

100 Bloomingdale Road  
White Plains · Westchester County, NY

# The *Source* at *White Plains*

Second Level  
59,018 SF

Vanilla Box Delivery  
16'9" Ceiling Heights



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# The *Source* at *White Plains*

**The Source** is a four-story 262,000 SF commercial property situated across the street from 825,000 SF The Westchester Mall and at the off-ramp to I-287, the primary east & west corridor in Westchester County.

## Building Tenants



## The Opportunity

Second Level: 59,018 SF

## Possession

Immediate

## Traffic Counts

*Bloomingdale Road*

19,604 vehicles per day

*Maple Avenue*

21,900 vehicles per day

## Comments

16'9" Ceiling Heights

Formerly Raymour & Flanigan

Vanilla Box Delivery

329 Parking Spots







## The *Source* at *White Plains*



The property is anchored by Whole Foods and Dick's Sporting Goods and includes 1,025 parking spaces across a four-level parking garage. The building is under new institutional ownership as it was just acquired by Hines in March 2023.





Situated just 25 miles north of Manhattan, White Plains has impressive credentials as one of the top suburban office and retail centers in the nation. White Plains is the Westchester County Seat and the center for corporate, retail, and Federal, State and County Courts and offices. It offers a comprehensive, efficient, multi-modal public transportation system and is the gateway to both metropolitan and upstate New York, New England and other major northeast markets. The city is located less than a 1 hour drive from four major metropolitan airports: JFK · Laguardia · Newark · Westchester County Airport

White Plains is Westchester's premier business market and is home to the county's largest concentration of retail activity. The city's downtown area, particularly along Mamaroneck Avenue, features a variety of boutiques, specialty stores, cafes, and restaurants. Located just a couple streets over from The Source, Mamaroneck Ave is an excellent place for strolling, exploring unique stores, and enjoying the city's lively atmosphere.

# White Plains



For high-end shopping, The Westchester Mall, positioned directly across from The Source, is a hub for luxury brands. It features tenants like Neiman Marcus, Nordstrom, and Saks Fifth Avenue, making it a go-to destination for fashion enthusiasts. White Plains also has several big-box stores and shopping centers, including City Center, which is home to many popular stores, restaurants, and entertainment, all under one roof. Anchored by Target, Nordstrom Rack, Burlington, ShopRite, and the White Plains Performing Arts Center, the center provides a convenient one-stop shopping experience as well as a variety of dining options. Strategically located in the heart of White Plains' retail landscape, The Source property offers its own mix of retail highlights' including tenants like Whole Foods, Dick's Sporting Goods and The Cheesecake Factory, and presents an excellent opportunity to join the city's lively retail market.





Area Development

- 8,887 Residential Units
- 1,300,000 SF of Commercial Space
- 12,251 Parking spaces

25 North Lex - Greystar

- Under Construction
- 500 Luxury Units
- 16,000 SF of retail

Hamilton Green - RXR

- Under Construction
- 895,000 SF Mixed Use
- 860 Units
- 85,000 SF of Retail

The Collection - Toll Brothers

- Proposed
- 276 Apartment Units
- 25,000 SF of Retail

Westchester Demographics

- The population in Westchester County is 990,427 with a median household income of \$105,387
- The unemployment rate sits at 3.1%, well below the national average

Demographics	1 mile	3 miles	5 miles	10 miles
Population	34,291	106,866	227,329	821,242
Daytime Population	58,485	136,525	286,069	846,584
Median Household Income	\$101,980	\$122,926	\$142,202	\$113,885
Households	15,252	41,573	83,131	305,621
Household Income \$200,000+	20.0%	29.3%	35.6%	28.9%
College Educated	52.3%	59.8%	63.7%	55.9%

Transportation

Harlem Line - 2023 : 18.32 million riders

Distance from The Source to the White Plains Train Station : 1.5 miles Northwest - 7 minute drive



