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# Retail Leasing Guidebook

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FALL/WINTER, 2025



**THE VILLAGE**  
AT TUXEDO RESERVE

 **RELATED**



# The New Way to Village

Something extraordinary is coming to the lower Hudson Valley — the first built-from-the-ground-up village in generations.



**THE VILLAGE**  
AT TUXEDO RESERVE



# The RELATED Advantage

The Village at Tuxedo Reserve is the next great project from the nation's premier developer of high-end residential, retail and mixed-use projects.

Placemaking is our passion. Related is an innovator in mixed-use development and consider our retail tenants as partners in a long term vision of creating great experiences that grow, evolve, and last the test of time.



**THE VILLAGE**  
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# 5,000+ Consumers at Your Doorstep

The master development of Tuxedo Reserve covers over 1200 acres at the gateway to the Hudson Valley, 30 miles from NYC, and nestled between Harriman State Park and Sterling Forest.

Soon to be 1,300 homes and 330+ apartments, Tuxedo Reserve is the perfect captive audience, affluent consumer-base for high-end retail, recreation, self-care and both casual and fine dining outlets.



**THE VILLAGE**  
AT TUXEDO RESERVE

# At the Center of it All, The Village

The Village at Tuxedo Reserve puts a charming yet sophisticated Hudson Valley destination within easy reach of more than 10 million people.

The Village is a ground-floor opportunity for retailers, restaurateurs, artisans, and entrepreneurs to be part of a visionary new commercial, recreational, and residential development at the gateway to the Hudson Valley.



**THE VILLAGE**  
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# Market Square, the Ultimate Experience and 4-Season Draw

At the center of the Village is Market Square which will include a destination food market in a timber framed double-height contemporary “barn.” Given the dearth of food markets in the region, the market will draw from a wide radius, bringing additional shoppers to the Village.

The hardscape plaza will host regular farmer’s markets, craft fairs, sponsored events, and other activations providing incredible foot traffic throughout the year.

Last, but by no means least...the Village Green, Village Ice Rink, and Fitness and Recreational Facilities are consumer magnets that will draw from all of the 1530+ homes in Tuxedo Reserve, the larger suburban region and NYC.



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# An Energized Crowd for Every Season

The Village Green will be a gathering place for the region, activated by the Stage House to provide regular experiences and events (such as concerts, theatrical productions, movie nights, sporting events, etc).

In the colder months, the Village Rink will draw crowds for recreational skating, hockey, figure skating classes and more.

All of the activities are supported by a year round concession stand (with indoor and outdoor seating) and public bathrooms.



# Evergreen Demand, at Your Doorstep

Tuxedo Reserve, in addition to 330+ multifamily apartments in the Village, includes a wide range of for-sale housing types and price points well-above the regional average. This high-end community, which when complete will house upwards of 5,000 residents, will consist of the following types of inventory:

**Apartment / Garden Homes:** 431

**Townhomes (32', 28', and 24' wide):** 939

**Single Family Homes:** 231

The average size of these homes is as follows:

**Apartment / Garden Homes:** 1,800 sq. ft.

**Townhomes (32', 28', and 24' wide):** 2,300 sq. ft.

**Single Family Homes:** 2,550 sq. ft.

**THE VILLAGE**

AT TUXEDO RESERVE

\$922,640



\$696,035







# Where Tuxedo Reserve Comes to You

In addition to the draw and activation provided by a Market & Grocery store, Village Ice, Village Green and concession are the fitness and recreation amenities for the entire 1,200 acre project.

Included in this unprecedented mix of recreational outlets are an 18,000 sq. ft. Fitness & Recreation Center that houses a full-size basketball court, squash court, full-service fitness center, yoga studio and additional high-end programming.

The outdoor portion of the amenities complex includes a swimming pool and lounge deck, pickleball and tennis courts, a soccer and lacrosse field, dog park and playground.

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# Retail Core

Retail spaces have been preliminary demised, assigned preliminary uses, and laid out. Current plans include:

**#5:** Restaurant, Bar, Wine Store, Coffee Shop, Outdoor Shop, Hardware/Plants/Gifts

**#6:** Nails, Hair, Medical, Shipping Center, Boba Tea / Ice-cream

**#14:** Diner/Café, Bakery, Pharmacy

**#15:** Bank, Barber, Clothing, Daycare (with separate playground)

The final demising, uses, and layouts will be determined as the Founder's Circle of retail partners is finalized.



# Partial List of Feasible Retail Uses

## Food and Beverage

- Grocery Market (Market Square)
- Concession (Market Square)
- Tavern/Bar
- Coffee/bagel Shop
- 3 meal diner/cafe
- Bakery

## Services

- Boba
- Ramen
- Sushi
- Asian Pizzeria
- Brewery
- Tacos
- Mail/Biz Services
- Resident Services
- Barbershop
- Hair salon
- Nails, foot massage, massage
- Vet
- Concierge medical
- Bank
- Daycare

## Provisions

- Wine Store
- Apothecary/Pharmacy

## Fitness / Activities

- Marital Arts/Yoga Studio
- Paint N' Sip

## Shops

- Quality vintage fashion
- Outdoor/sports
- Hardware/Home goods
- Garden/plants



**We welcome all ideas for retail uses. Have a great business not on this list? Let us know!**



# Founder's Circle

The Village founders are assembling and collaborating with a curated group of the best-in-class commercial partners, the **Founder's Circle**.

**Founder's Circle** members will receive special assistance, considerations and benefits. For the select initial tenants, the Developer will manage the design and construction of their spaces in order to drastically reduce tenant's upfront time, cost, schedule and risk. Phased rents will enable the **Founder's Circle** businesses to grow and thrive.



