

# CHAPPAQUA CROSSING

Chappaqua, New York



THE  
**DARTMOUTH**  
COMPANY

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# CHAPPAQUA CROSSING

## Project Overview

Located in Chappaqua, NY, Chappaqua Crossing is a 120,000 SF retail development on a beautiful campus setting anchored by Whole Foods and Lifetime Fitness. It is conveniently located close to major highways (direct exit off Saw Mill Parkway) and the Metro-North railroad to Manhattan.

Chappaqua Crossing has a regional appeal that will service northern Westchester County, NY including Chappaqua, Mount Kisco, Briarcliff Manor, Bedford, Katonah, Pleasantville and Armonk as well as western Greenwich, CT.

This new development is a master-planned project by a veteran institutional development team and includes 450,000 SF of office (existing), 66 apartments and 91 Townhomes planned to be built.

Join Anchors:



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Opening | Fall 2017







# DEVELOPMENT AERIAL

**DIRECT ACCESS  
OFF SAW MILL RIVER PKWY  
(ROARING BROOK RD EXIT)**

SAW MILL RIVER PKWY  
OLD ROARING BROOK

33,503 ADT<sup>14</sup>

450,000 SF  
OFFICE SPACE

91 NEW  
TOWNHOMES

66 NEW  
APARTMENTS



**NEW ENTRANCE FROM  
RT 117/N. BEDFORD RD  
INTO SITE**

**NEW ENTRANCE FROM  
ROARING BROOK RD  
INTO SITE**

**HORACE GREELEY  
HIGH SCHOOL &  
MIDDLE SCHOOL**



LIFETIME

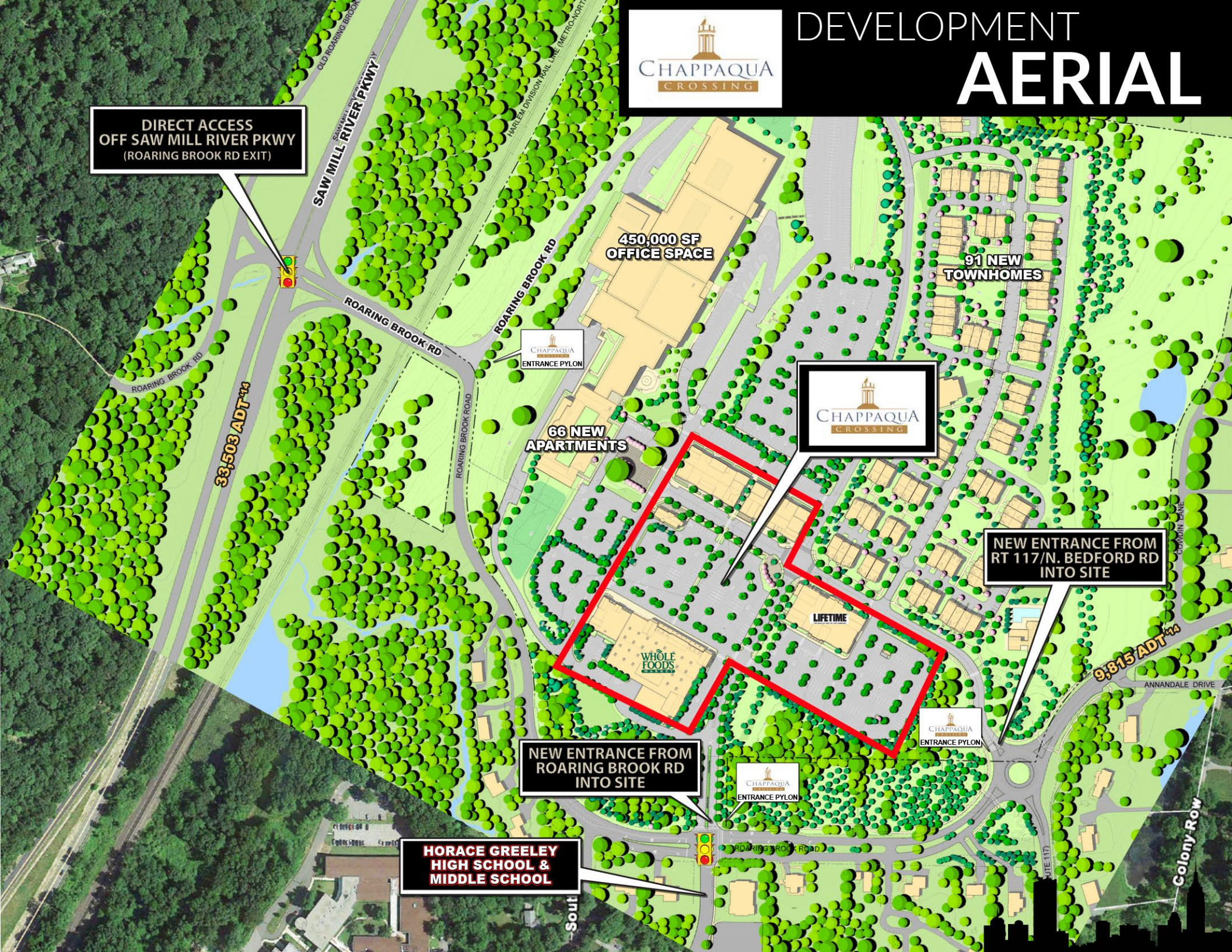
WHOLE  
FOODS

9,815 ADT<sup>14</sup>

ANNANDALE DRIVE

Colony Row

South







## Available Space

### Building A

- Whole Foods (40,000 SF)