# Ground Level

## Floor Plan

Bloomington Road

Maple Avenue

Ground Level  
Vacant  
1,850 SF

117 Parking Spaces

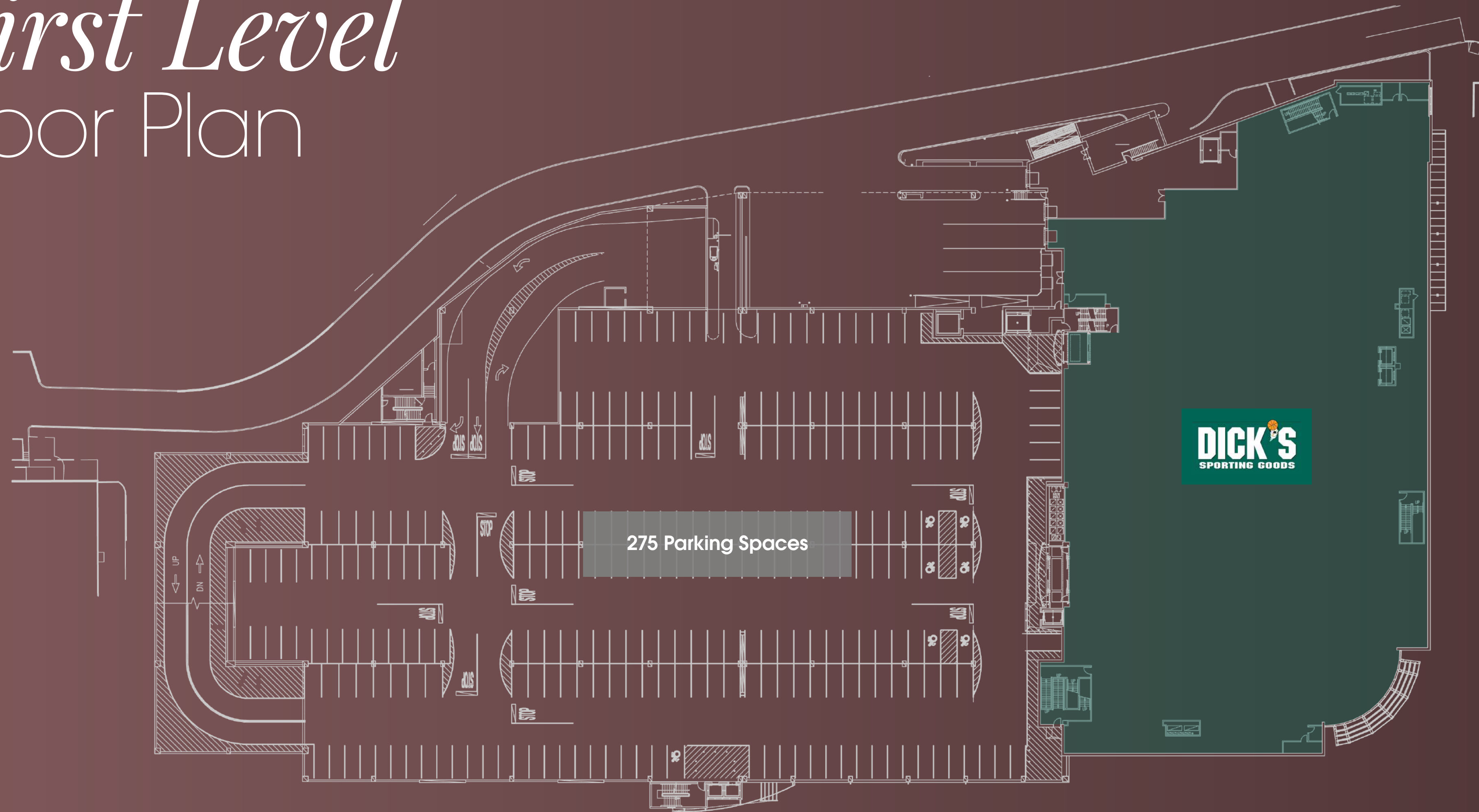
WHOLE  
FOODS  
MARKET

