



Gateway Shopping Center - Port Chester

421 BOSTON POST ROAD | WESTCHESTER | NEW YORK

RIPCO
REAL ESTATE





MARKET MAP AERIAL

PORTCHESTER STATION



- Air Riderz Adventure Park
- Costco Wholesale
- Michaels
- Stop & Shop
- Marshall's
- Playjeiro
- AMC Theatres 14 screens

GREENWICH
POP: 63,518



RESTAURANT DEPOT

LA FITNESS

BOSTON POST ROAD

ZACHY'S WINE

Drive-through

Building A

Building B

DSW
DESIGNER SHOE WAREHOUSE

HomeGoods

KOHL'S

Burlington

ULTA
BEAUTY



WARBY PARKER

SHAKE SHACK

J CREW
FACTORY

Staples

FLOOR DECOR



Port Chester Village Hall

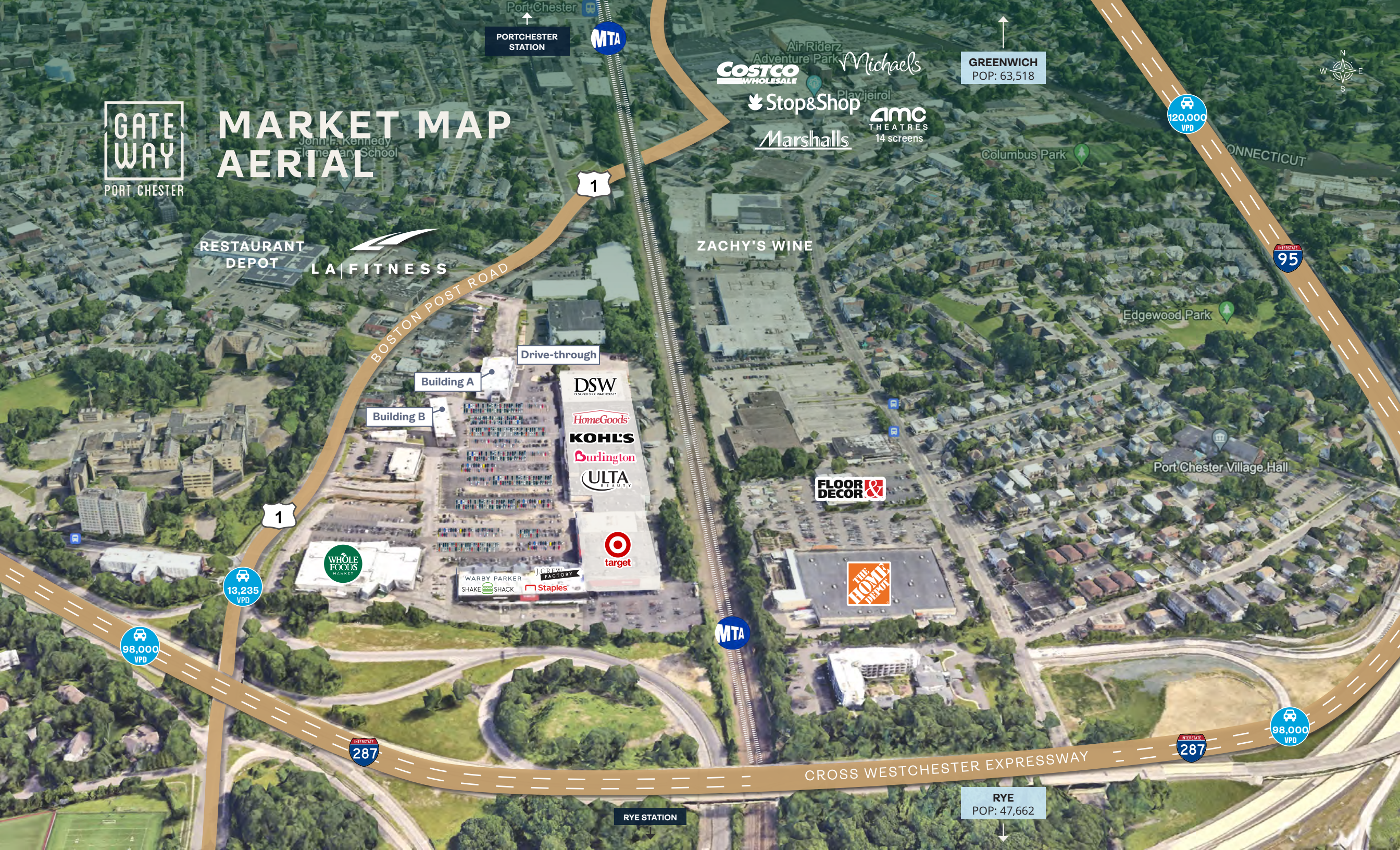


