



THE PARTNERS
Commercial Real Estate Services



THE MUTUAL TRUST BUILDING 16 N. MAIN STREET, PORT CHESTER NY

EXPERTISE

- MULTI-FAMILY
- ASSISTED LIVING
- HOSPITALITY
- RESTAURANT
- RETAIL
- OFFICE
- INDUSTRIAL

MARKETS

- CONNECTICUT
- NEW YORK
- NEW JERSEY
- BROKERS
- CONSULTANTS
- ZONING
- ENTITLEMENTS



RESTAURANT/RETAIL SPACE (3,350 RENTABLE SQUARE FEET)





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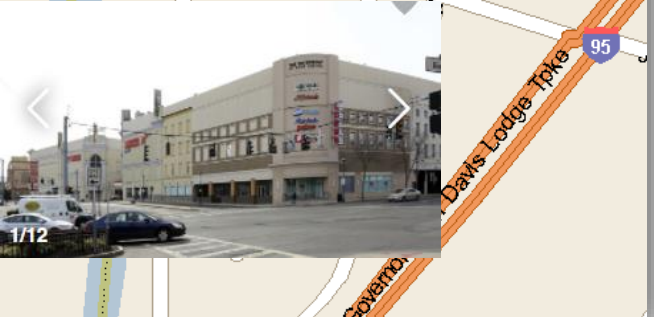
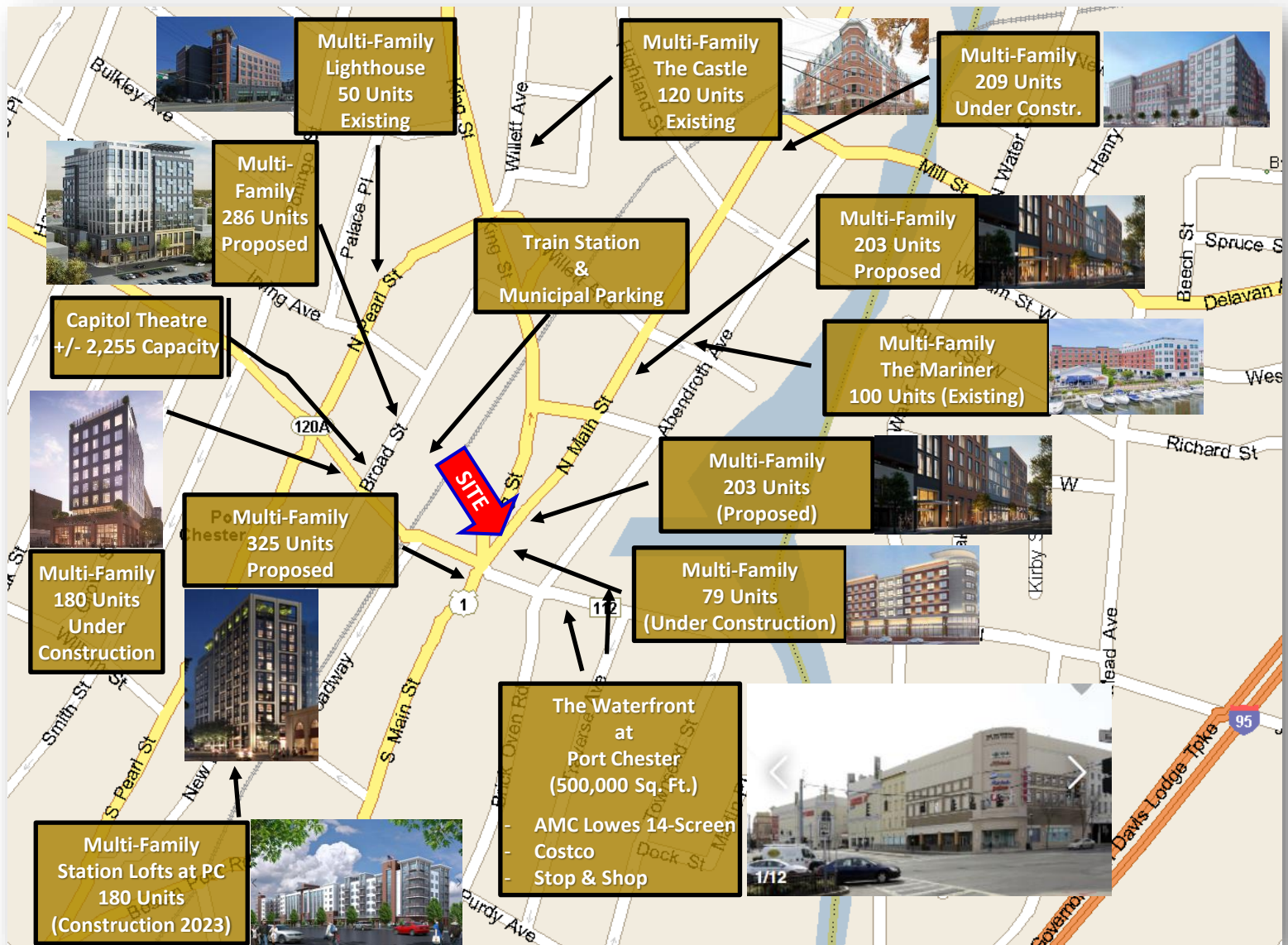


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THE PROJECT

The Old Mutual Trust Building located at 16 N. Main Street in Port Chester reflects the architecture of a past era. The sculptured crown molding encompasses the terracotta roof of the building, and arched cathedral windows span the first floor's 20-foot vaulted ceiling.