NEW YORK  
STATE OF  
OPPORTUNITY  
Department of  
Motor Vehicles

The  
Cheesecake Factory



# *First Level* Floor Plan



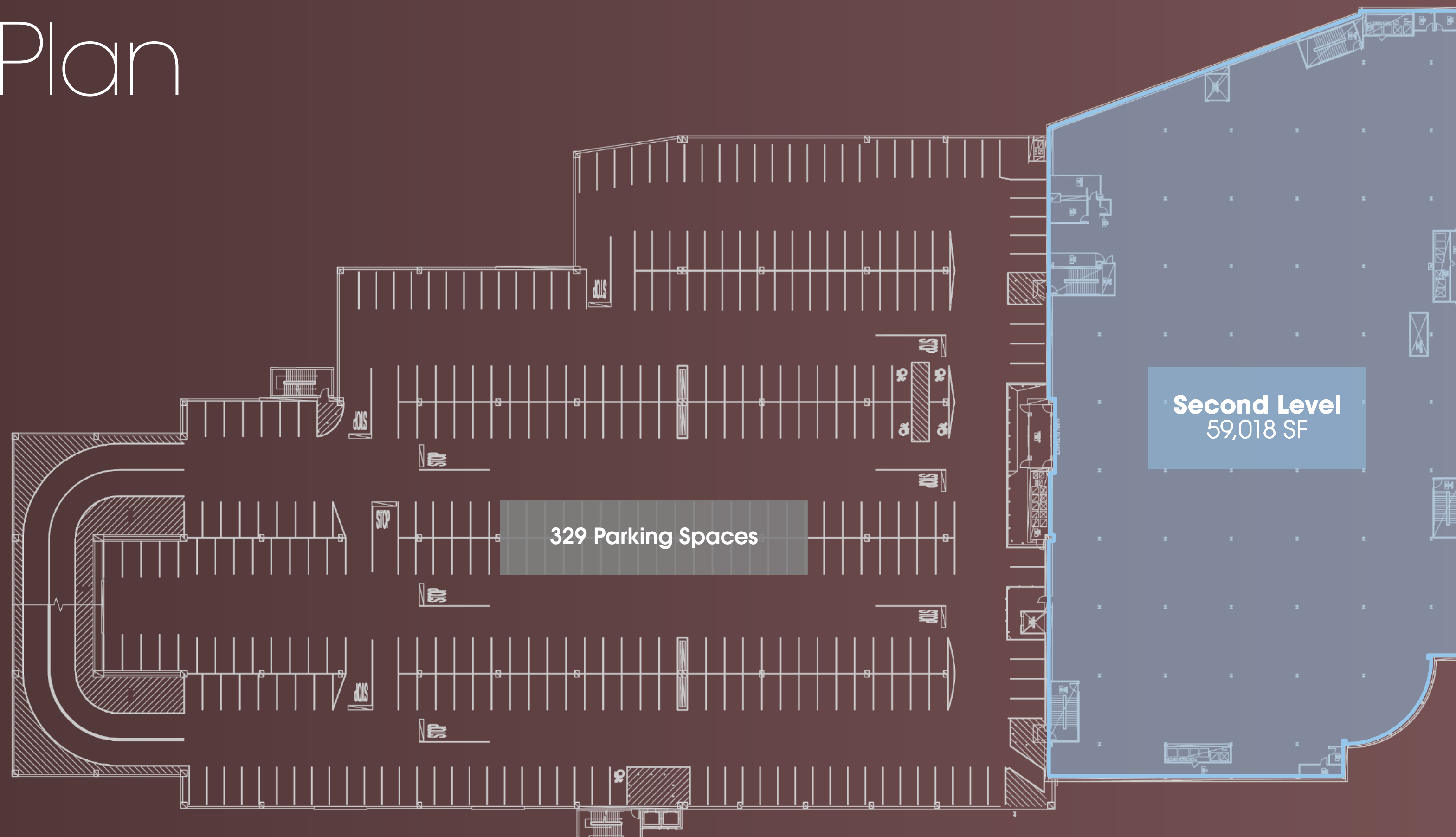
*Bloomington* Road