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# Four Steps to Your Next Great Location



01

Contact us to discuss your vision, business plan, potential spaces available, and preliminary terms.

02

Meet with our team to finalize location, demising, interior plan and terms.

03

Sign a term sheet and Related will manage and execute the build of your next location.

04

Install your FF&E and OS&E, hire your staff, and open for business in Fall of 2026.

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# Founder's Circle Journey

May '25

Ground Breaking



May-Aug '25

Assembling curated mix of best-in-class retail operators



July-Dec '25

Design shops and restaurants



Jan -Sept '26

Fitout Construction



Nov '26

Opening Fall 2026



# Catalog of Retail Uses & Architectural Test Fits



On the following pages are design concepts for each of the retail use types we have conceptualized. These designs are intended to inspire your imagination, not restrict it. For the **Founder's Circle** we have full design / build capabilities ready to help you envision how your business can fit into our very exciting and inherently flexible ecosystem.

 **RELATED**

THE VILLAGE

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## LEGEND

### BUILDING 5

1. Restaurant (Farm to table)  
1,397.43 SF
2. Medical Office (on Mezzanine)  
1,552 SF ON MEZZANINE
3. Bar  
1,397.43 SF ON 1ST FLOOR + 562 SF ON MEZZ / TOTAL: 1,949.43 SF
4. Wine store  
1,428.56 SF ON 1ST FLOOR + 599.26 SF ON MEZZ / TOTAL: 2,027.82 SF
5. Book store & cafe  
1,008.27 SF ON 1ST FLOOR
6. Outdoor Equipment  
3,283.73 SF ON 1ST FLOOR + 2,872.68 SF ON MEZZ / TOTAL: 6,156.41 SF
7. Home hardware & plants  
2,052 SF ON 1ST FLOOR

### BUILDING 6

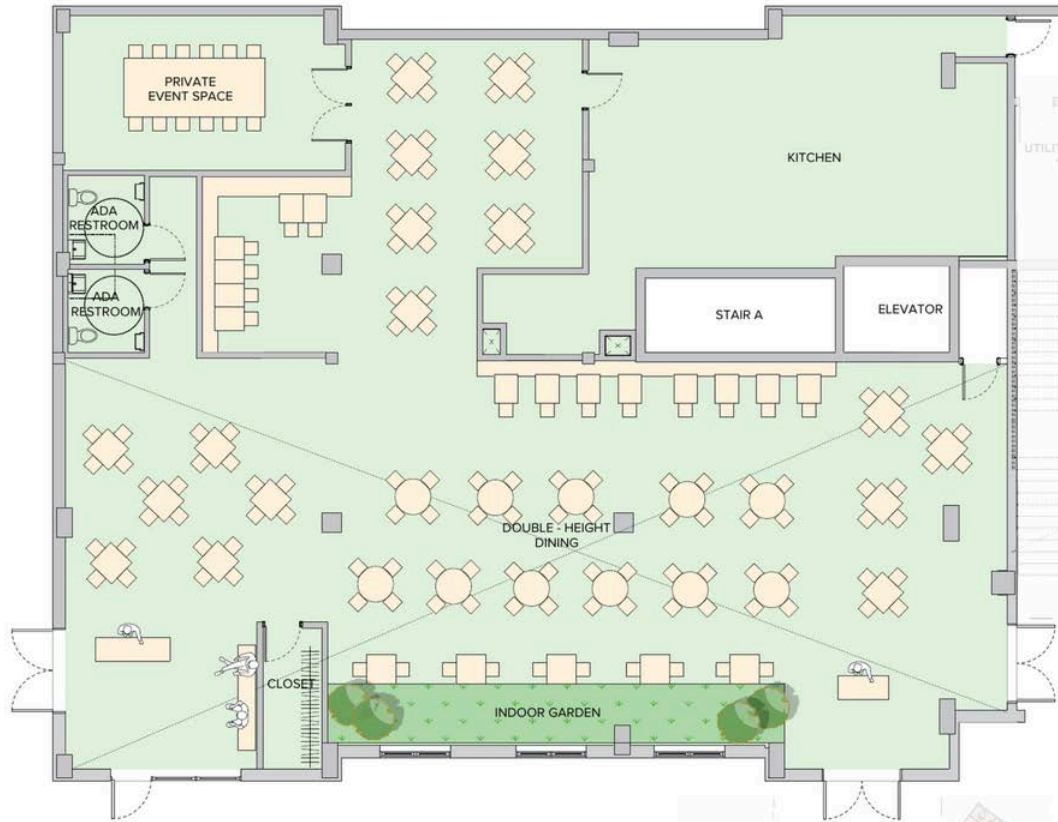
8. Nail Spa  
1,000 SQ FT
9. Hair Salon  
1,000 SQ FT
10. Apothecary  
945 SQ FT
11. Boba  
500 SQ FT
12. Dry Cleaning + Package  
1,442 SQ FT

### BUILDING 14

13. Diner / 3 meal cafe  
2,588 SQ FT
14. Cafe  
738 SQ FT
15. Clothing consignment store  
1,000 SQ FT

### BUILDING 15

16. Bank Branch  
1,875 SQ FT
17. Barbershop  
635 SQ FT
18. Concierge Medical  
1,345 SQ FT
19. Daycare  
1,345 SQ FT



BUILDING 05 - FIRST FLOOR  
FARM TO TABLE RESTAURANT  
FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
Approx. 4,132 SQ FT