The redevelopment of this historical building captured this building's architectural attributes and preserved and integrate the best from the past with the new design. The architectural firm of Ridberg & Associates out of Greenwich, Conn. has designed the project to compliment the existing architecture and the streetscape environment around the project.

The result is a Restaurant/Retail setting with a high vaulted ceiling. This unique space will be ideal for a restaurant or Retail use that desires a cornerstone location and a distinguishing presence within a chic urban market.

Located above the restaurant level will be luxury apartments that will boast convenient access to Multi-Family Apartments, shopping, banking, restaurants, the train station, the 14-Screen Loews Cineplex and the Capitol Theater.

Sandwiched between the **Capitol Theatre** (+/- 2,255 capacity), the **Loews Cineplex** (14 screen), the **Train Station**, the retail streetscape along N. Main Street, the **Waterfront at Port Chester** (500,000 square foot shopping center) and multiple **New Luxury Apartment Communities**, this project is located at the heart of the retail core of this vibrant market. The location receives considerable exposure to both pedestrian and street traffic. Patrons of the theaters, the train station and residence of the residential communities will have the convenience of a short walk to the Old Mutual Trust Building for dining/shopping, or just a casual drink in an aesthetically-pleasing atmosphere. Port Chester has become a popular venue for restaurants, boasting some of the top cuisine in Westchester County.

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LOCATION, PARKING, TRAIN STATION & TRAFFIC COUNTS

- Located at the epicenter of three major crossroads, N. Main Street, (Route 1), Westchester Avenue (Route 112) and King Street (Route 120A), the location of this property provides very good visibility. The advantage of a traffic light in front of the property, as well as being situated directly across the street from the Waterfront at Port Chester, a 500,000 square foot shopping center, further enhances the property's location. This property resides in the center of the multi-family residential (3,000 plus units), boutique shops & restaurants in this highly desirable retail trade area
- Located within one block from the Capitol Theatre, which has approx. +/- 2,255 capacity and +/- 162 shows per year (3 to 4 shows per week), including such artists as Bob Dylan
- Interstate 95 and Interstate 287 wrap around the Port Chester market providing convenient access from any direction
- Situated in and amongst several of the most affluent cities in the United States, Greenwich, CT, Purchase, NY, Rye, NY and Rye Brook, NY, helps this market to yield some very attractive demographics (over 70,000 in 3-Mile Radius). Over 10,000,000 square feet of Class "A" & "B" office properties in the immediate trade area.
- Street parking is conveniently located in front and in the rear of the building, plus additional parking is located at a large municipal lot one short block from North Main Street and across the street at the Waterfront at Port Chester.
- Combined Avg. Daily Traffic Count is over 20,000 cars per day
- The property's location along a major bus route and within a short walking distance to the Port Chester Metro North Train Station/parking lot, generates not only customers from commuter traffic, but easy public transportation for employees and patrons.

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A Cornerstone Location

16 & 18 North Main Street
Port Chester, New York



RIDBERG+Associates Architects, PC
Rendering Based on Approved Plans





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20' Atrium Ceiling



New Construction and Systems

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**New Replicated Historic Cathedral Windows
Thermal Insulated**



**Restored Historical Medallions
Bush Mansion 1690 Painting**





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Lower Ceiling Area
Back of House Kitchen/Retail Area