*Maple Avenue*



# *Second Level*

## Floor Plan



*Bloomington* Road

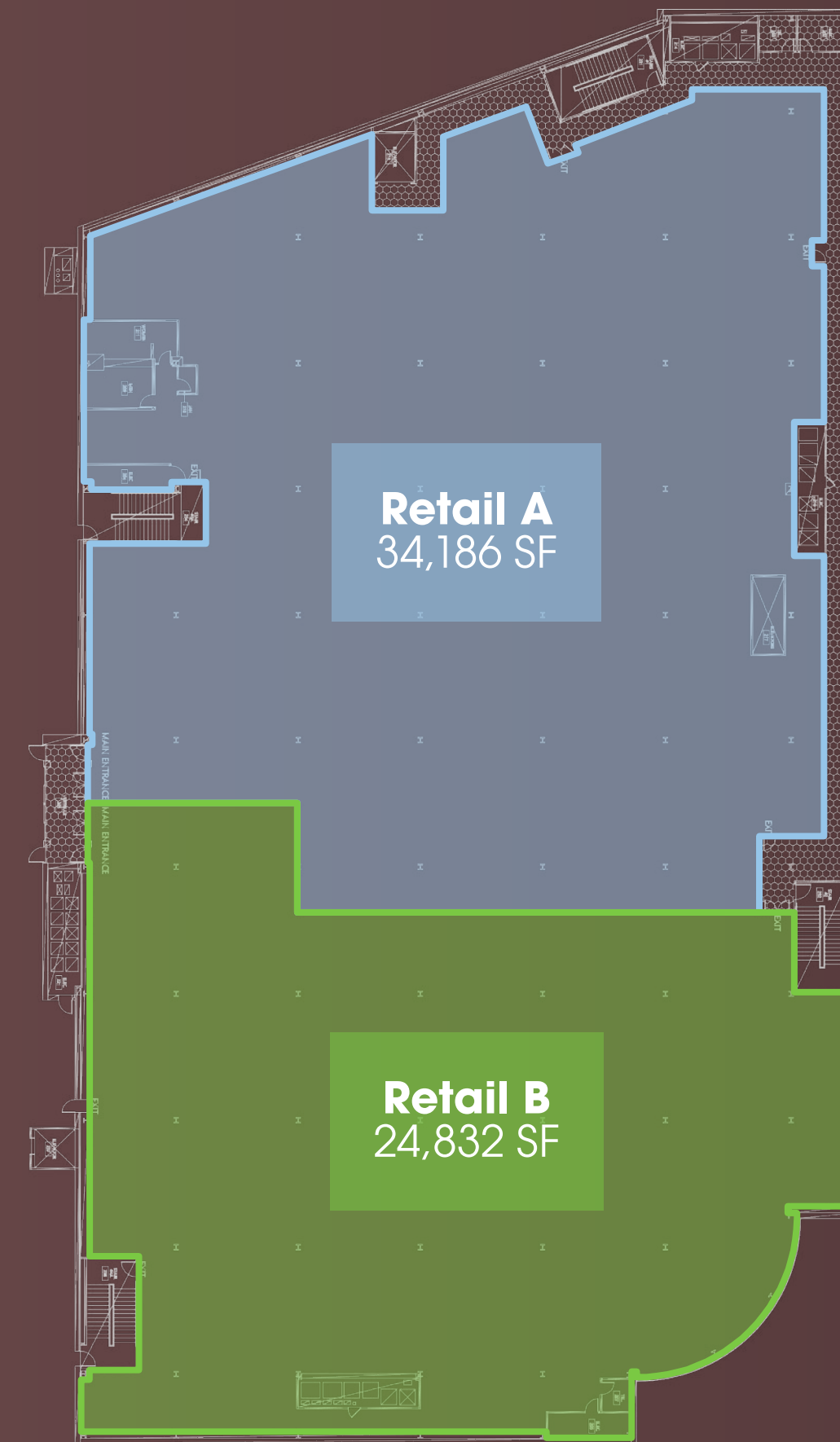
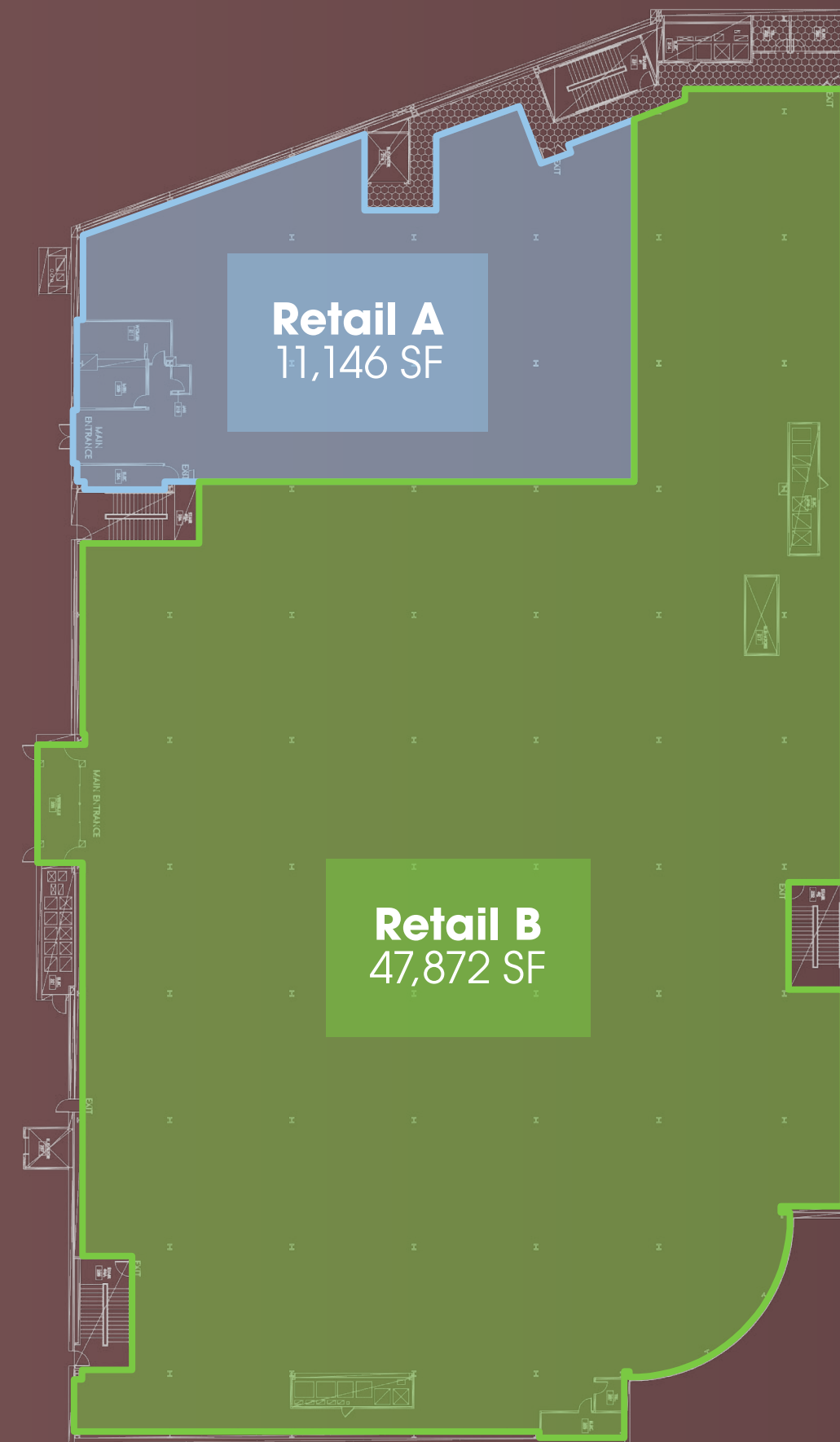
*Maple Avenue*