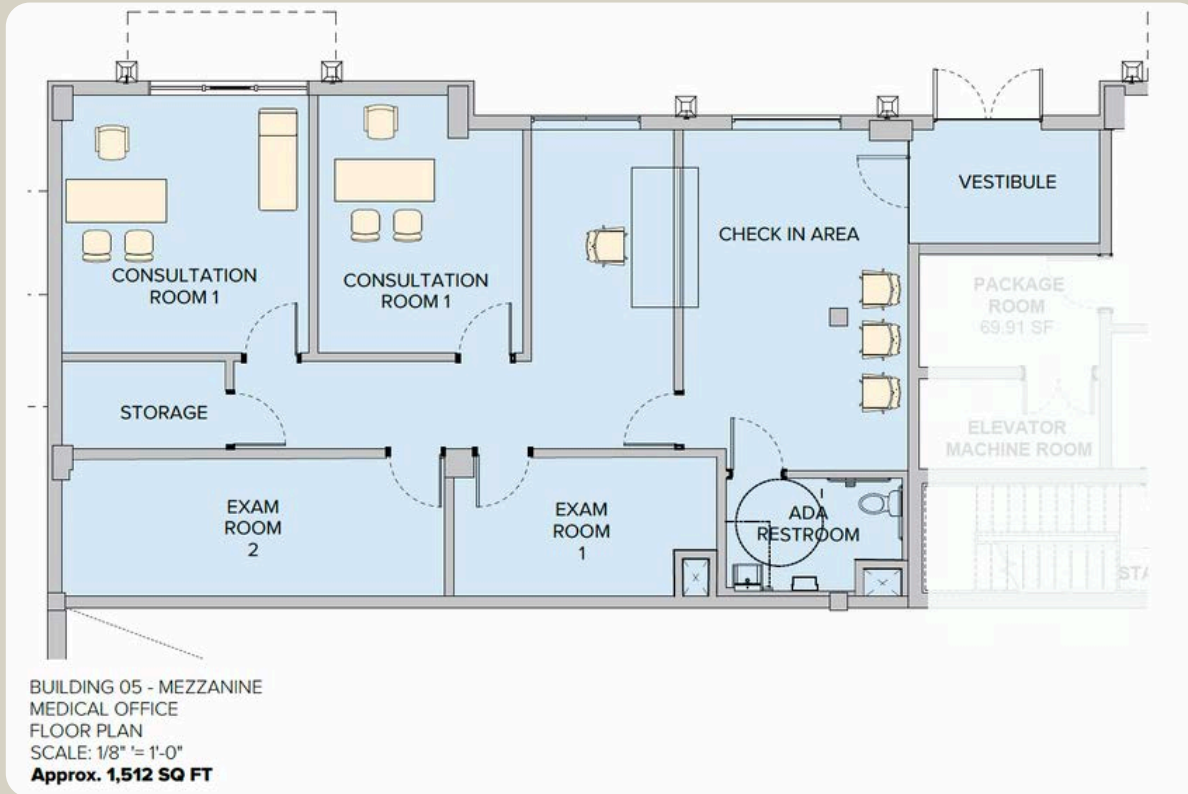
Location:  
Building 5, First Floor

Preliminary Use:  
Farm to Table Restaurant

Leasable Area:  
4,132 sq. ft.

Occupancy:  
November, 2026



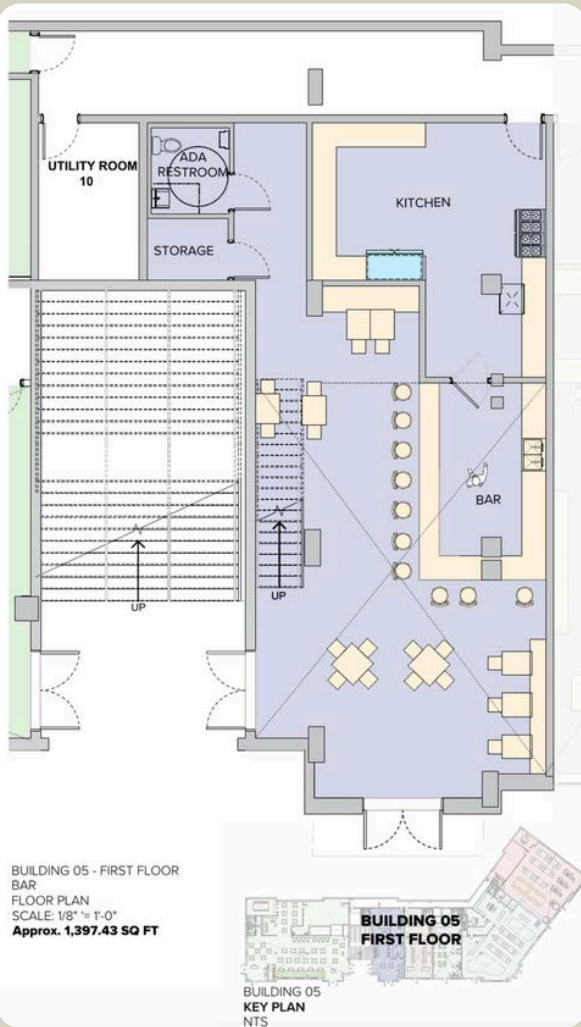


Location:  
Building 5, Mezzanine

Preliminary Use:  
Medical Office

Leasable Area:  
1,512 sq. ft.