New Construction and Systems

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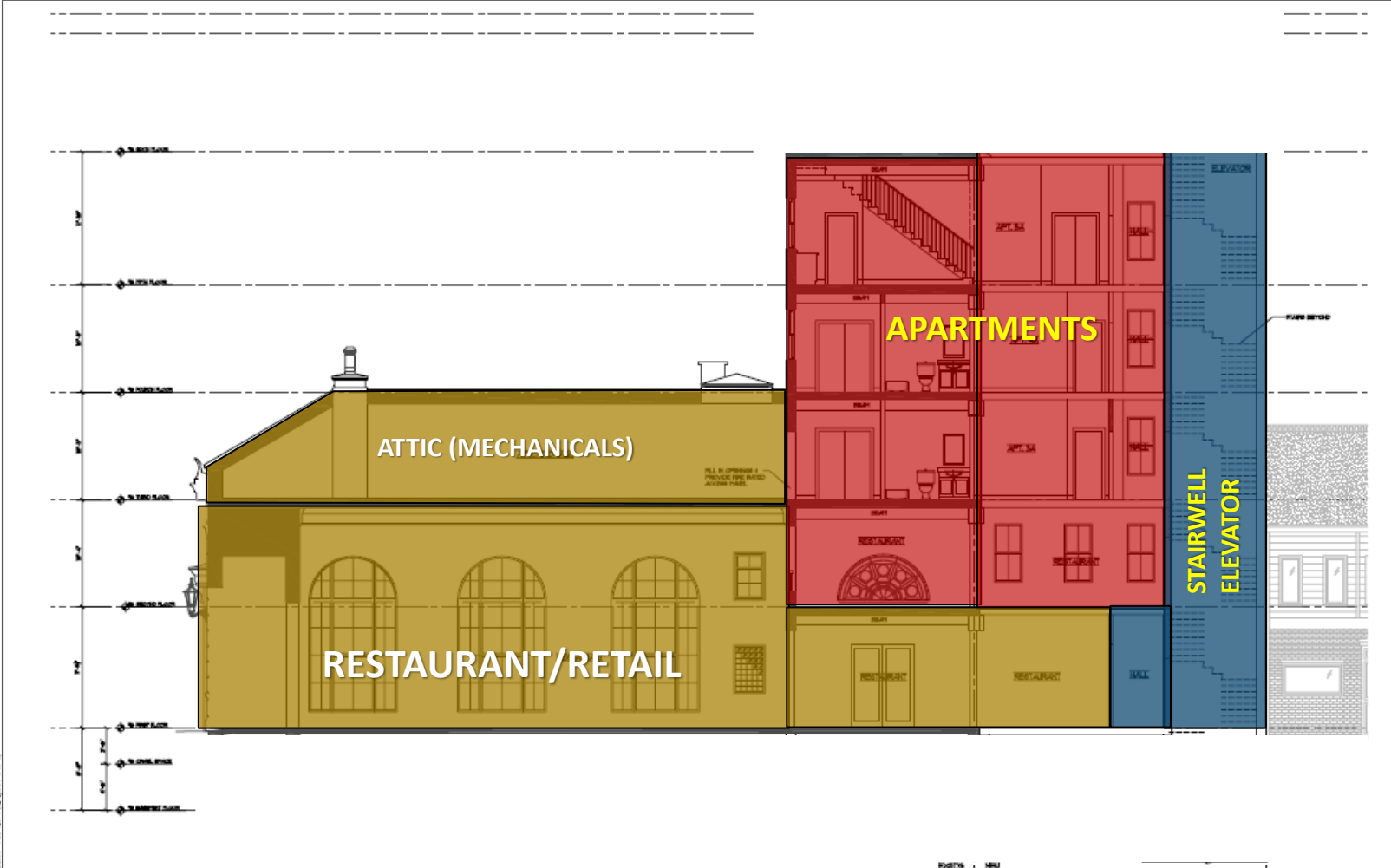


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DRAWING TITLE		SECTION		PROJECT		DATE		OCT 17, 2010		DRAW NO	
PROJECT FOR PLANS & ZONING				POST ROAD IRON WORKS		RIBBERG + Associates		SCALE		1/4" = 1'-0"	
DATE		12/16/10		MAIN STREET PORTCHESTER, NY		100 Main St Port Chester, NY 10573 Tel: 914.937.1940 Fax: 914.937.1941		DRAWN BY		CJW	
								PROJECT NO.		1000	

