

A dark, moody background image of a forest with tall evergreen trees, partially obscured by thick fog or mist.

Retail Leasing Guidebook

FALL/WINTER, 2025



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.



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.



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.



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.



THE VILLAGE

AT TUXEDO RESERVE

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.

\$922,640



\$696,035



THE VILLAGE

AT TUXEDO RESERVE



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.



THE VILLAGE

AT TUXEDO RESERVE

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.



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.

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



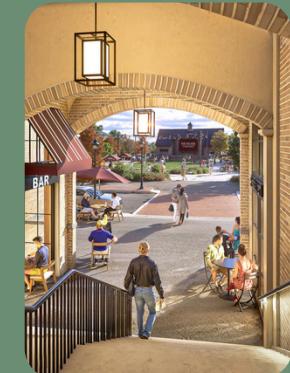
Jan -Sept '26

Fitout Construction



Nov '26

Opening Fall 2026



Catalog of Retail Uses & Architectural Test Fits



THE VILLAGE
AT TUXEDO RESERVE

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



LEGEND

BUILDING 5

1. Restaurant (Farm to table)
4,352 SF ON 1ST FLOOR
2. Medical Office (on Mezzanine)
1,012 SF ON MEZZANINE
3. Bar
1,374 SF ON 1ST FLOOR + 352 SF ON MEZZ / TOTAL: 1,696.43 SF
4. Wine store
1,312.28 SF ON 1ST FLOOR + 593.05 SF ON MEZZ / TOTAL: 1,790.33 SF
5. Book store & cafe
1,084.7 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

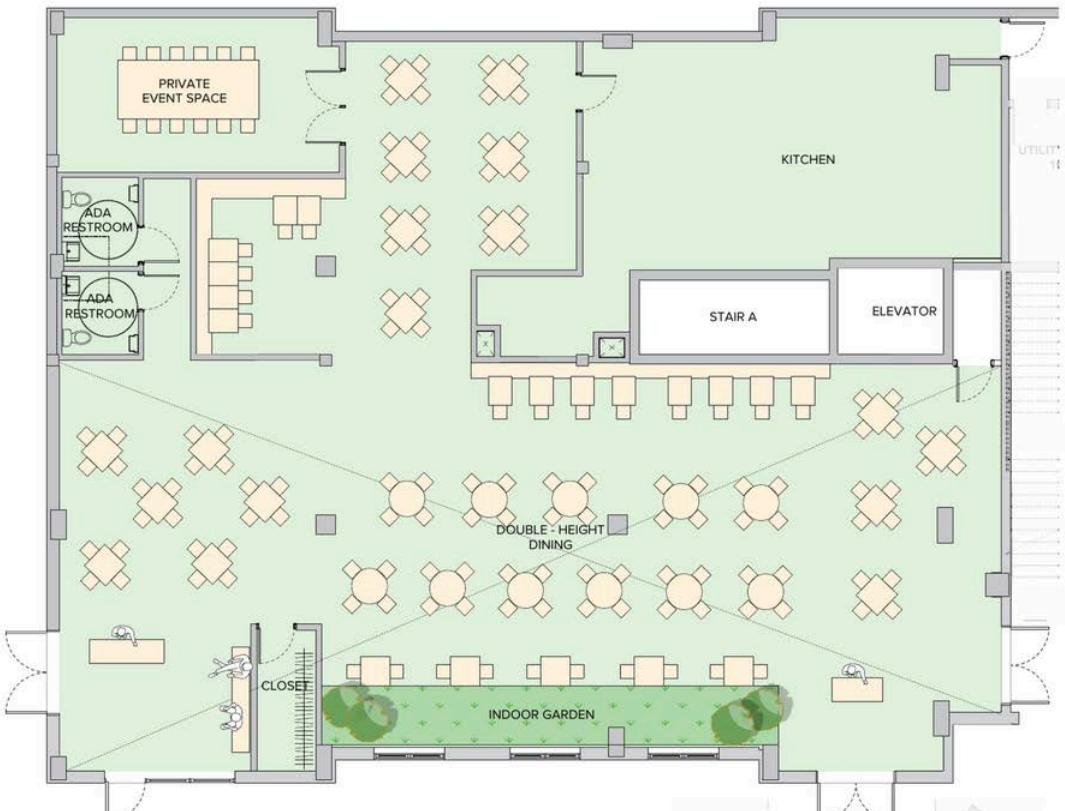
8. Nail Spa
1,000 SF
9. Hair Salon
1,000 SF
10. Apothecary
11. Boba
1,000 SF
12. Dry Cleaning + Package
1,442 SF

