

# DISTRICT SHOPS OF PELHAM MANOR



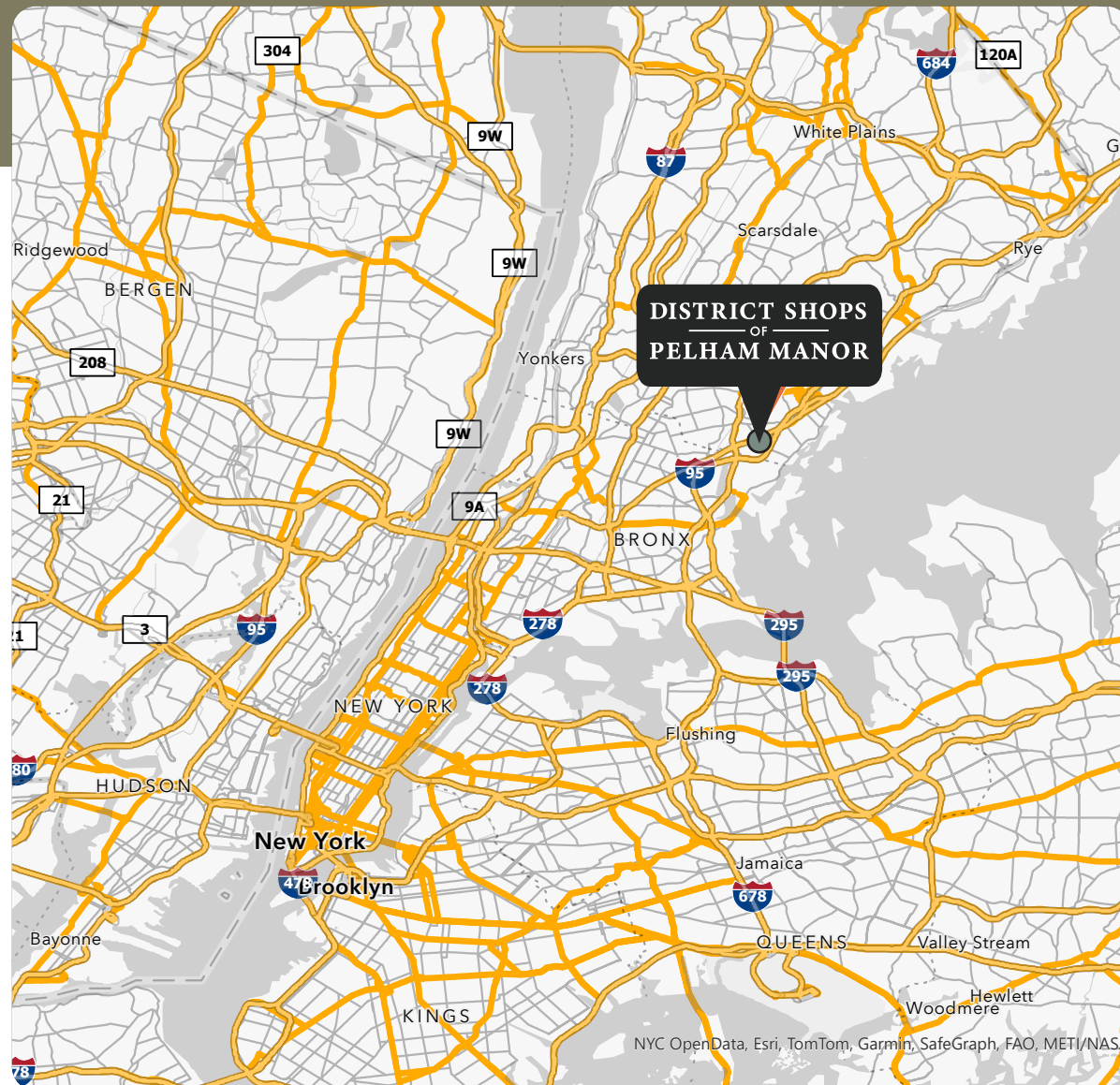
## LEASING OPPORTUNITIES

4767-4787 Boston Post Rd,  
Pelham, NY 10803

Regency  
Centers.

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# THE LOCATION



## EMBEDDED IN THE PELHAM MANOR COMMUNITY



**The District Shops of Pelham Manor** is situated at the intersection of Highway 1 and Hutchinson River Parkway in the vibrant Four Corners community of Pelham, NY. The center is currently undergoing an extensive renovation and benefits from high foot traffic and affluent local demographics.

- **Average household income within 1 mile:** \$220,679
- **Average home value within 1 mile:** \$977,116
- **Located in a highly affluent area undergoing significant enhancements**

With its strong economic profile and ongoing improvements, District Shops of Pelham Manor offers an excellent opportunity for retailers seeking a prime location.