ELEVATION – NORTH MAIN STREET SIDE





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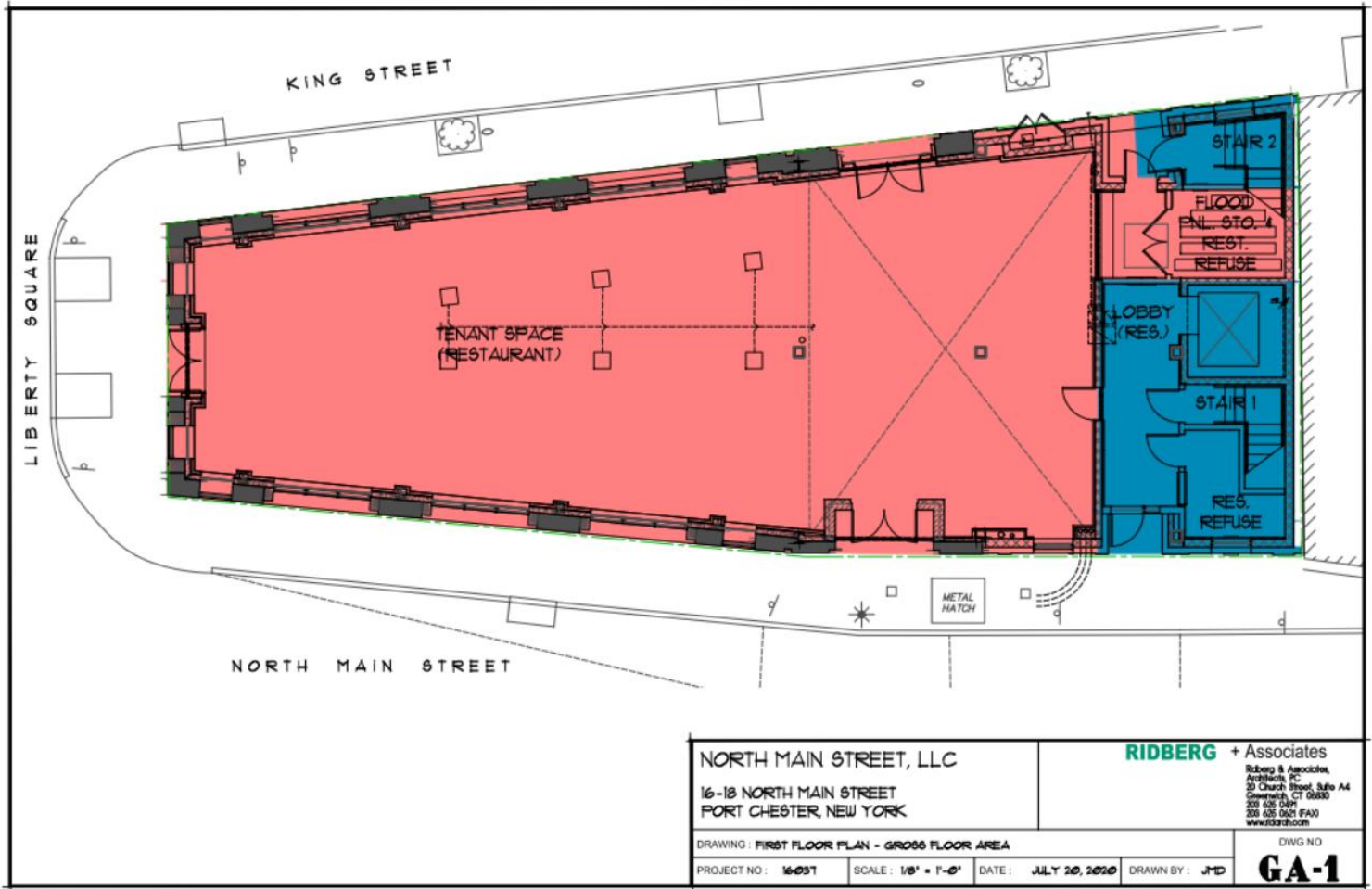


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FIRST FLOOR (STREET LEVEL) – RESTAURANT OR RETAIL USE (Depicted in “RED”)
(3,350 RENTABLE SQUARE FEET)





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Available Restaurant/Retail Premise (General Overview)

PREMISE

- First (1st) Floor Premise – (3,350 Rentable Square Feet) – \$11,000/Month (NNN)
- 20' Vaulted Ceiling

SPACE INCLUDES THE FOLLOWING NEW RENOVATIONS:

- Hydrostatic Floor with Drains
- Sheetrock Walls/Ceiling with Historic Crown Molding
- Restaurant Chase (48" x 40") to the Roof
 - Hood & Make-Up-Air Duct
 - Black Iron
 - Electrical & 2" Gas Line (gas request – 2,000 cfh @ 4" wc)
- All new Doors and Windows
 - Six (6) Replicated Thermal Insulated Cathedral Windows
- Open Landscape Space
- 16-Ton HVAC System, Electrical & Plumbing (Sized for Restaurant Use)
- Electric to Tenant – 600A, 3ph, 208v
- Water line to Tenant is 1-1/2"
- Waterproof Building System (Flood Panel System)
- New Common Area Lobby, Stairs and Elevator
- Restaurant Seating Area - Six (6) Stubbed Floor Drains/One (1) Water Line (1-1/2")



Sample Rendering

LUXURY APARTMENTS PROPOSED

- 2nd through 5th Floor – SIX (6)) 1-Bedroom and One (1) 2-Bedroom Luxury Apartments