BUILDING 14

13. Diner / 3 meal cafe
2,588 SF
14. Cafe
736 SF
15. Clothing consignment store
1,010 SF

BUILDING 15

16. Bank Branch
1,000 SF
17. Barbershop
430 SF
18. Concierge Medical
1,000 SF
19. Daycare
2,201 SF



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

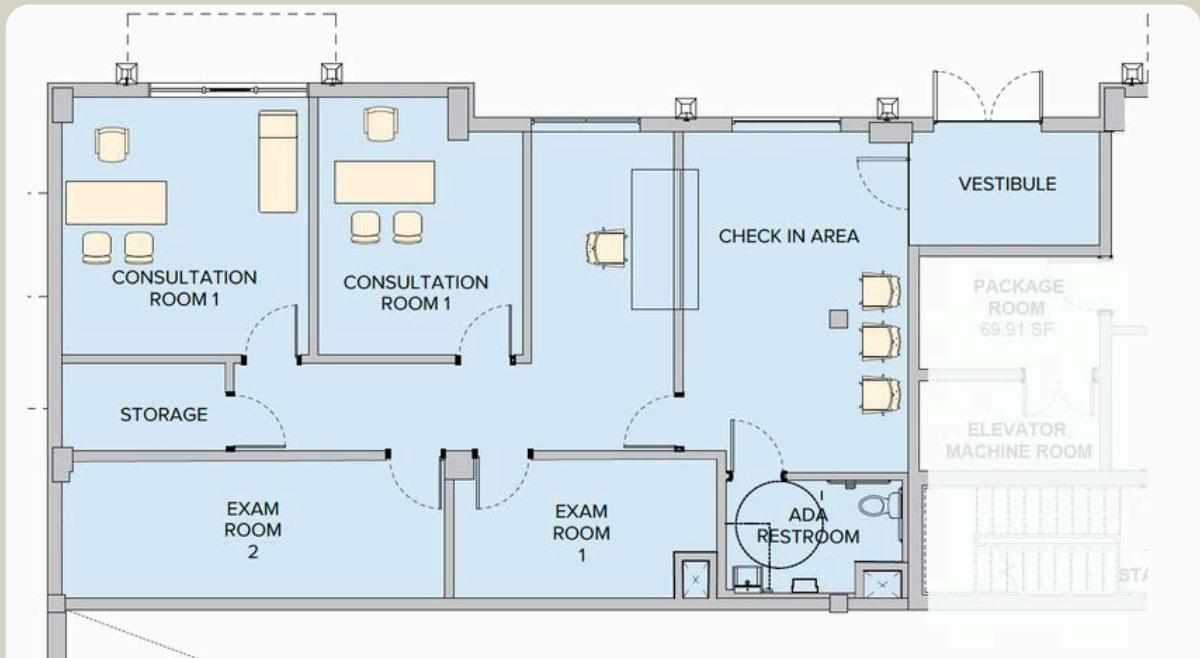


Location:
Building 5, First Floor

Preliminary Use:
Farm to Table Restaurant

Leasable Area:
4,132 sq. ft.

Occupancy:
November, 2026



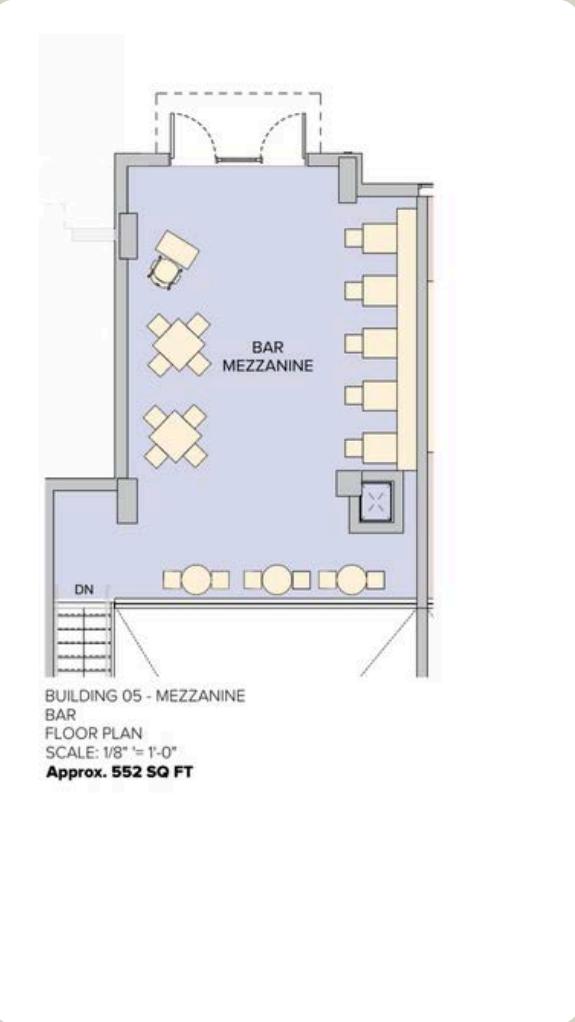
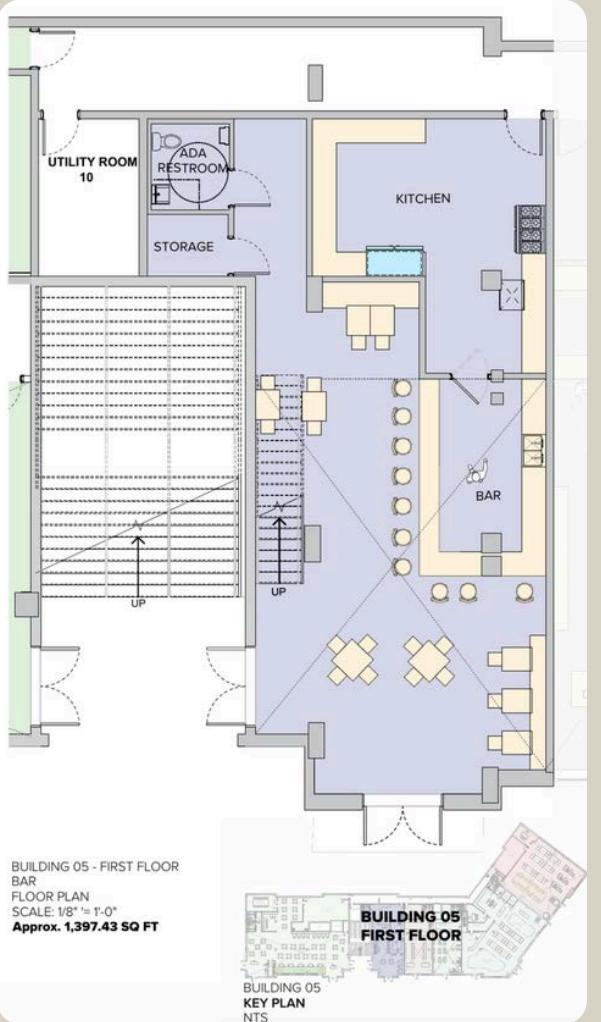
BUILDING 05 - MEZZANINE
MEDICAL OFFICE
FLOOR PLAN
SCALE: 1/8" = 1'-0"
Approx. 1,512 SQ FT

Location:
Building 5, Mezzanine

Preliminary Use:
Medical Office

Leasable Area:
1,512 sq. ft.

