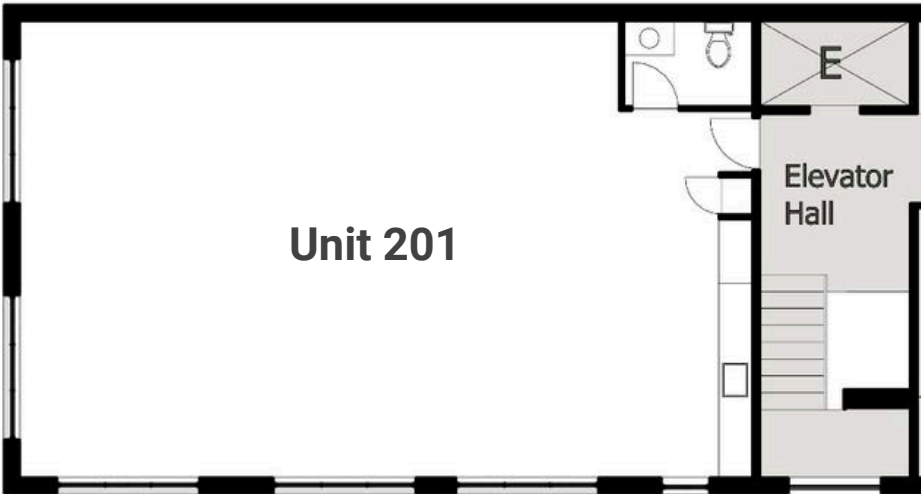
Lease Spaces

Lease Information

| | | | |
|--------------|---|-------------|---------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Floor Plans: | 201,202,and 401 same floor plan 501 similar plan | Lease Rate: | \$30.00 SF/yr |

Available Spaces

| Suite | Size (SF) | Lease Type | Lease Rate | Description |
|-----------|-----------|----------------|---------------|-----------------------|
| Suite 201 | 1,275 SF | Modified Gross | \$30.00 SF/yr | Available immediately |
| | | | | |
| Suite 501 | 1,275 SF | Modified Gross | \$30.00 SF/yr | Available immediately |



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Suites 201 Photos



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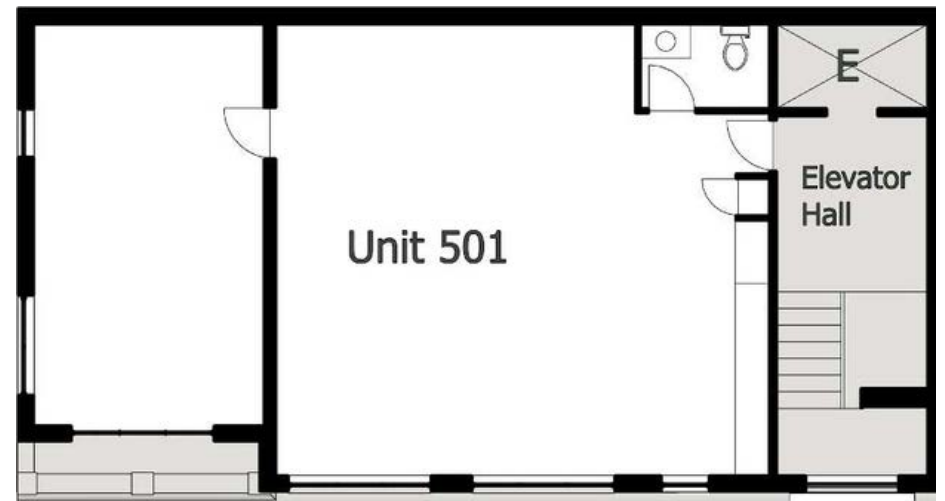
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Suite 501 Photos