RYE STATION

RYE
POP: 47,662



CROSS WESTCHESTER EXPRESSWAY



ACCESS MAP



DRIVE THROUGH

BUILDING A

BUILDING B

MTA METRO NORTH



target



GATEWAY
PORT CHESTER

CROSS WESTCHESTER EXPRESSWAY

SITE PLAN



BOSTON POST ROAD

BOSTON POST ROAD

CROSS WESTCHESTER EXPRESSWAY



US ALLIANCE FINANCIAL

HUDSON WINE & LIQUOR

verizon



BUILDING B

5,052 SF

5,052 SF

BUILDING A

10,000 SF

2,310 SF

2,310 SF

2,310 SF

2,310 SF

2,420 SF DRIVE THROUGH

2,531 SF

SHAKE SHACK

WARBY PARKER

CLUB PILATES

THE VITAMIN SHOPPE

restore

V NAIL

VISION WORLD

J.CREW FACTORY

LOWER LEVEL TENANTS:
STAPLES
TRIPODI'S
The Appliance Warehouse



2 LEVELS



KOHL'S

2 LEVELS



2,462 SF





WHOLE
FOODS
MARKET

1100 RESIDENTIAL UNITS
UNDER CONSTRUCTION

J.CREW
FACTORY

target

ULTA
BEAUTY

Burlington

OLD NAVY

KOHL'S

HomeGoods®

DSW
DESIGNER SHOE WAREHOUSE®

BUILDING B

BUILDING A

DRIVE-
THROUGH

WARBY PARKER

SHAKE SHACK

BUILDING B



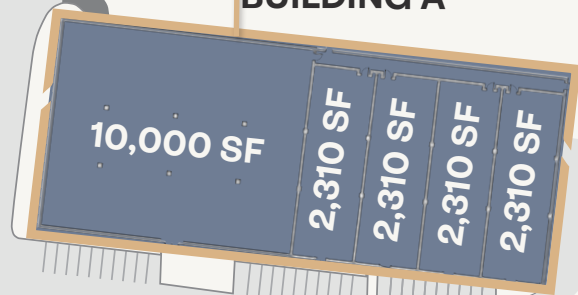
BUILDING A



BUILDING B



BUILDING A



DRIVE-THROUGH



**2,420 SF
DRIVE
THROUGH**

Burlington

KOHL'S

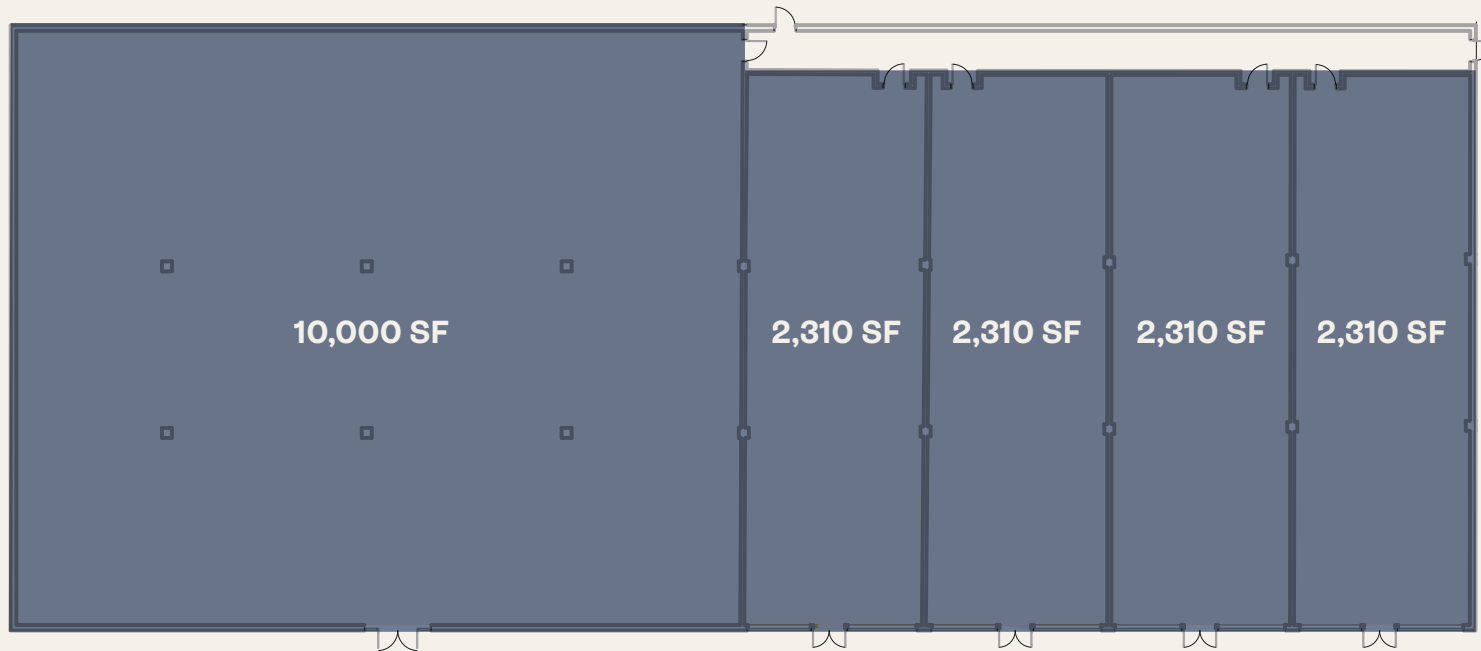
2 LEVELS

HomeGoods

DSW
DESIGNER SHOE WAREHOUSE®

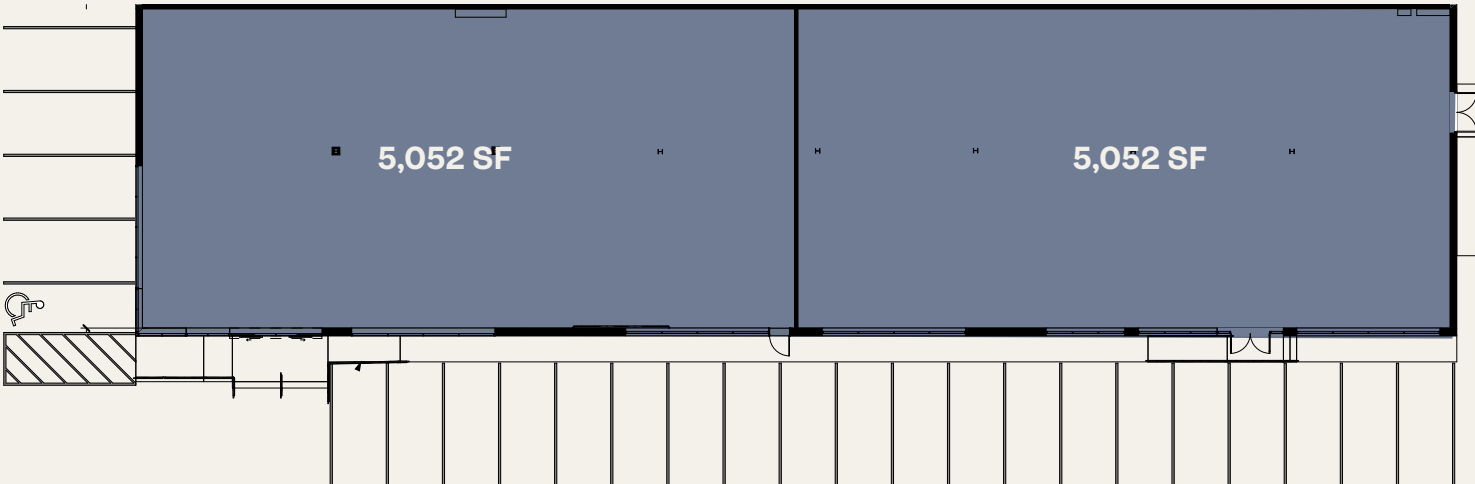
JEMBRO
Everyone Loves a Great Deal!