Occupancy:
November, 2026

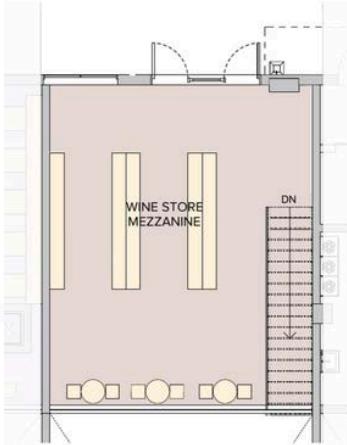
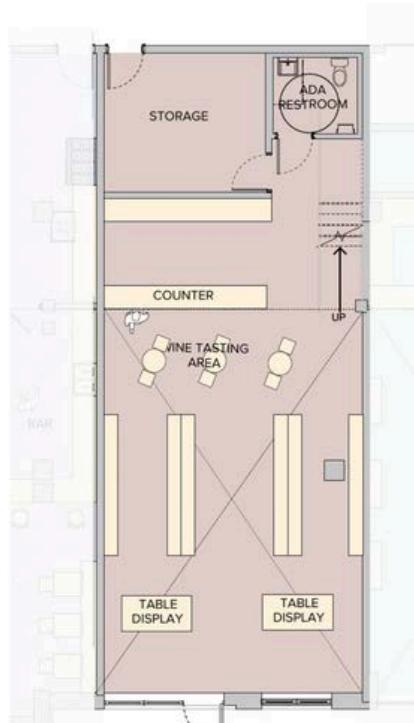


Location:
Building 5, First Floor & Mezzanine

Preliminary Use:
Bar & Light Fare

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

Occupancy:
November, 2026



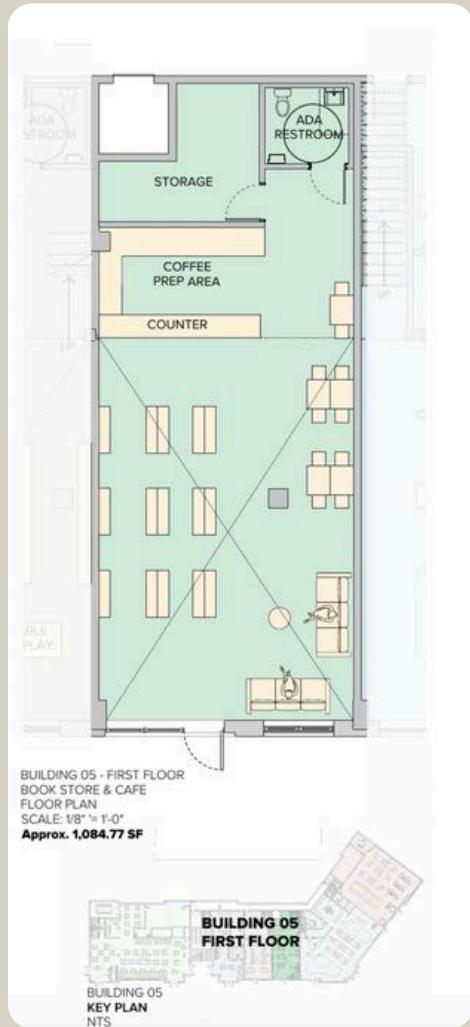
Location:
Building 5, First Floor &
Mezzanine