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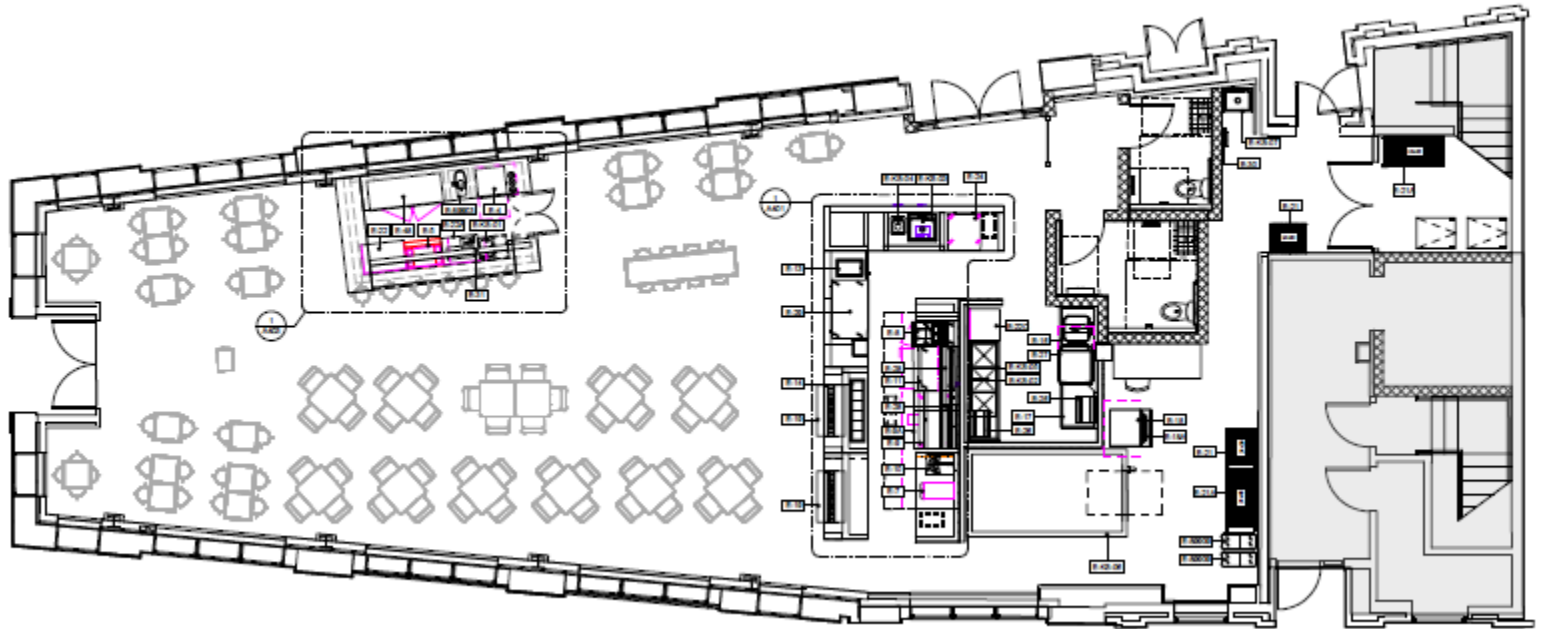




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Sample Restaurant Design



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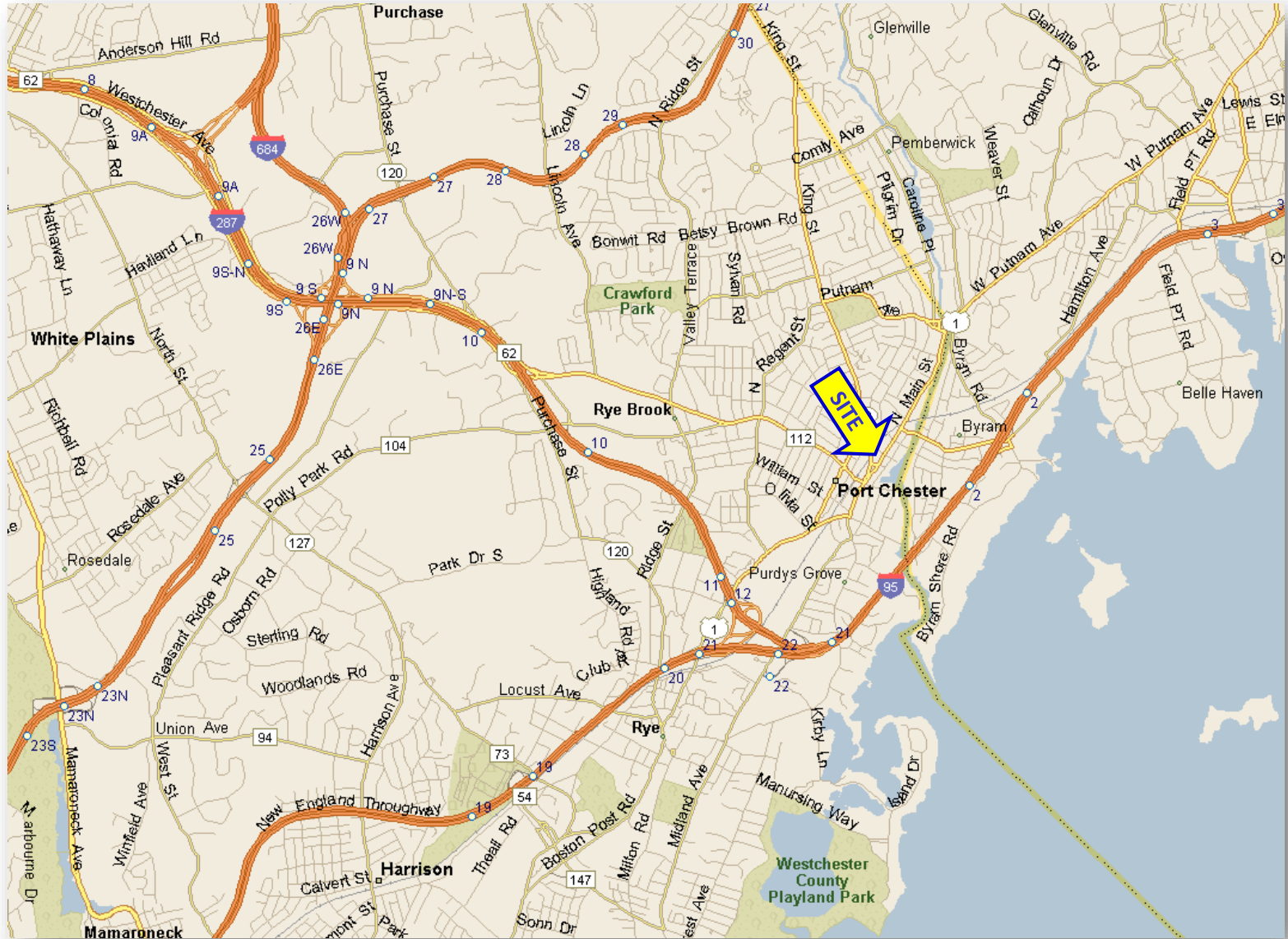