Occupancy:  
November, 2026



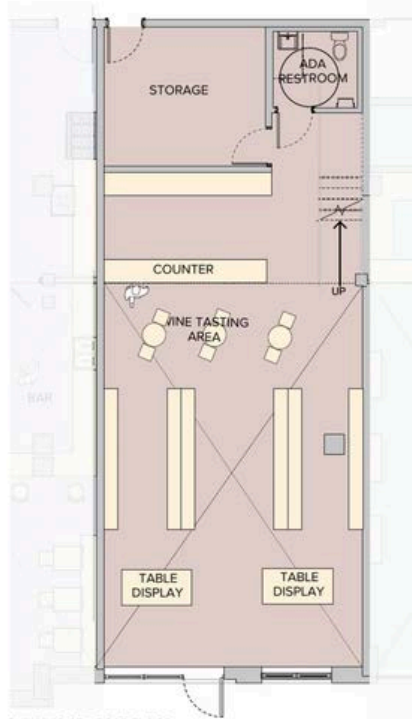
Location:  
Building 5, First Floor &  
Mezzanine

Preliminary Use:  
Bar & Light Fare

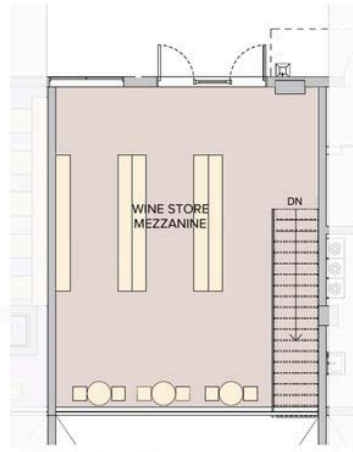
Leasable Area:  
1,397 sq. ft. & 552 sq. ft.

Occupancy:  
November, 2026





BUILDING 05 - FIRST FLOOR  
WINE STORE  
FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
Approx. 1,137.28 SQ FT



BUILDING 05 - MEZZANINE  
WINE STORE  
FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
Approx. 593.05 SQ FT

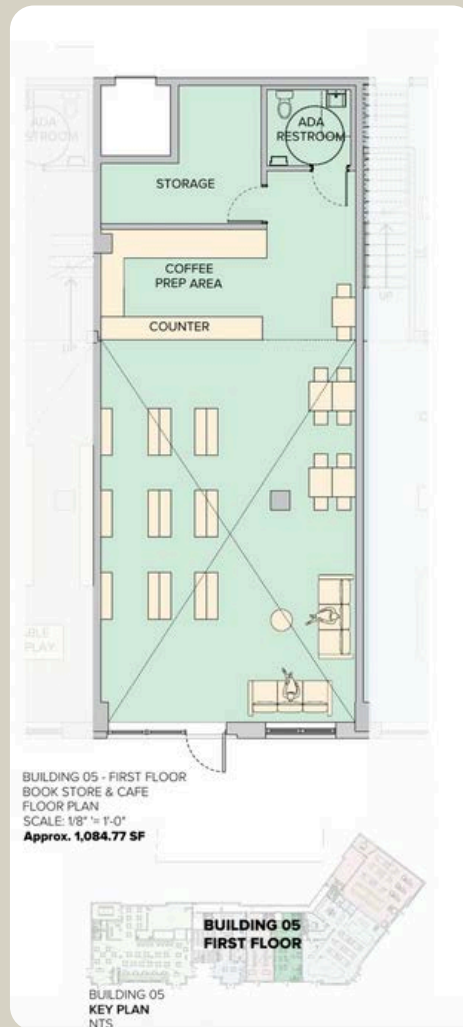


Location:  
Building 5, First Floor &  
Mezzanine

Preliminary Use:  
Wine & Liquor Store

Leasable Area:  
1,137 sq. ft. & 593 sq. ft.