Preliminary Use:
Wine & Liquor Store

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



Occupancy:
November, 2026

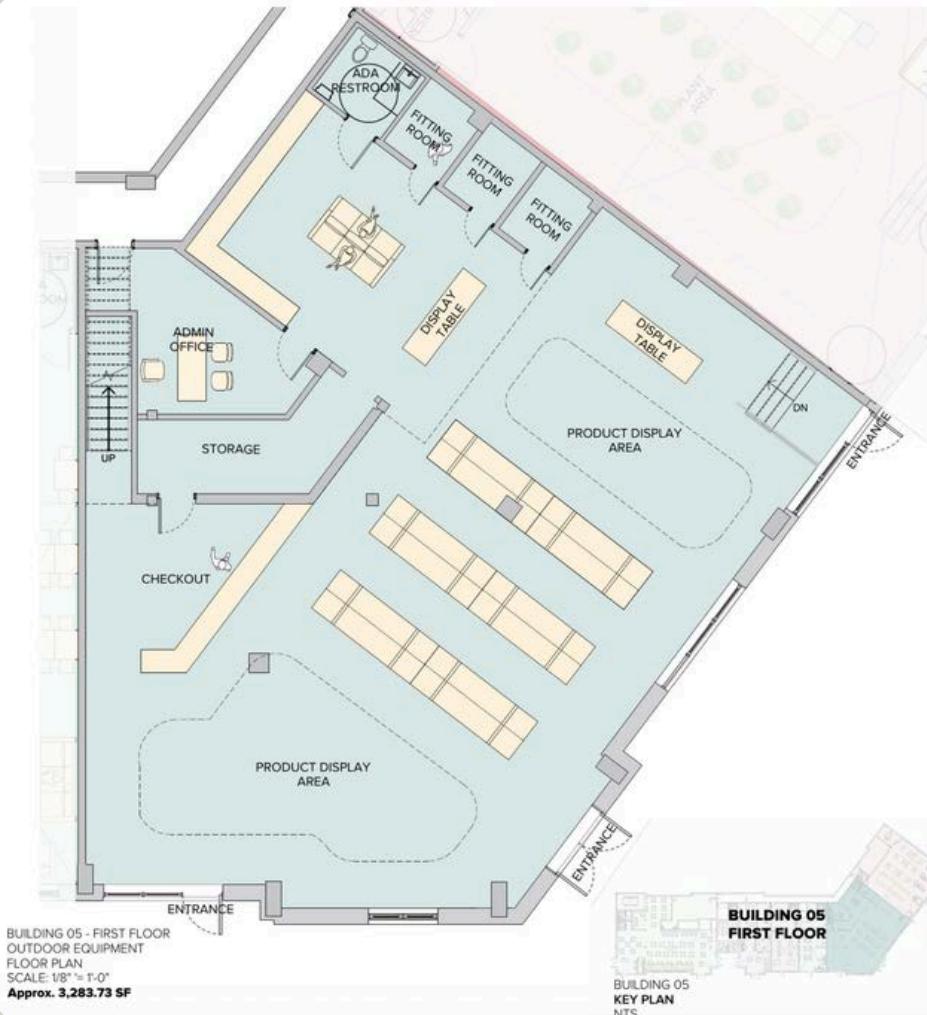


Location:
Building 5, First Floor

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



BUILDING 05 - FIRST FLOOR
HOME HARDWARE AND PLANTS
FLOOR PLAN
SCALE: 1/8" = 1'-0"
Approx. 2,692 SF

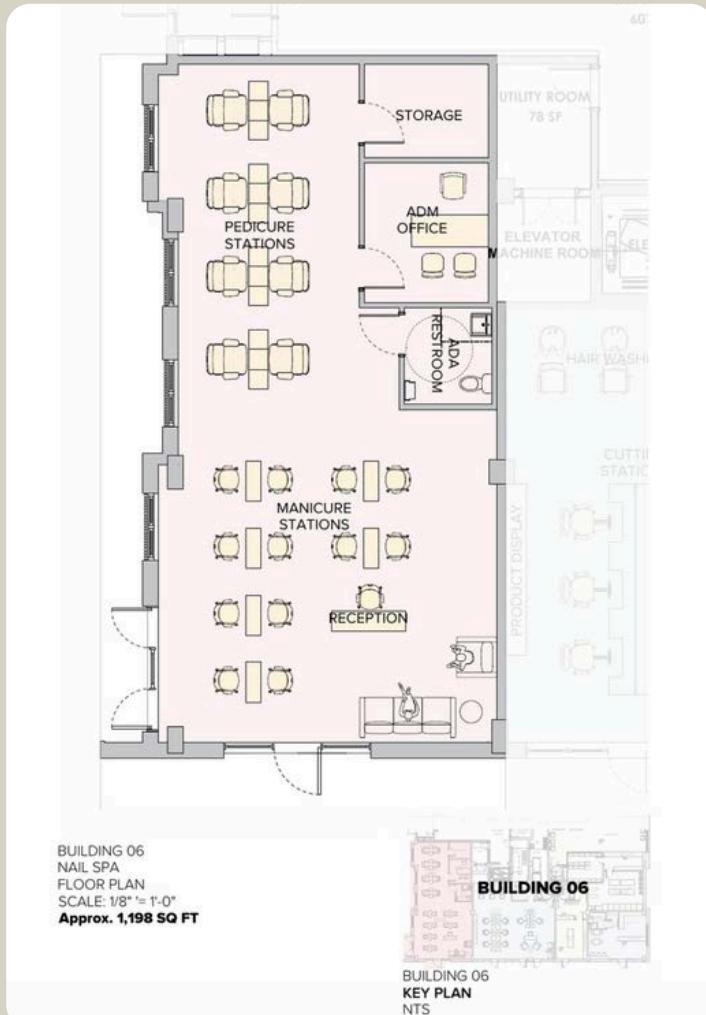


Location:
Building 5, First Floor

Preliminary Use:
Hardware & Home Goods

Leasable Area:
2,692 sq. ft.