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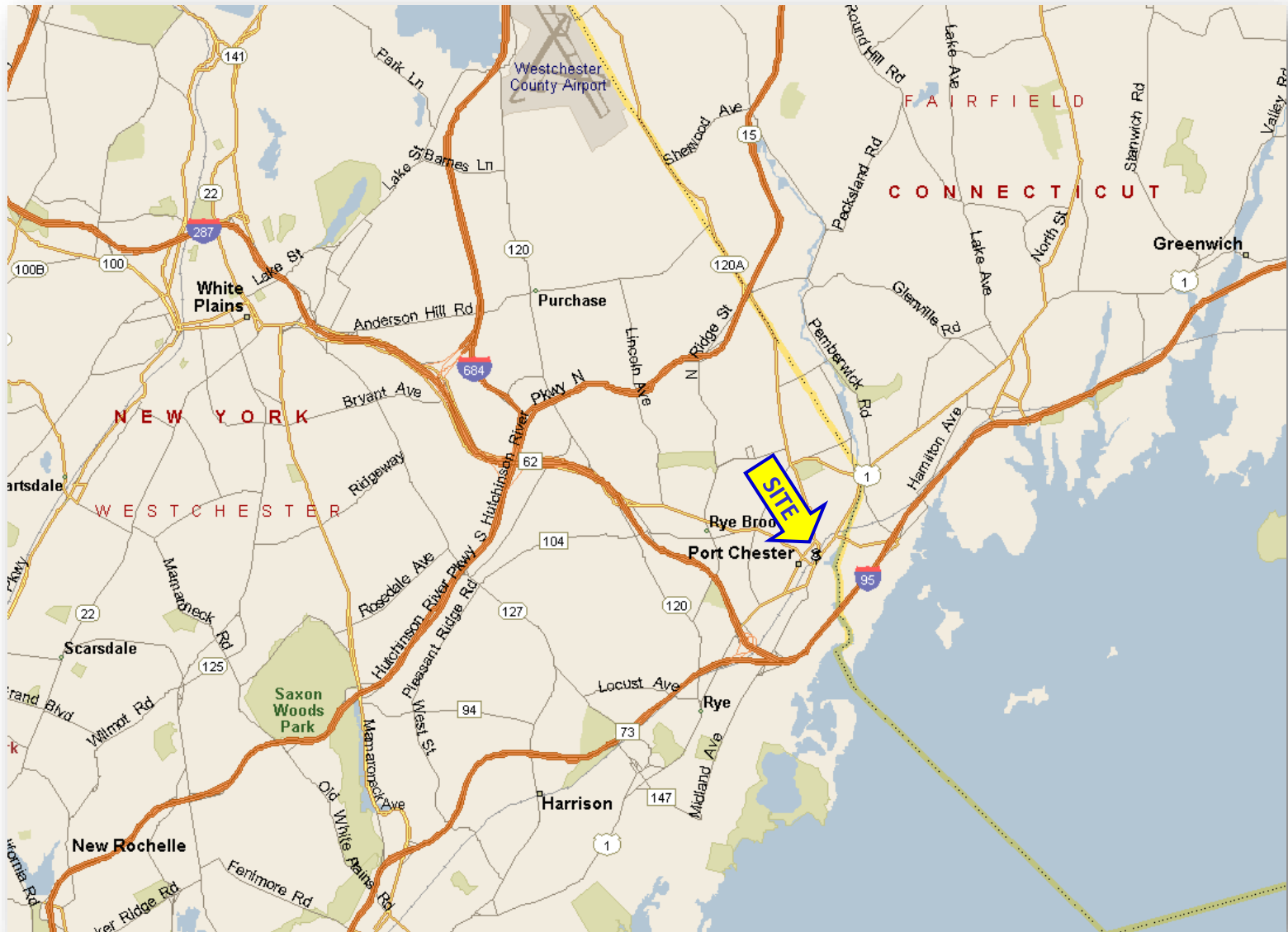