Occupancy:  
November, 2026



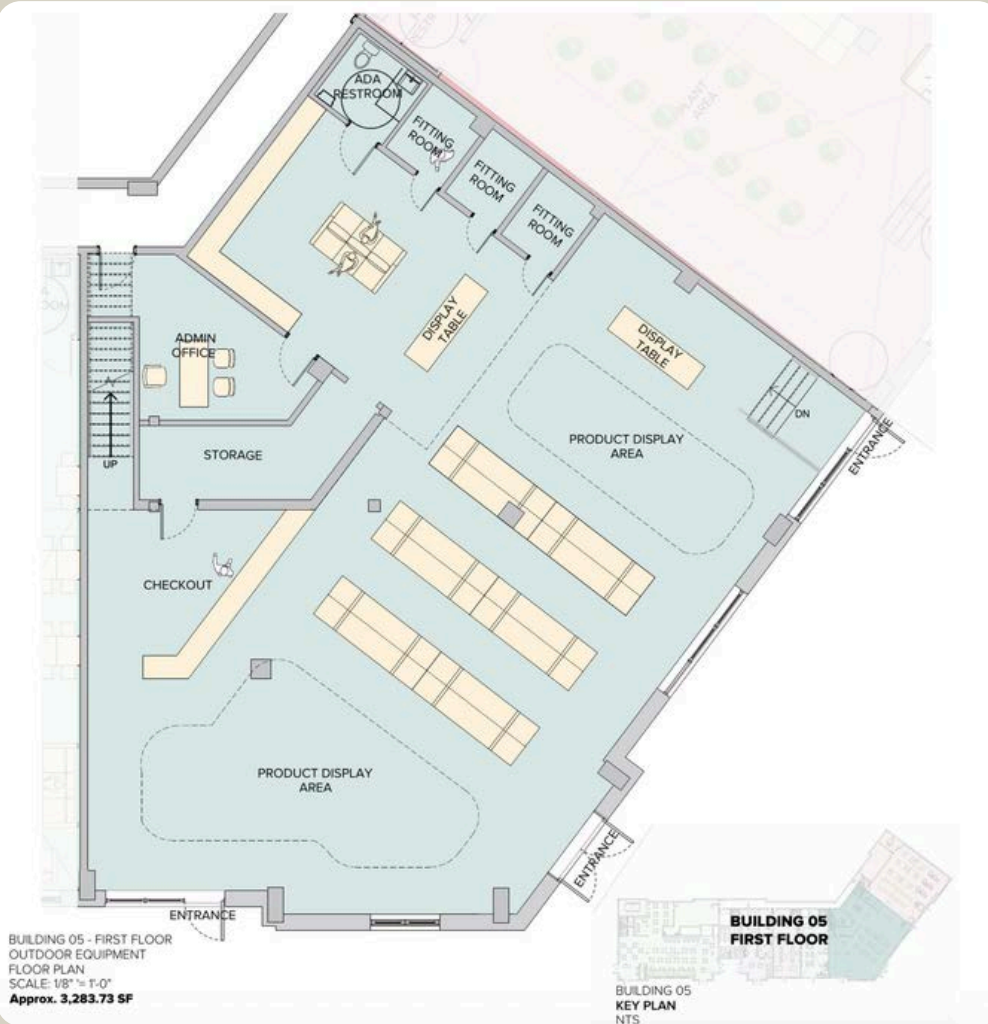
Location:  
Building 5, First Floor

Preliminary Use:  
Book Store & Cafe

Leasable Area:  
1,084 sq. ft.

Occupancy:  
November, 2026





Location: Building 5,  
First Floor &  
Mezzanine (next page)

Preliminary Use:  
Outdoor Oriented Retail

Leasable Area:  
3,283 sq. ft. & 2,872 sq. ft.

Occupancy:  
November, 2026



Location: Building 5,  
First Floor (prior page) &  
Mezzanine

Preliminary Use:  
Outdoor Oriented Retail

Leasable Area:  
3,283 sq. ft. & 2,872 sq. ft.

Occupancy:  
November, 2026



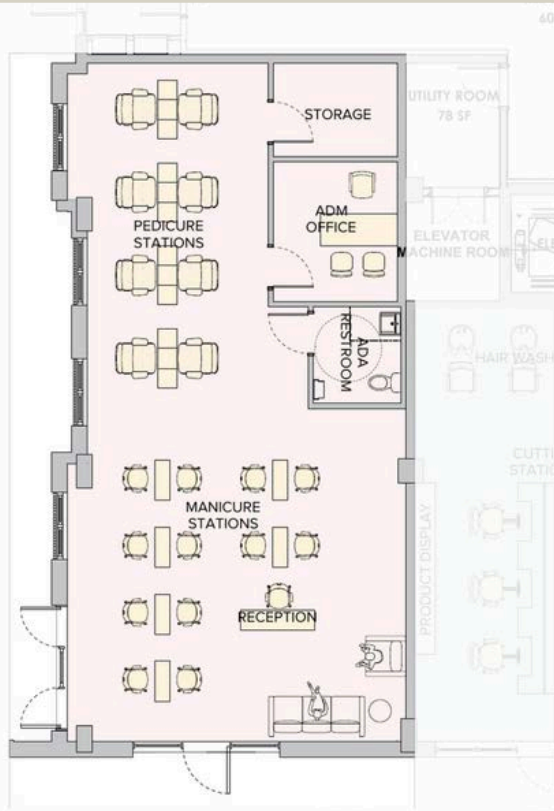


Location:  
Building 5, First Floor

Preliminary Use:  
Hardware & Home Goods

Leasable Area:  
2,692 sq. ft.

Occupancy:  
November, 2026



BUILDING 06  
NAIL SPA  
FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
Approx. 1,198 SQ FT



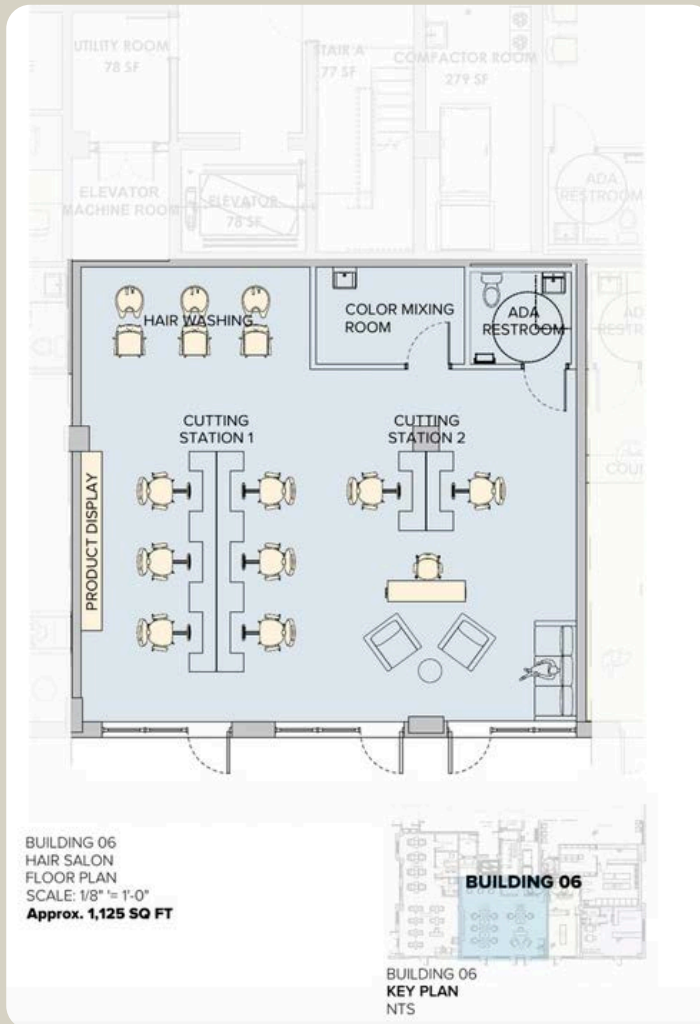
BUILDING 06  
KEY PLAN  
NTS

Location:  
Building 6, First Floor

Preliminary Use:  
Nail Spa

Leasable Area:  
1,198 sq. ft.