Occupancy:
November, 2026

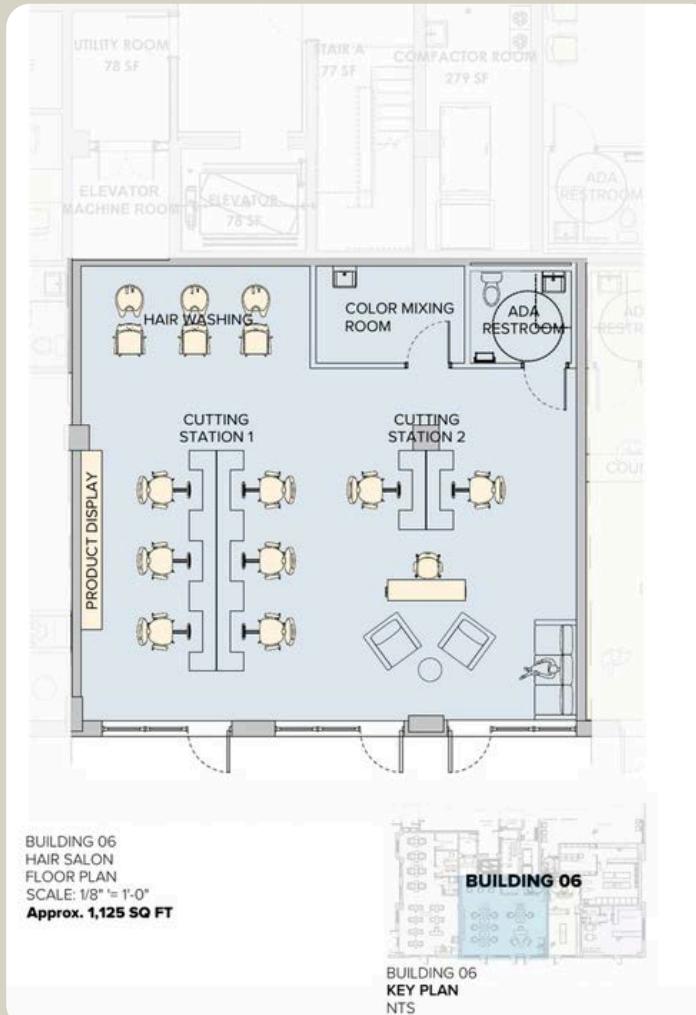


Location:
Building 6, First Floor

Preliminary Use:
Nail Spa

Leasable Area:
1,198 sq. ft.

Occupancy:
November, 2026

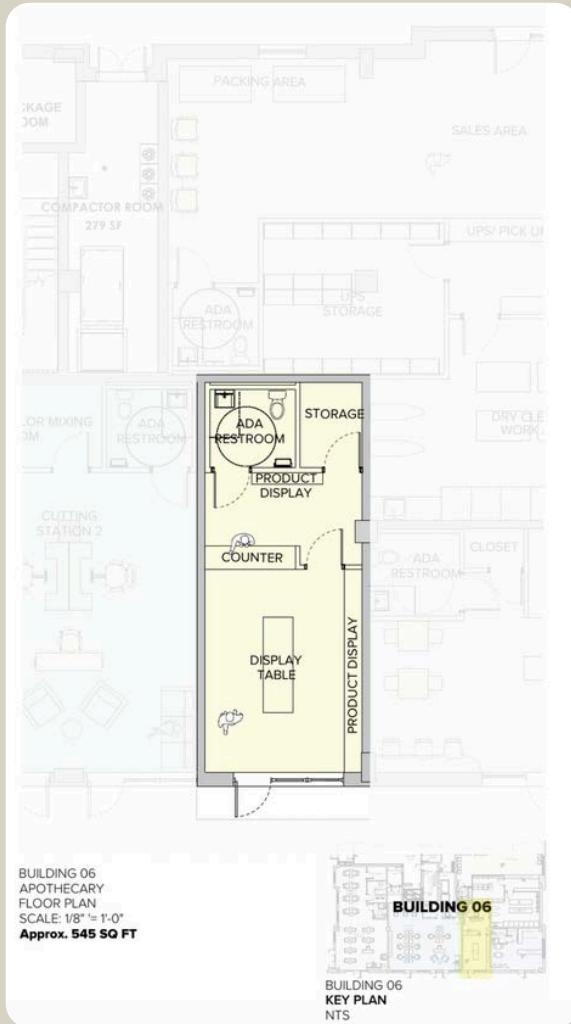


Location:
Building 6, First Floor

Preliminary Use:
Hair Salon

Leasable Area:
1,125 sq. ft.

Occupancy:
November, 2026

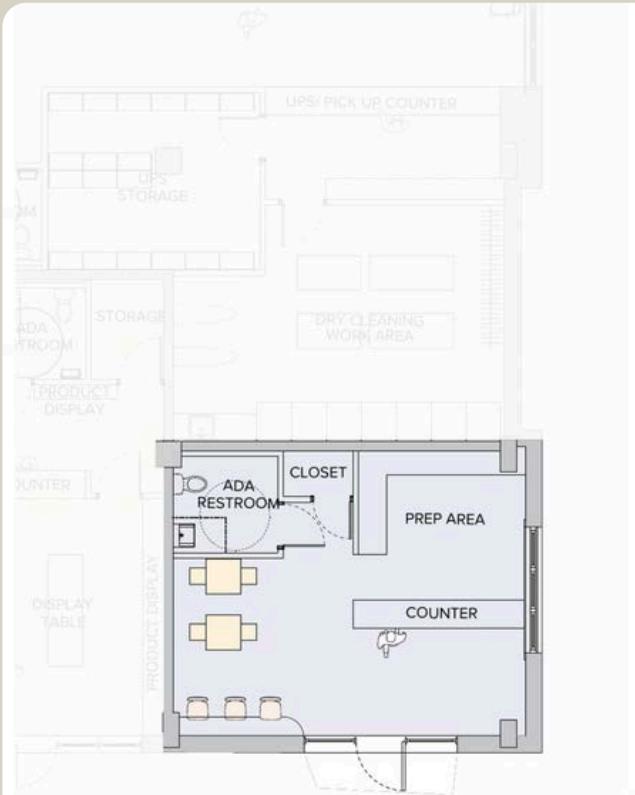


Location:
Building 6, First Floor

Preliminary Use:
Apothecary

Leasable Area:
545 sq. ft.