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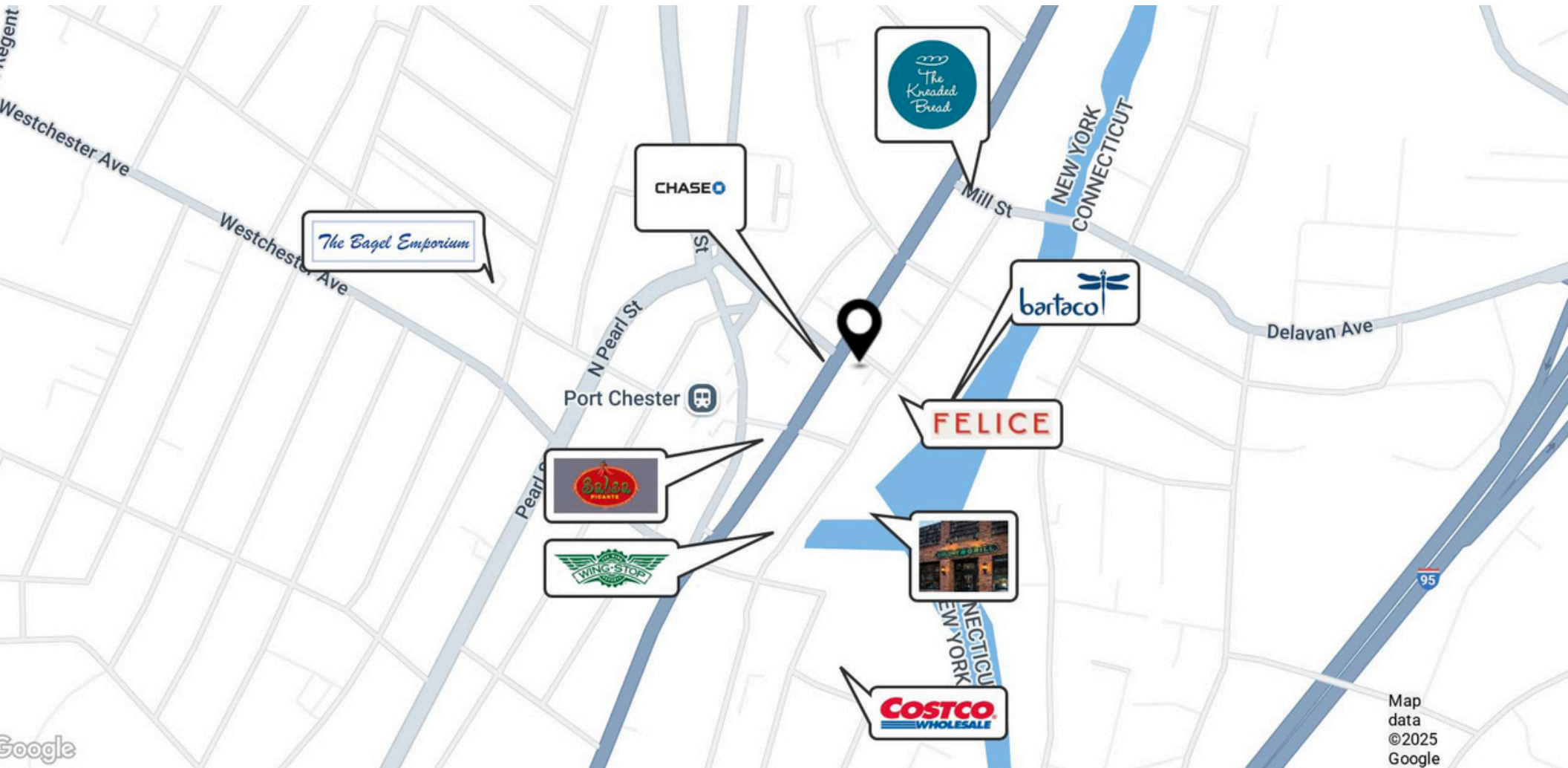