Occupancy:  
November, 2026



Location:  
Building 6, First Floor

Preliminary Use:  
Hair Salon

Leasable Area:  
1,125 sq. ft.

Occupancy:  
November, 2026



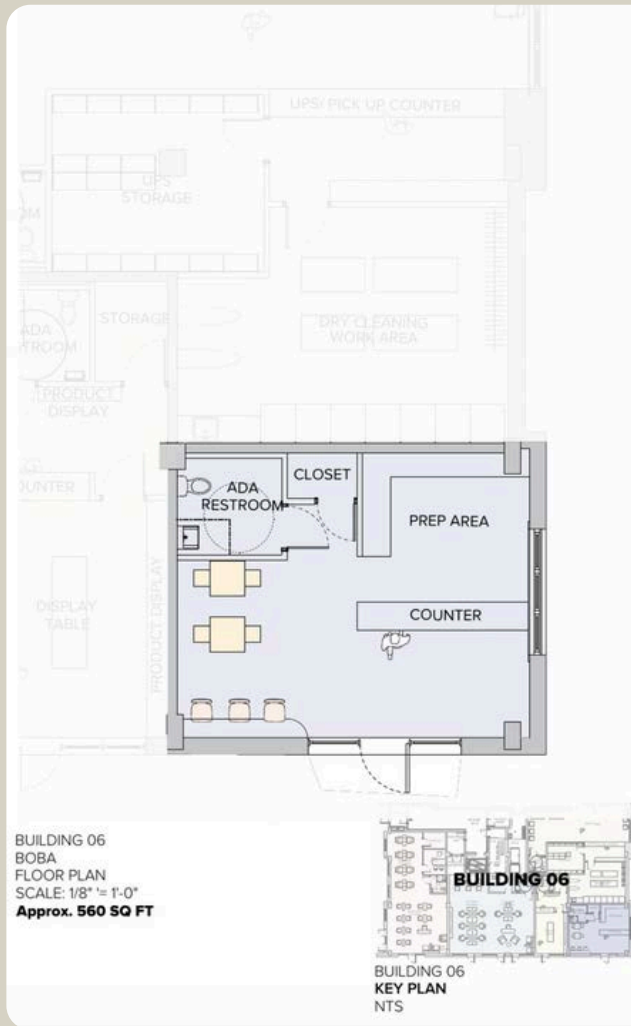


Location:  
Building 6, First Floor

Preliminary Use:  
Apothecary

Leasable Area:  
545 sq. ft.

Occupancy:  
November, 2026

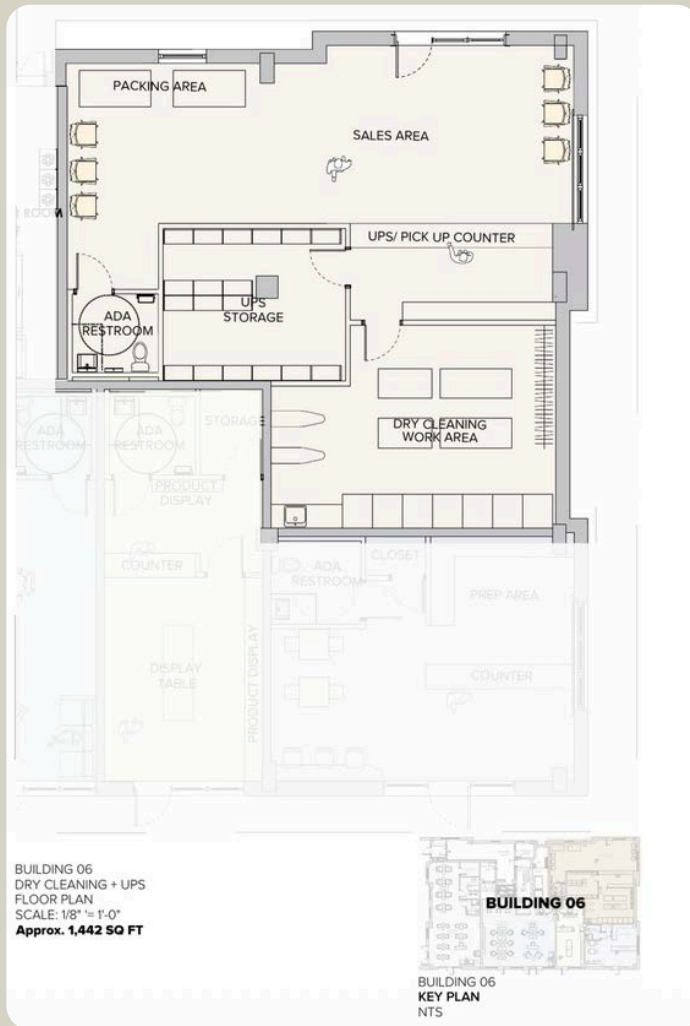


Location:  
Building 6, First Floor

Preliminary Use:  
Boba

Leasable Area:  
560 sq. ft.