Occupancy:
November, 2026



BUILDING 06
BOBA
FLOOR PLAN
SCALE: 1/8" = 1'-0"
Approx. 560 SQ FT

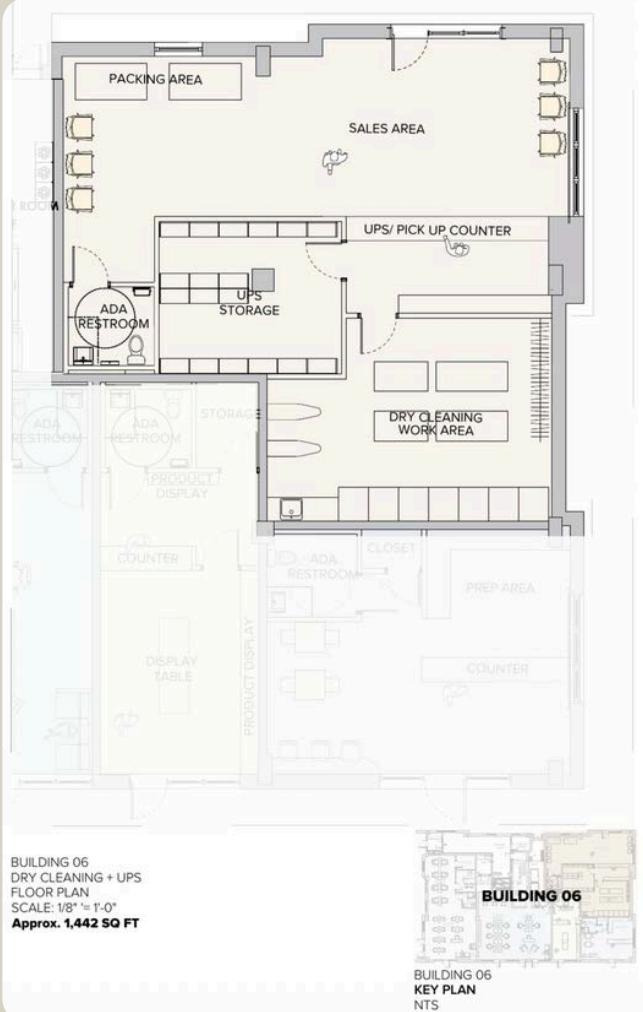


Location:
Building 6, First Floor

Preliminary Use:
Boba

Leasable Area:
560 sq. ft.

Occupancy:
November, 2026

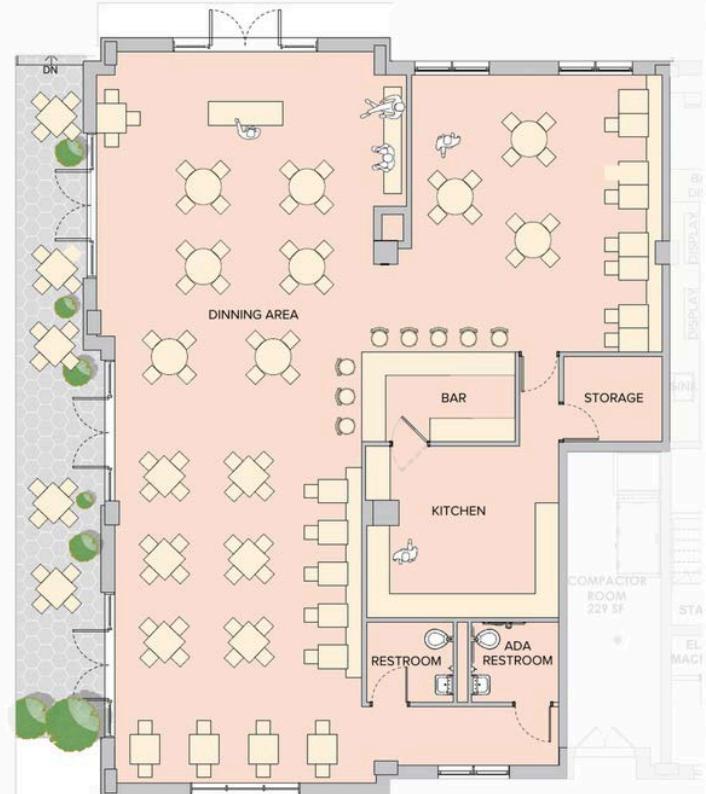


Location:
Building 6, First Floor

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

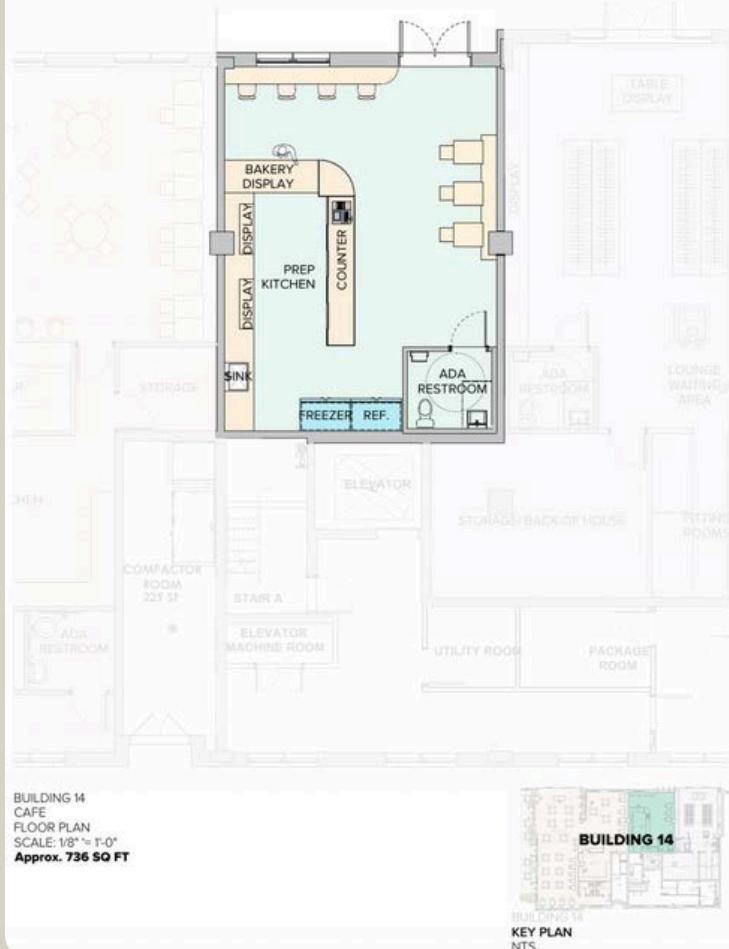


Location:
Building 14, First Floor

Preliminary Use:
Diner / 3-Meal Cafe

Leasable Area:
2,586 sq. ft.