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AERIAL



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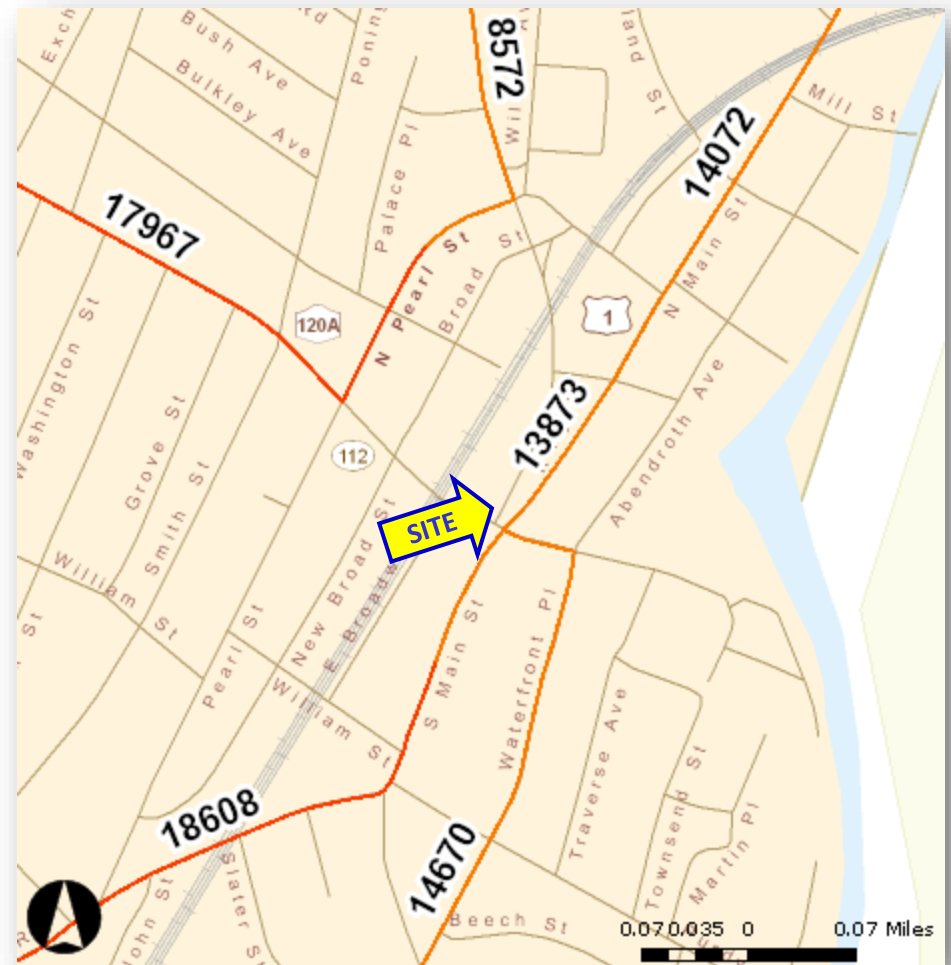
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TRAFFIC COUNTS

NORTH MAIN STREET – 13,873 ADT
WESTCHESTER AVE. – 17,967 ADT
SOUTH MAIN STREET – 18,608 ADT

ADT – AVERAGE DAILY TRAFFIC



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THE CAPITOL THEATRE

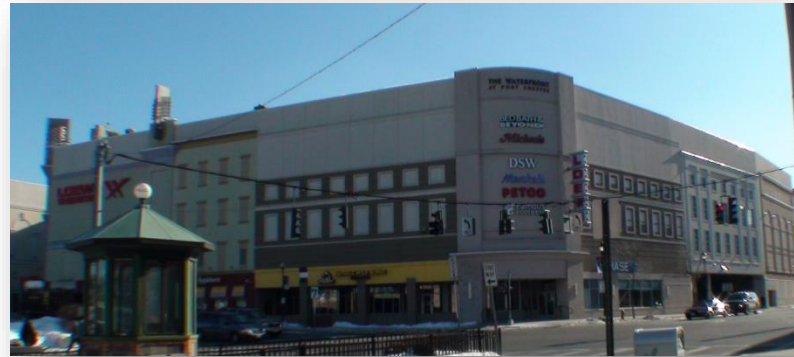




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THE WATERFRONT AT PORT CHESTER