# *Second Level* – *Proposed Divisions*

## Floor Plan







# White Plains Market Aerial





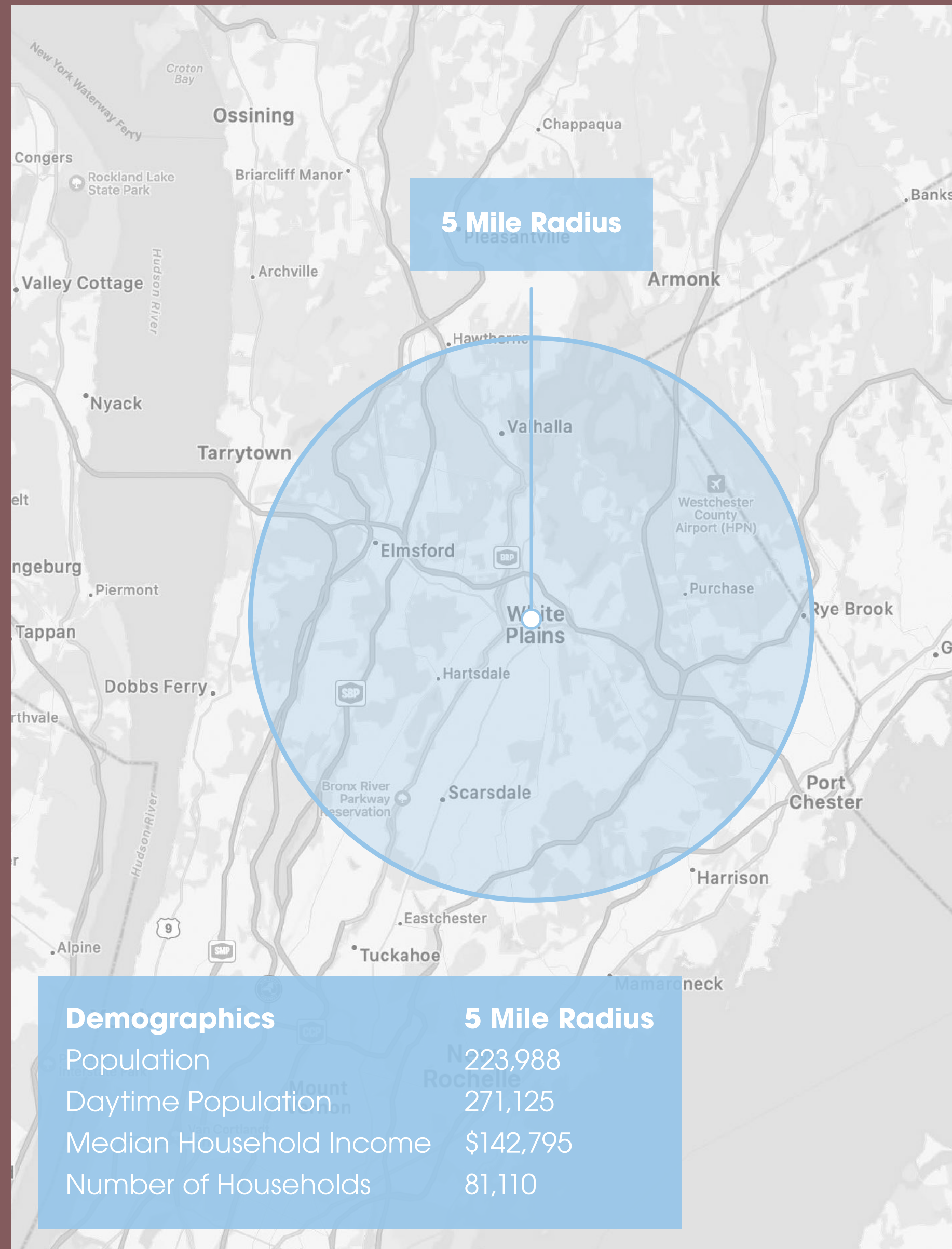
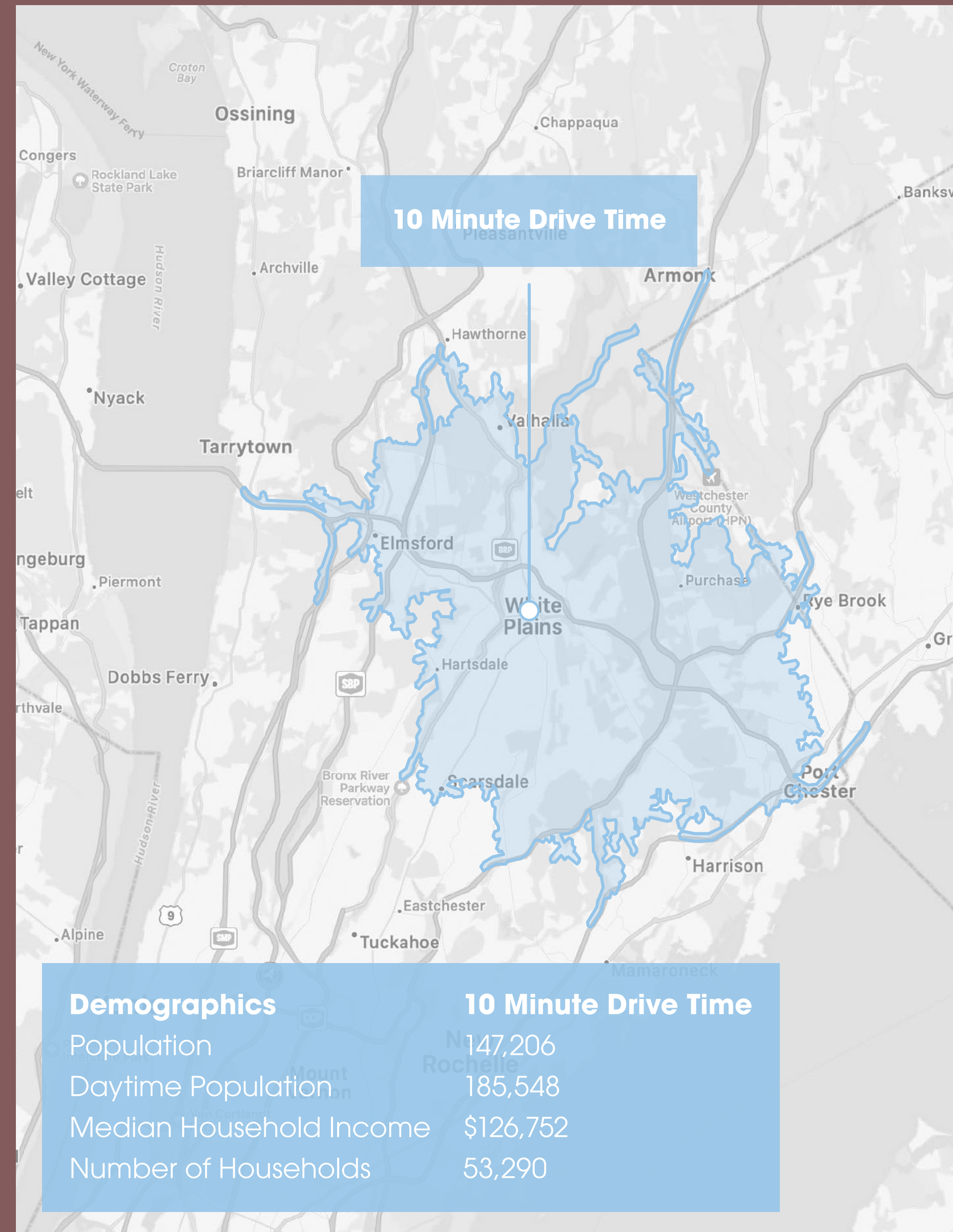