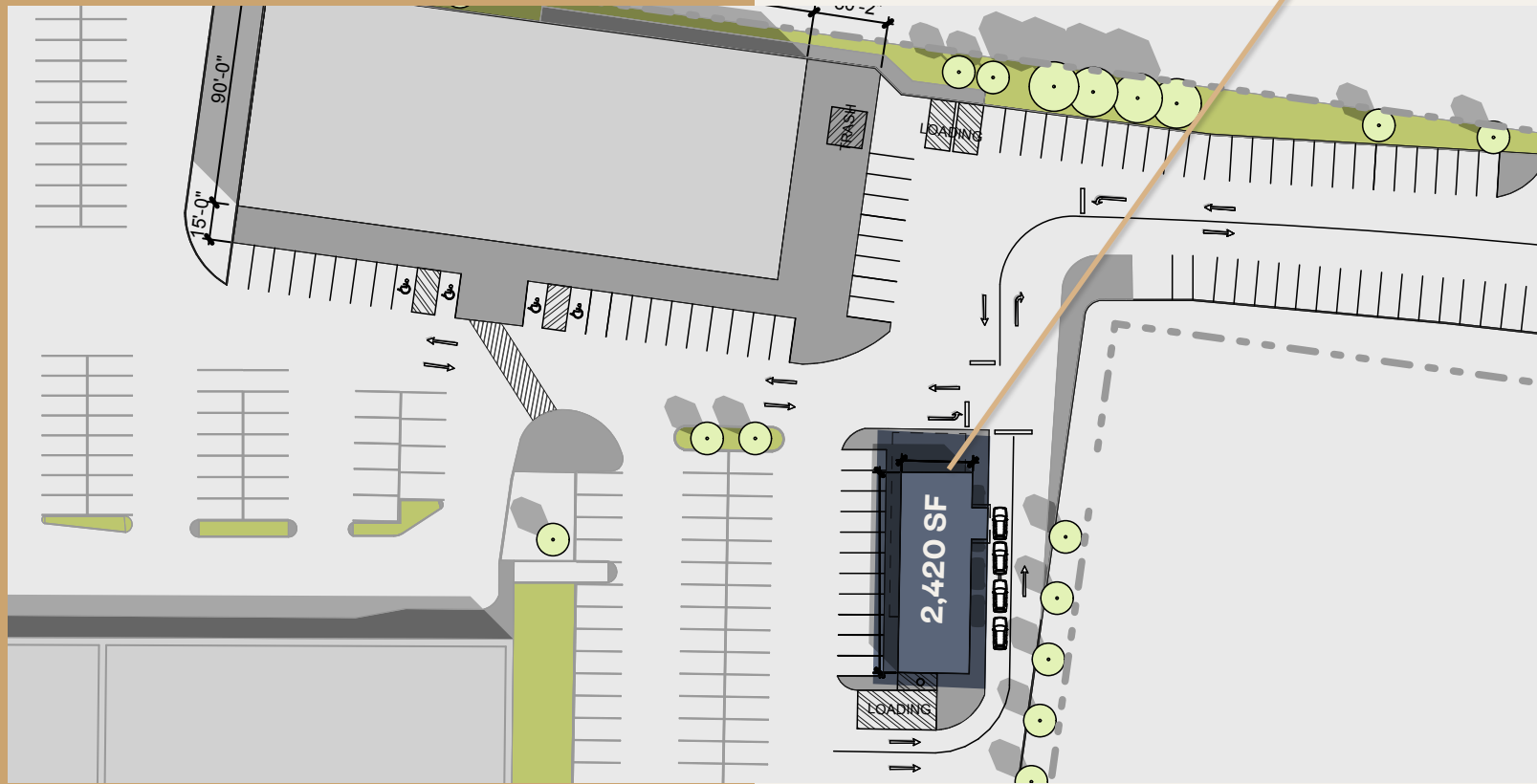
BUILDING A PROPOSED NEW CONSTRUCTION





BUILDING B FORMER PARTY CITY





PROPOSED
DRIVE
THROUGH



AVAILABILITIES SOUTH



J.CREW
FACTORY

F45

VISION WORLD

NAIL BAR & LASH

restore
HYPER WELLNESS + CRYOTHERAPY



THE VITAMIN SHOPPE

CLUB PILATES

WARBY PARKER

2,531 SF

Add your name here

SHAKE SHACK



AVAILABILITIES EAST



OLD NAVY

2,462 SF

Add your name here

target

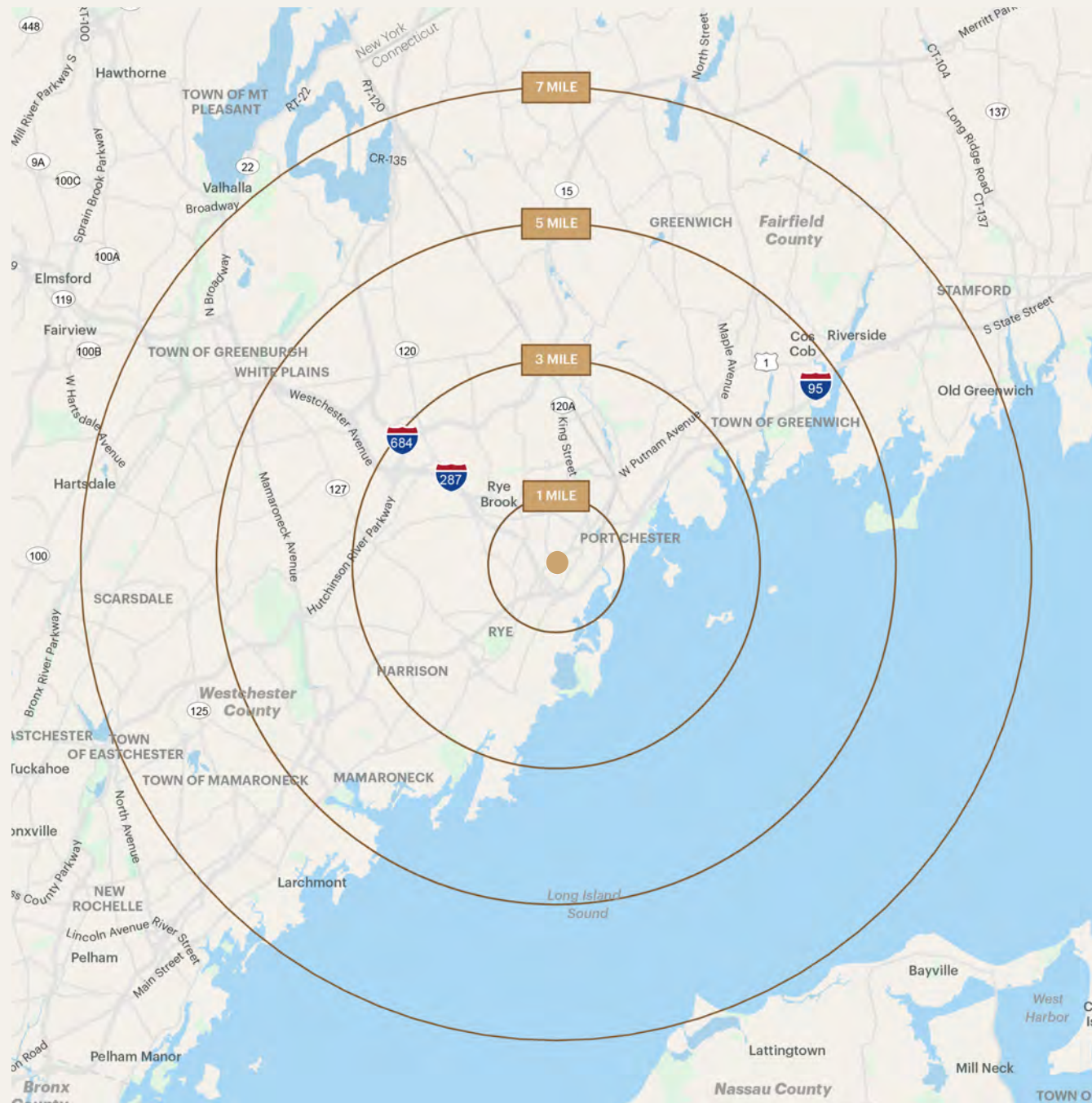
J.CREW
FACTORY



NOTABLE NEIGHBORS



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
26,775

HOUSEHOLDS
8,874

AVERAGE HOUSEHOLD INCOME
\$127,974