### Building B

- Go Health (2,300 SF)
- Go Green Dry Cleaners (1,500 SF)
- 2,450 SF (Divisible)

### Building C

- 2,000 SF (Divisible)
- Drive Thru

### Building D

- 16,500 SF (Divisible)
- Apparel/QSR/Junior Anchor/Bank/Outdoor Dining

### Building E

- 6,835 SF (Divisible)
- Apparel/QSR/Junior Anchor/Bank/Outdoor Dining

### Building F

- Lifetime (40,000 SF)



**BUILDING D  
FACING SOUTHWEST**



**BUILDING E  
FACING SOUTHEAST**



RETAIL  
**RENDERINGS**

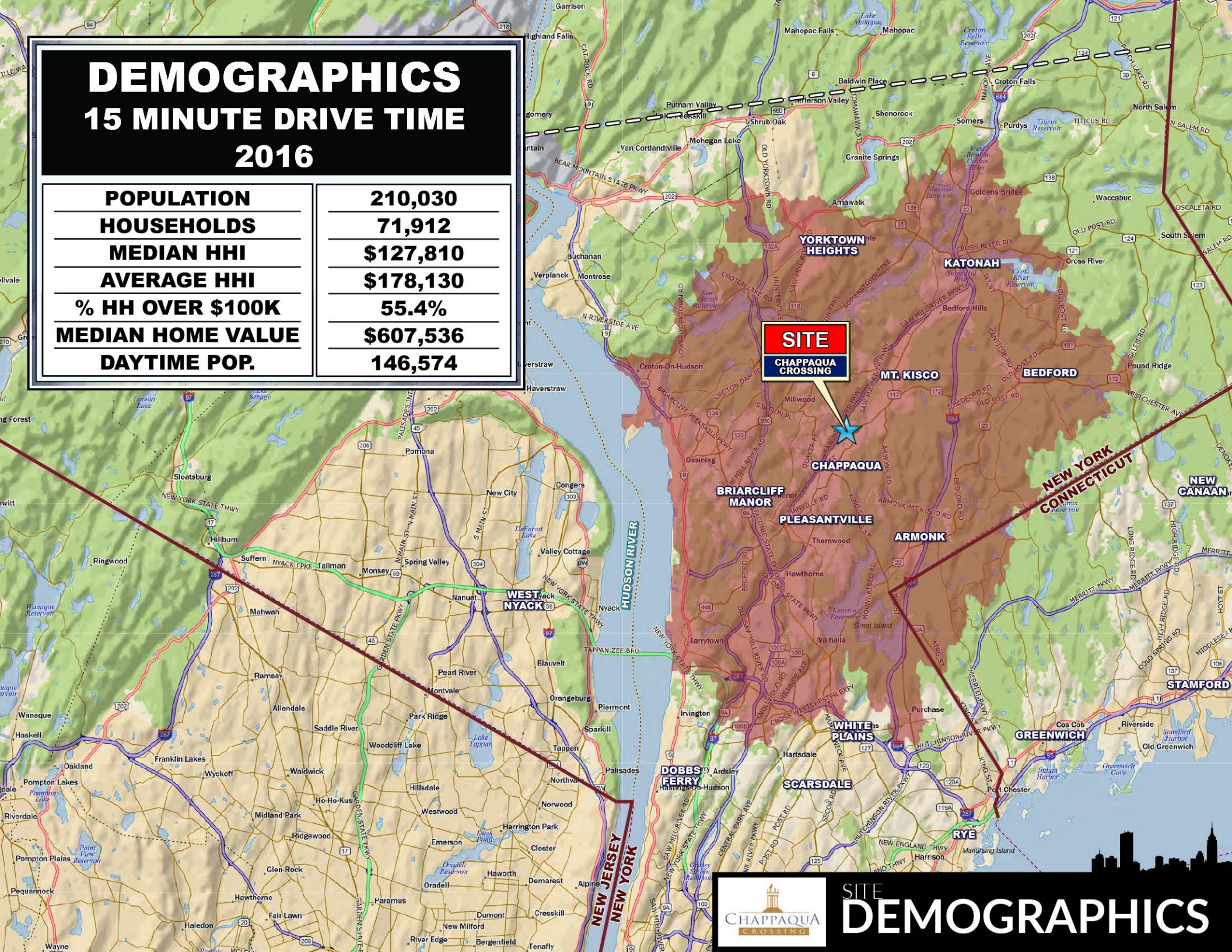


# DEMOGRAPHICS

## 15 MINUTE DRIVE TIME

### 2016

<b>POPULATION</b>	<b>210,030</b>
<b>HOUSEHOLDS</b>	<b>71,912</b>
<b>MEDIAN HHI</b>	<b>\$127,810</b>
<b>AVERAGE HHI</b>	<b>\$178,130</b>
<b>% HH OVER \$100K</b>	<b>55.4%</b>
<b>MEDIAN HOME VALUE</b>	<b>\$607,536</b>
<b>DAYTIME POP.</b>	<b>146,574</b>



**SITE**  
CHAPPAQUA CROSSING



SITE  
**DEMOGRAPHICS**





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