# Westchester

## Demographics







# Westchester

## Trade Area





Metrics

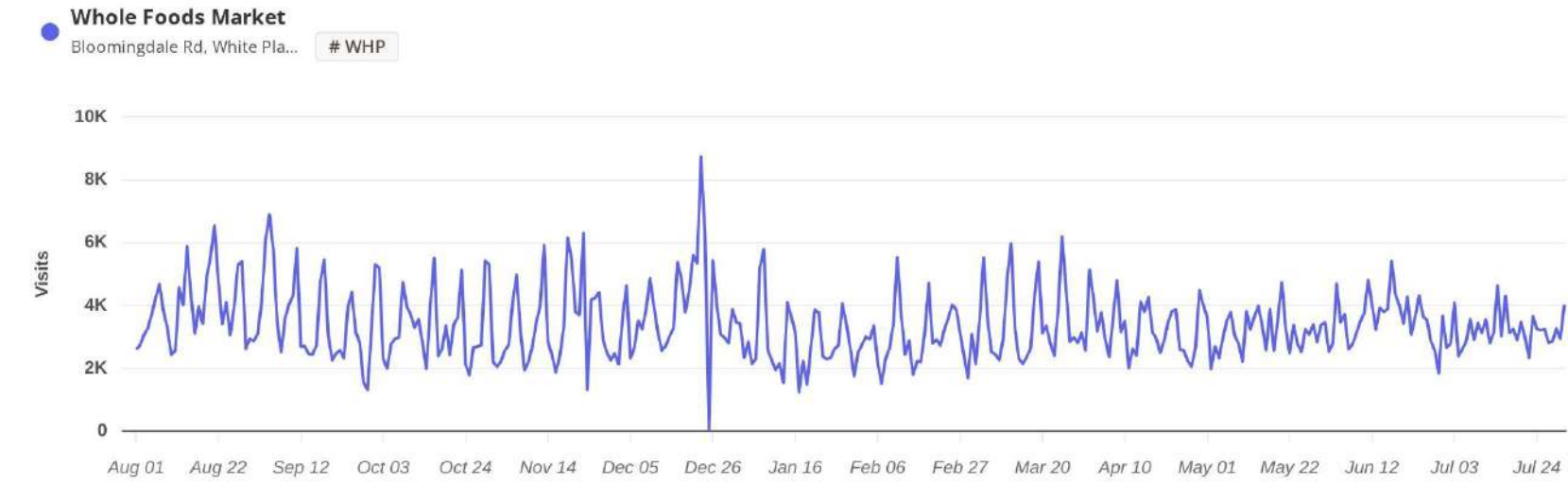
<div><div>Whole Foods Market</div><div>110 Bloomingdale Rd, White P...# WHP</div></div>			
Visits	1.2M	Avg. Dwell Time	34 min
Visits / sq ft	34.47	Visits YoY	-2.5%
Size - sq ft	35.7K	Visits Yo2Y	+11.6%
Visitors	497.5K	Visits Yo3Y	+22.1%
Visit Frequency	2.48		