MEDIAN HOUSEHOLD INCOME
\$89,748

COLLEGE GRADUATES (BACHELOR'S)
4,125 / 23%

TOTAL BUSINESS
1,401

TOTAL DAYTIME WORKERS
12,113

DAYTIME POPULATION (W/16 YR+)
25,149

3 MILE RADIUS

POPULATION
83,697

HOUSEHOLDS
29,474

AVERAGE HOUSEHOLD INCOME
\$191,589

MEDIAN HOUSEHOLD INCOME
\$127,172

COLLEGE GRADUATES (BACHELOR'S)
17,267 / 30%

TOTAL BUSINESS
4,483

TOTAL DAYTIME WORKERS
47,296

DAYTIME POPULATION (W/16 YR+)
88,781

5 MILE RADIUS

POPULATION
150,506

HOUSEHOLDS
52,769

AVERAGE HOUSEHOLD INCOME
\$205,515

MEDIAN HOUSEHOLD INCOME
\$137,643

COLLEGE GRADUATES (BACHELOR'S)
32,068 / 31%

TOTAL BUSINESS
9,439

TOTAL DAYTIME WORKERS
107,127

DAYTIME POPULATION (W/16 YR+)
184,056

7 MILE RADIUS

POPULATION
299,668

HOUSEHOLDS
107,573

AVERAGE HOUSEHOLD INCOME
\$211,763

MEDIAN HOUSEHOLD INCOME
\$144,155

COLLEGE GRADUATES (BACHELOR'S)
63,207 / 31%

TOTAL BUSINESS
17,106

TOTAL DAYTIME WORKERS
197,495

DAYTIME POPULATION (W/16 YR+)
347,162



Gateway Shopping Center – Port Chester

421 BOSTON POST ROAD | WESTCHESTER | NEW YORK



EXCLUSIVE
REPRESENTATION

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Please visit us at ripcony.com for more information

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