# THE MARKET

OUR CUSTOMERS

**813K**  
POPULATION

**689K**  
DAYTIME POPULATION

**\$115K**  
AVERAGE HOUSEHOLD INCOME

**302K**  
TOTAL HOUSEHOLD

**\$676K**  
AVERAGE HOME VALUE

5-MILE RADIUS

**DISTRICT SHOPS**  
OF  
**PELHAM MANOR**



# DEMOGRAPHICS








## Midas Might 46%

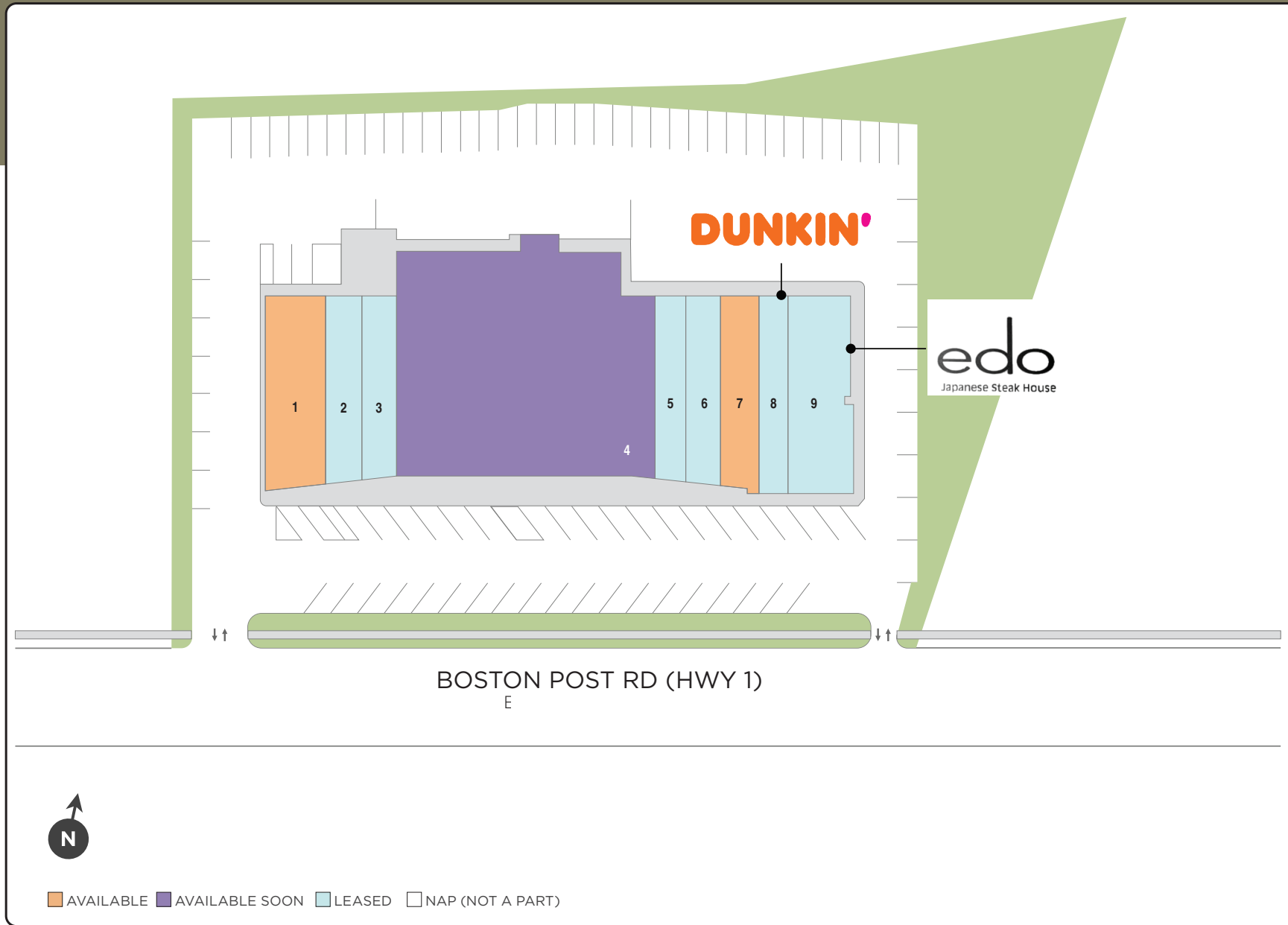
An affluent, tech-savvy demographic with high purchasing power. They frequent upscale retailers and restaurants, prioritizing quality and brand reputation. Typically middle-aged or older, they are well-educated professionals or retirees who live in affluent neighborhoods and value convenience.

Source: 2025 Spatial.ai Personalive, based on 70% of shopping center visitors.

**DISTRICT SHOPS**  
OF  
**PELHAM MANOR**

	1-Mile Radius	3-Mile Radius	5-Mile Radius	10-Min Drive
 Population	19,728	321,776	812,693	162,684
 Daytime Population	17,886	260,133	689,300	147,758
 Average Household Income	\$220,679	\$118,497	\$115,105	\$131,745
 Average Home Value	\$977,116	\$599,132	\$675,766	\$588,200
 Bachelor's Degree & Above	54.2%	37.1%	36.8%	41.1%

# LEASING PLAN



AVAILABLE		
01	AVAILABLE	2,485
07	AVAILABLE	1,890
AVAILABLE SOON		
04	AVAILABLE SOON	10,000
LEASED		
02	R & D LIQUORS & WINE	1,120
03	HOPE KITCHEN CABINETS & STONE	1,165
05	ABSOLUTE NAILS	1,130
06	MANOR CARD SHOPPE	1,400
08	DUNKIN DONUTS	1,130
09	EDO RESTAURANT	3,780

# PROPOSED RENDERINGS



DISTRICT SHOPS  
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# DISTRICT SHOPS OF PELHAM MANOR

## ABOUT REGENCY

For over 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 26 regional offices, and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest. We considerately incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location. Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.



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