**LOCATED DIRECTLY ACROSS THE STREET FROM
THE SUBJECT PROPERTY**

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CAPITOL
THEATRE

TRAIN
STATION



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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	31,141	77,299	137,636
2019 Estimate	31,027	76,398	136,561
2010 Census	31,134	72,848	133,137
Growth 2019 - 2024	0.37%	1.18%	0.79%
Growth 2010 - 2019	-0.34%	4.87%	2.57%
2019 Population by Hispanic Origin	19,957	25,404	32,285
2019 Population	31,027	76,398	136,561
White	25,837 83.27%	65,639 85.92%	117,314 85.91%
Black	2,627 8.47%	4,006 5.24%	6,028 4.41%
Am. Indian & Alaskan	674 2.17%	795 1.04%	944 0.69%
Asian	913 2.94%	4,207 5.51%	9,354 6.85%
Hawaiian & Pacific Island	64 0.21%	76 0.10%	106 0.08%
Other	912 2.94%	1,676 2.19%	2,817 2.06%
U.S. Armed Forces	0	11	14
Households			
2024 Projection	10,201	28,049	48,703
2019 Estimate	10,180	27,691	48,297
2010 Census	10,294	26,195	46,871
Growth 2019 - 2024	0.21%	1.29%	0.84%
Growth 2010 - 2019	-1.11%	5.71%	3.04%
Owner Occupied	3,640 35.76%	15,421 55.69%	30,260 62.65%
Renter Occupied	6,541 64.25%	12,271 44.31%	18,037 37.35%
2019 Households by HH Income	10,180	27,691	48,297
Income: <\$25,000	1,927 18.93%	3,586 12.95%	5,679 11.76%
Income: \$25,000 - \$50,000	2,470 24.26%	4,430 16.00%	6,472 13.40%
Income: \$50,000 - \$75,000	1,603 15.75%	3,163 11.42%	5,043 10.44%
Income: \$75,000 - \$100,000	1,194 11.73%	2,861 10.33%	4,503 9.32%
Income: \$100,000 - \$125,000	1,001 9.83%	2,545 9.19%	4,256 8.81%
Income: \$125,000 - \$150,000	680 6.68%	1,507 5.44%	3,169 6.56%
Income: \$150,000 - \$200,000	636 6.25%	2,694 9.73%	4,991 10.33%
Income: \$200,000+	669 6.57%	6,905 24.94%	14,184 29.37%
2019 Avg Household Income	\$83,125	\$135,985	\$149,289
2019 Med Household Income	\$57,691	\$98,299	\$114,400

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ASSISTED LIVING



HOSPITALITY



MIXED USE PROJECTS



MULTI-FAMILY

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RETAIL



OFFICE/
INDUSTRIAL/FLEX

Founded in 1989, The Partners Commercial Real Estate Services, Inc. is one of New York Metropolitan's most innovative real estate companies providing consulting and brokerage services in site selection, development, site plan approval, sales and leasing.

A full-service real estate company, The Partners has grown and prospered on its proven ability to not just meet, but exceed the needs of its clientele. We accomplish this by leaving nothing to chance. We are passionate about quality, pay obsessive attention to detail and provide highly personalized service. For over twenty years, The Partners has been committed to achieving complete customer satisfaction.



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SERVICES OFFERED

- SITE OR SPACE SELECTION (BUYER-TENANT REPRESENTATION)
- SITE PLAN AND/OR OCCUPANCY APPROVALS
- MARKETING OF NEW DEVELOPMENTS OR EXISTING ASSETS

PRIMARY MARKETS COVERED

- CONNECTICUT
- NEW YORK METROPOLITAN REGION
 - WESTCHESTER COUNTY
 - ROCKLAND COUNTY
 - DUTCHESS COUNTY
 - BROOKLYN, QUEENS, & STATEN ISLAND
 - NASSAU AND SUFFOLK COUNTY
- NORTHERN NEW JERSEY

AREAS OF SPECIALTY

- MULTI-FAMILY
- SENIOR COMMUNITIES (ASSISTED LIVING, MEMORY CARE, INDEPENDENT LIVING)
- HOSPITALITY
- RESTAURANT
- RETAIL AND RECREATIONAL
- OFFICE AND INDUSTRIAL
- SELF STORAGE





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Conclusion:

The Partners Commercial Real Estate Services, Inc. is focused on the full scale execution of your real estate needs and requests. The exhaustive detail and extensive resource work that goes into sourcing of the project, including working with municipalities, interest groups, state and local authorities, architects, design firms, zoning and contract attorneys, to bring a project to fruition is our sole and primary business.

In short, the services required for a full scale advantage in developing your next project can be expertly handled by [The Partners Commercial Real Estate Services, Inc.](#) – your real estate turn key solution.

From the conception of the project through the transaction phase, the approval process and up to the grand opening, we will work closely with you to assist in the project's success.

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