Occupancy:  
November, 2026



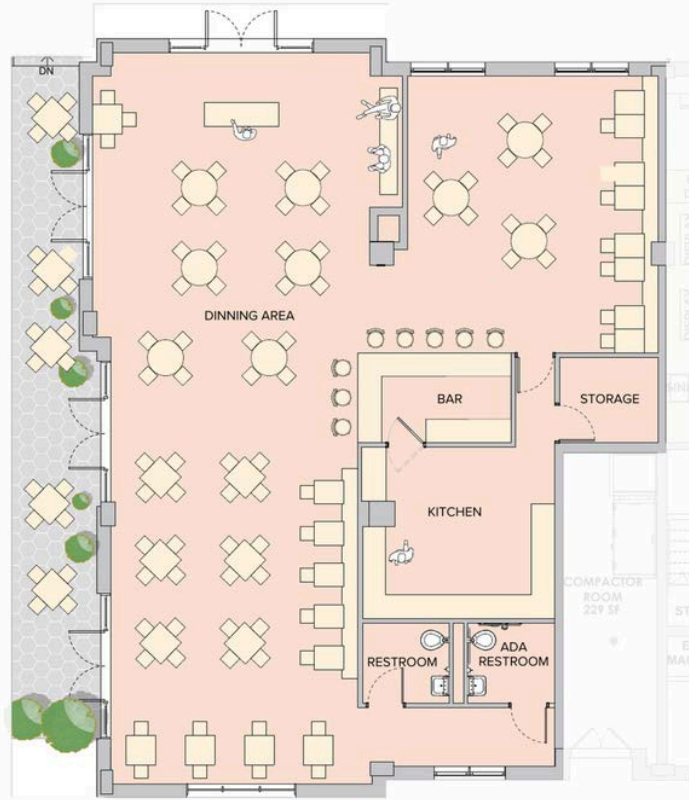
Location:  
Building 6, First Floor

Preliminary Use:  
Dry Cleaning & UPS

Leasable Area:  
1,442 sq. ft.

Occupancy:  
November, 2026





BUILDING 14  
DINER / 3 MEAL CAFE  
FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
Approx. 2,586 SQ FT



Location:  
Building 14, First Floor

Preliminary Use:  
Diner / 3-Meal Cafe

Leasable Area:  
2,586 sq. ft.

Occupancy:  
November, 2026

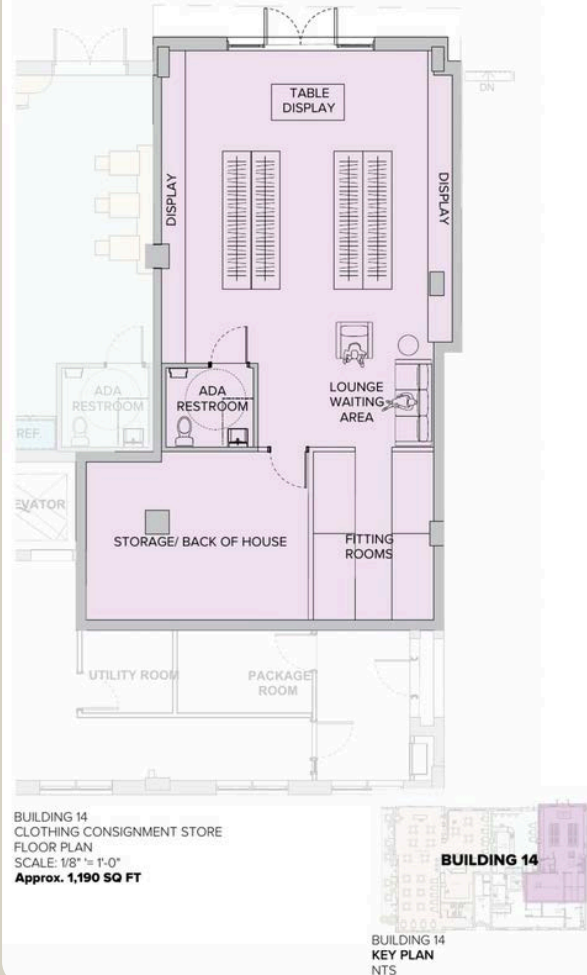


Location:  
Building 14, First Floor

Preliminary Use:  
Coffee & Cafe

Leasable Area:  
736 sq. ft.

Occupancy:  
November, 2026



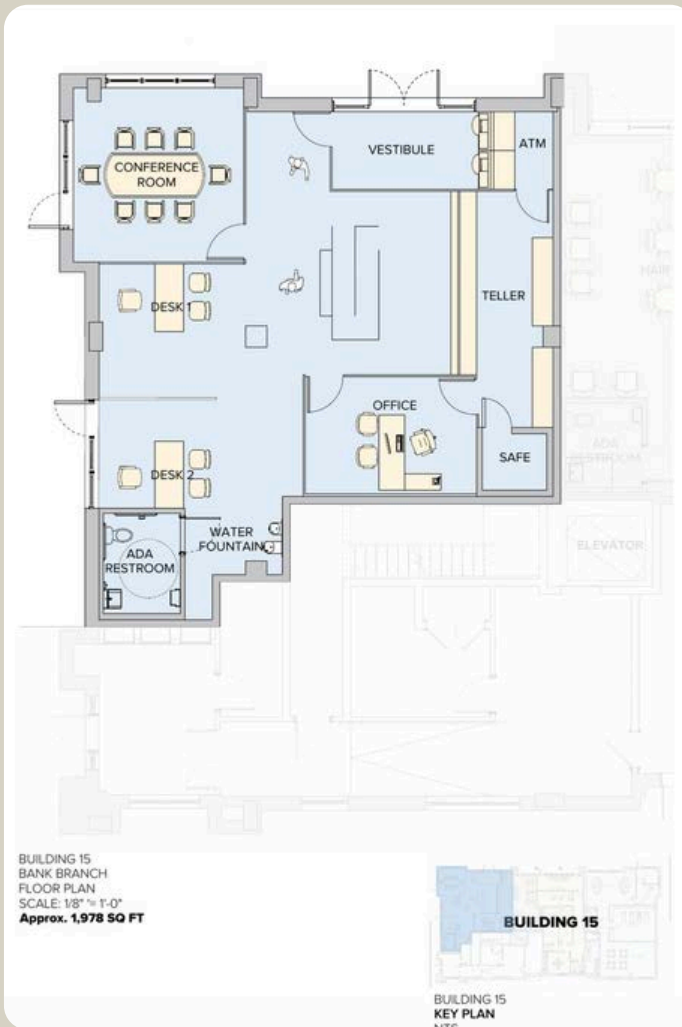
Location:  
Building 14, First Floor

Preliminary Use:  
Clothing Store

Leasable Area:  
1,190 sq. ft.