Occupancy:
November, 2026

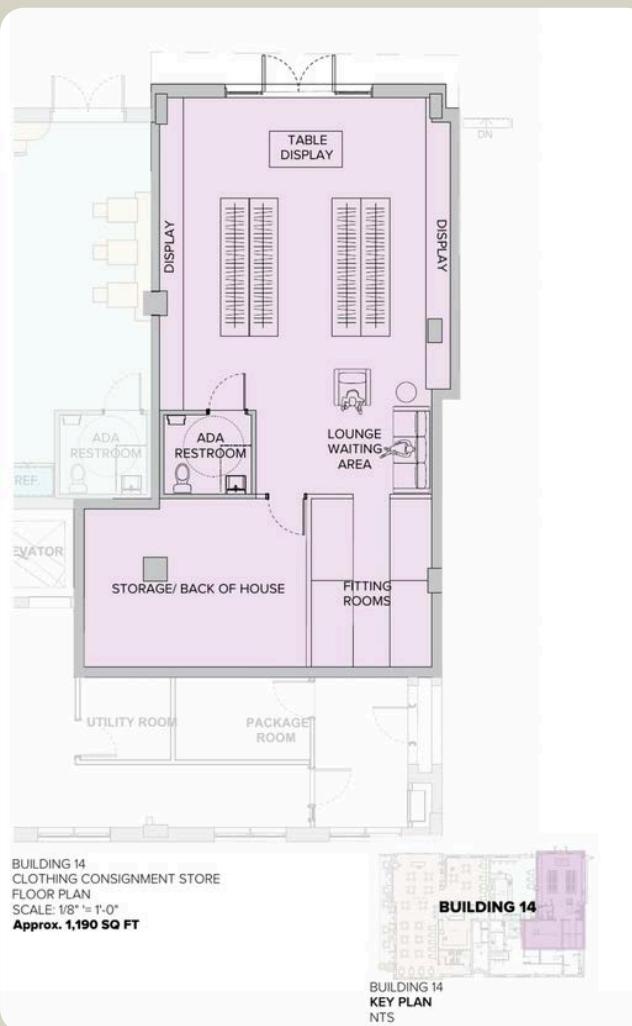


Location:
Building 14, First Floor

Preliminary Use:
Coffee & Cafe

Leasable Area:
736 sq. ft.

Occupancy:
November, 2026

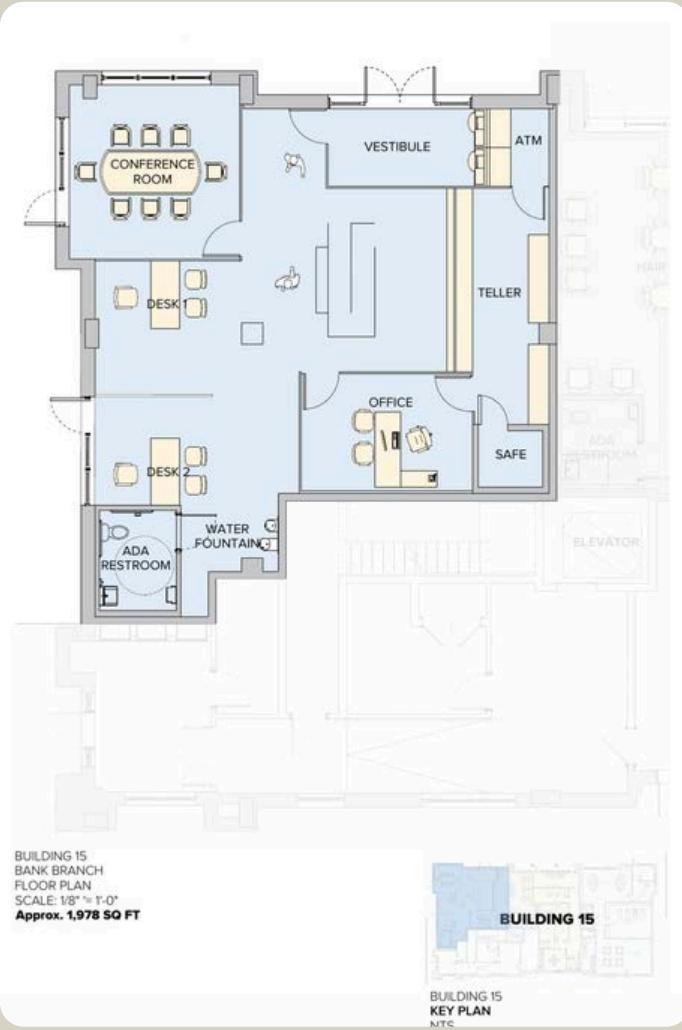


Location:
Building 14, First Floor

Preliminary Use:
Clothing Store

Leasable Area:
1,190 sq. ft.