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Retailer Map



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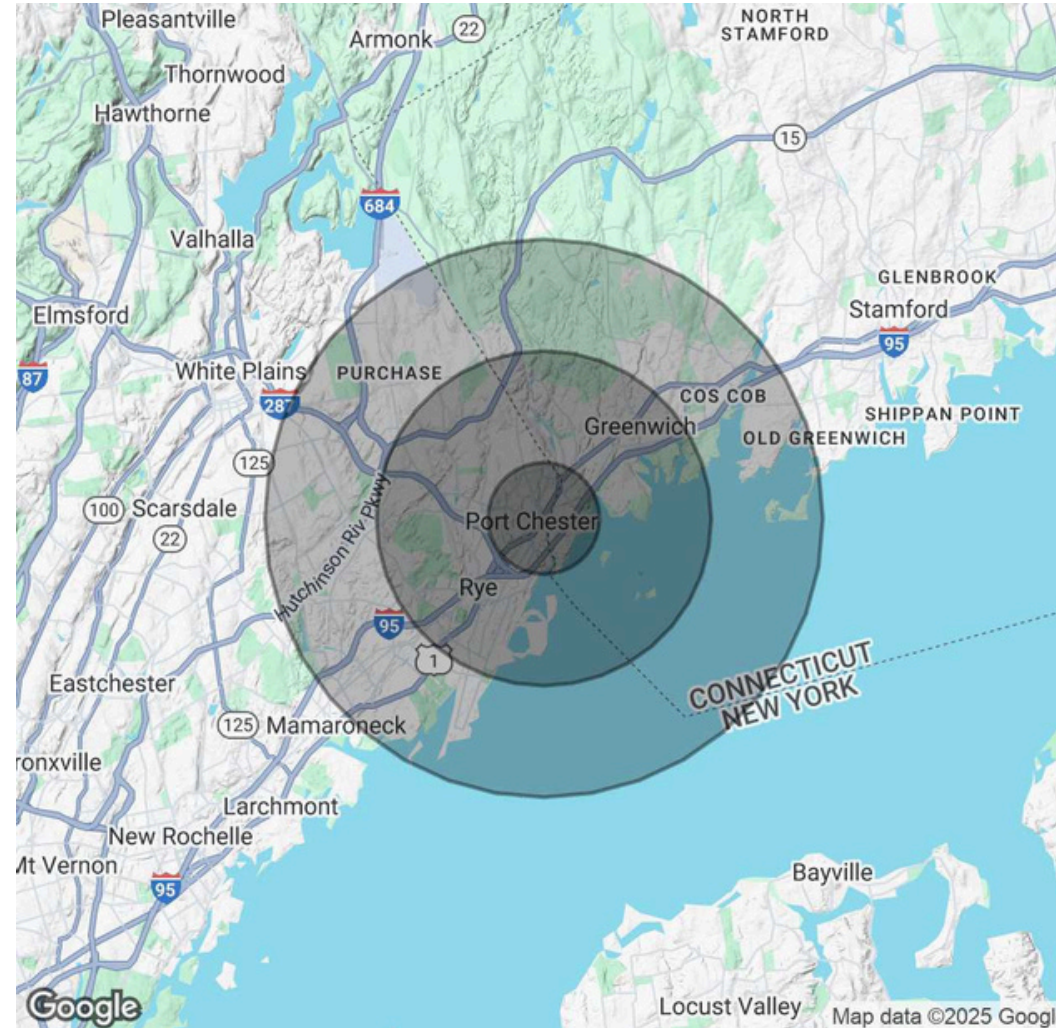
FOR LEASE

DemographicsMap &Report

| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| TotalPopulation | 34,390 | 75,792 | 140,423 |
| Average Age | 39 | 41 | 41 |
| Average Age (Male) | 38 | 40 | 40 |
| Average Age (Female) | 40 | 42 | 42 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-------------|-------------|
| Total Households | 11,713 | 27,173 | 48,853 |
| # of Persons per HH | 2.9 | 2.8 | 2.9 |
| Average HH Income | \$134,872 | \$194,972 | \$223,689 |
| Average House Value | \$721,771 | \$1,056,117 | \$1,173,641 |

Demographicsdata derived from AlphaMap



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