Occupancy:  
November, 2026





Location:  
Building 15, First Floor

Preliminary Use:  
Bank Branch

Leasable Area:  
1,978 sq. ft.

Occupancy:  
November, 2026

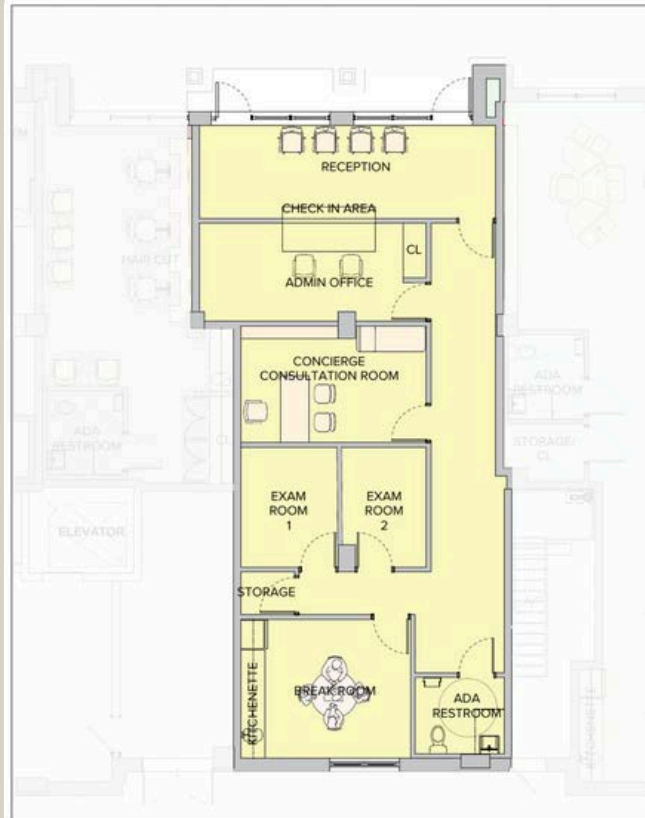


Location:  
Building 15, First Floor

Preliminary Use:  
Barber Shop

Leasable Area:  
434 sq. ft.

Occupancy:  
November, 2026



BUILDING 15  
CONCIERGE MEDICAL  
FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
Approx. 1,168 SQ FT



BUILDING 15  
KEY PLAN  
NTS

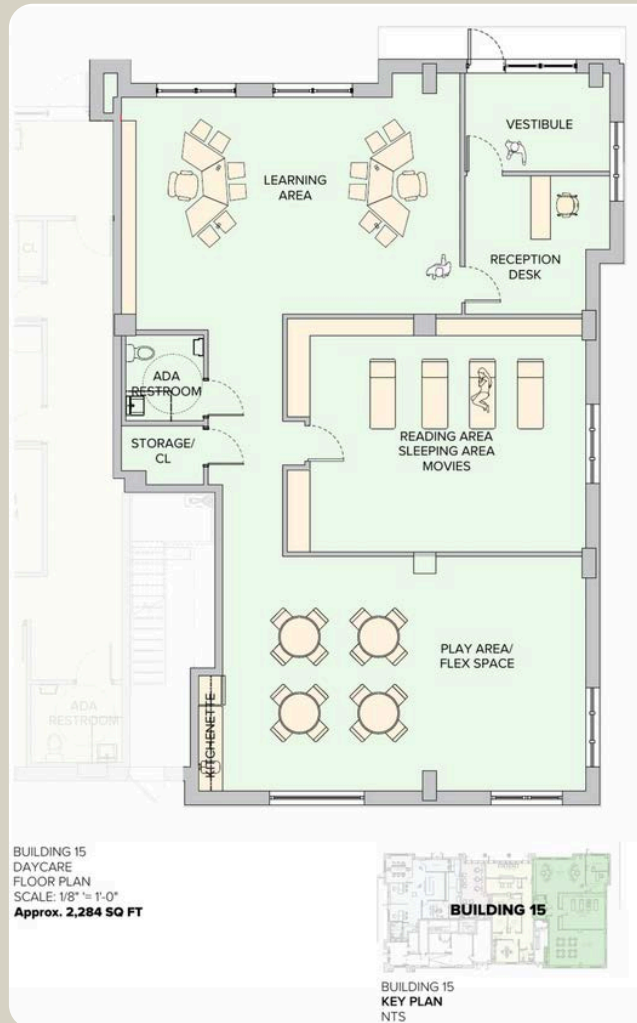
Location:  
Building 15, First Floor

Preliminary Use:  
Concierge Medical

Leasable Area:  
1,168 sq. ft.

Occupancy:  
November, 2026





Location:  
Building 15, First Floor

Preliminary Use:  
Day Care

Leasable Area:  
2,284 sq. ft.

Occupancy:  
November, 2026

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