Occupancy:
November, 2026

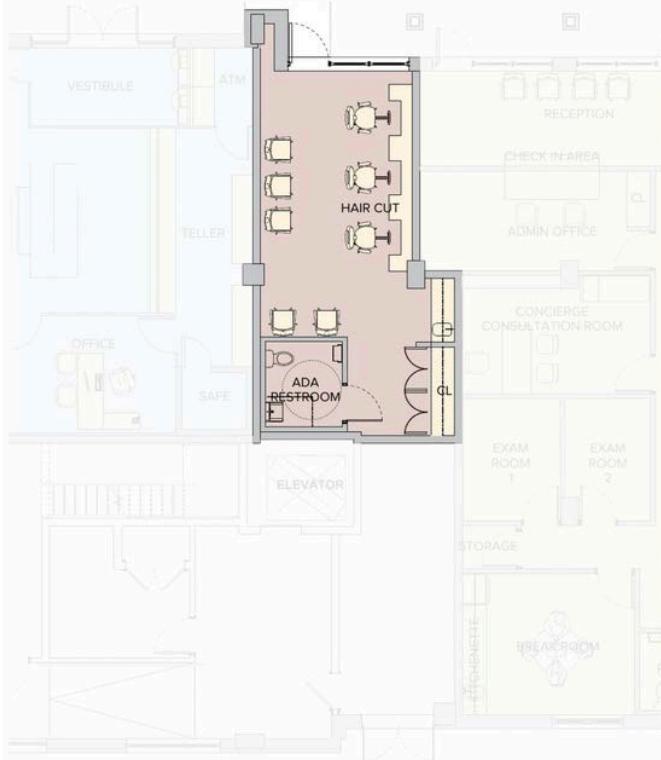


Location:
Building 15, First Floor

Preliminary Use:
Bank Branch

Leasable Area:
1,978 sq. ft.

Occupancy:
November, 2026



BUILDING 15
BARBERSHOP
FLOOR PLAN
SCALE: 1/8" = 1'-0"
Approx. 434 SQ FT



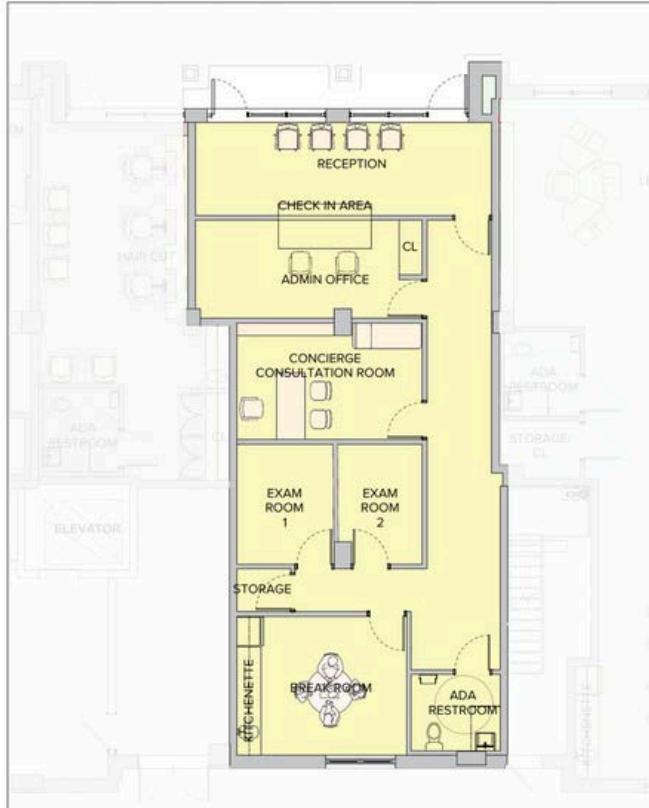
BUILDING 15
KEY PLAN
NTS

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

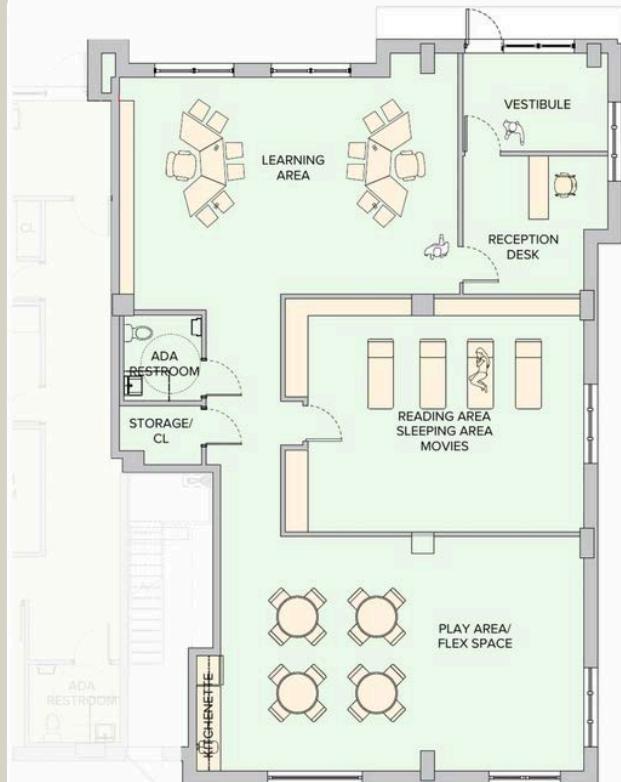


Location:
Building 15, First Floor

Preliminary Use:
Concierge Medical

Leasable Area:
1,168 sq. ft.

Occupancy:
November, 2026



BUILDING 15
DAYCARE
FLOOR PLAN
SCALE: 1/8" = 1'-0"
Approx. 2,284 SQ FT



BUILDING 15
KEY PLAN
NTS

Location:
Building 15, First Floor

Preliminary Use:
Day Care

Leasable Area:
2,284 sq. ft.

Occupancy:
November, 2026

A dark, moody background image of a forest with tall evergreen trees, partially obscured by thick fog or mist.

www.villageattuxedoreserve.com