Aug 1st, 2022 - Jul 31st, 2023

Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

Visits Trend



Daily | Visits | Aug 1st, 2022 - Jul 31st, 2023

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Placer.ai

Audience Overview

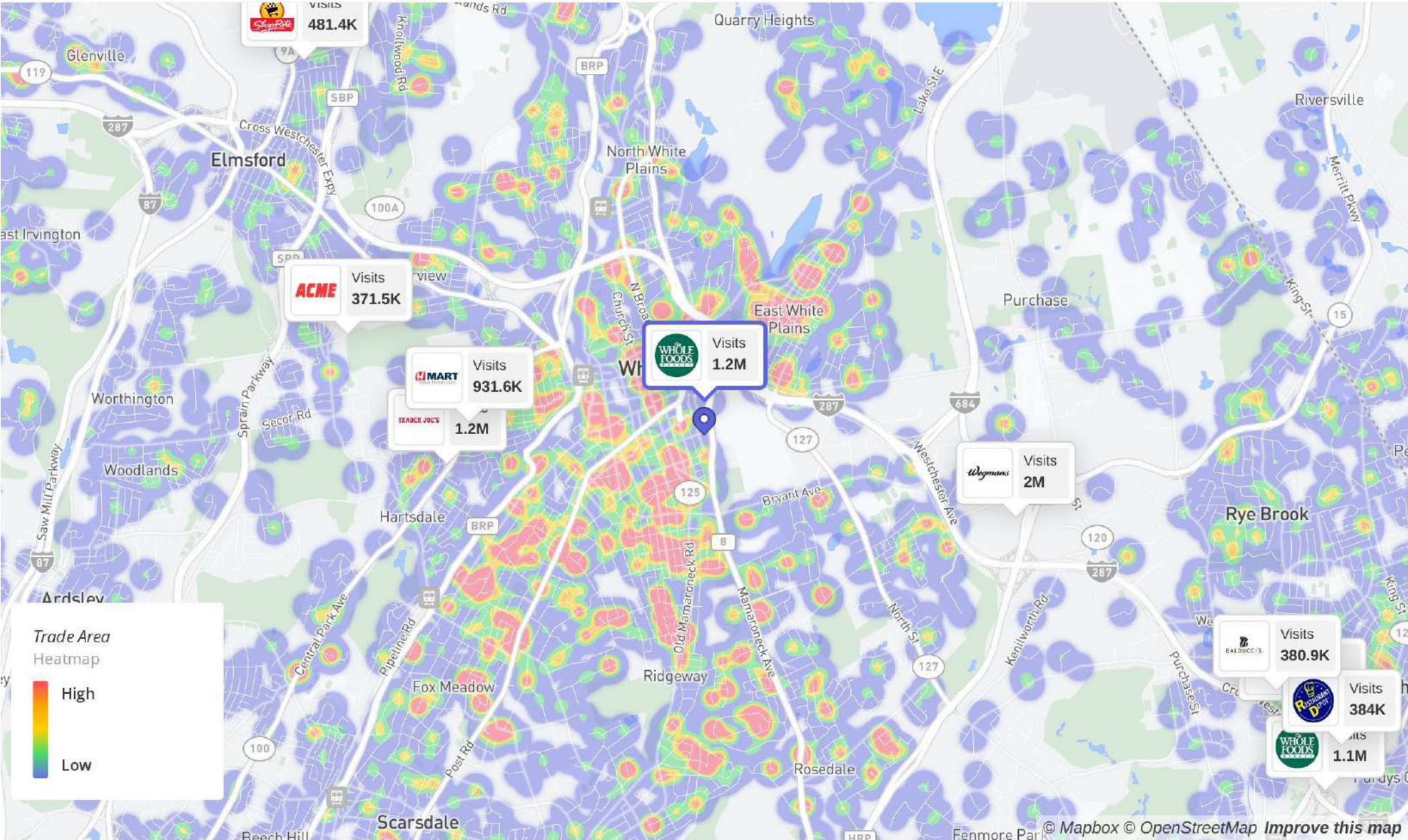
Summary					
Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
Whole Foods Market Bloomingdale Rd, White ...	\$90.4K	47.5%	40.8	White (43.3%)	2.45
New York	\$77.8K	37.4%	40.5	White (56.8%)	2.57

Aug 1st, 2022 - Jul 31st, 2023| Data Source: STI: Popstats

Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

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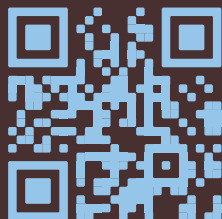
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