

FOR LEASE

Retail - Commercial Space

Offering Memorandum



12 King Street
Port Chester, N.Y.

\$3,000/Month - \$48/SF
750 SF ±

EXCLUSIVELY REPRESENTED BY
C.J. PAGANO & SONS, INC
420 WESTCHESTER AVENUE
PORT CHESTER - NEW YORK
914-939-1123

Executive Summary

Offering Memorandum *For Lease*



Property Highlights

- Address: 12 King Street, Port Chester, NY 10573
- Tax ID (SBL): 142.30-2-25
- Space: ±750 SF Street-Level Retail
- Lease Rate - \$48/SF-YR - \$3,000/Month
- Layout: Functional retail layout with existing ADA-compliant restroom on-site
- Condition: Delivered in as-is condition; interior renovation required
- Utilities: Tenant responsible for all utilities, including gas, electric, and water (direct billing where applicable).
- Zoning: Located within the Urban Center Character District (CD-6) (confirm for OM if needed)
- Property is located within a designated Opportunity Zone

Property Overview

- This retail opportunity is ideally positioned in the heart of downtown Port Chester along King Street, within the highly sought-after Urban Core TOD Character District (CD-6). The property consists of approximately 750± square feet of street-level retail space, offering excellent visibility and accessibility in one of the village's most active commercial corridors.
- Strategically located just steps from the Port Chester Metro-North Train Station, the property benefits from consistent pedestrian traffic and strong regional connectivity to New York City and surrounding markets. The immediate area is anchored by a vibrant mix of restaurants, cafés, and neighborhood-serving retailers, creating a dynamic and walkable environment attractive to both tenants and customers.
- Additionally, the property is located within a designated Opportunity Zone, presenting potential tax advantages for investors while aligning with the ongoing revitalization and growth of downtown Port Chester.

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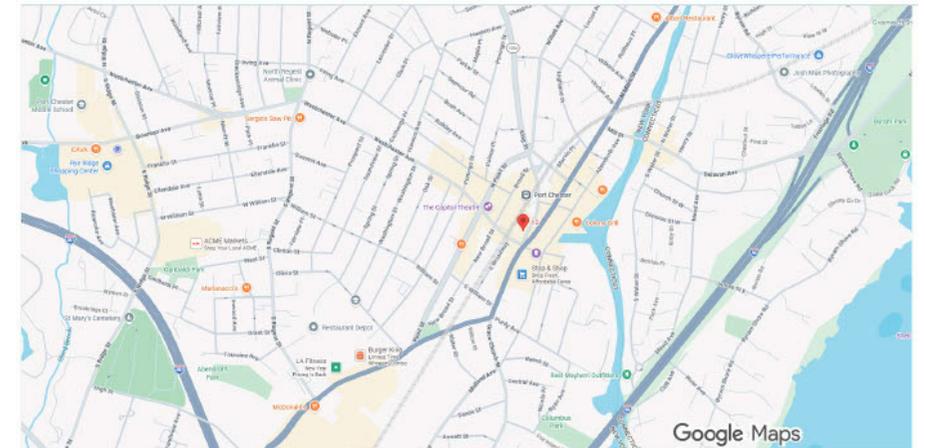
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Conceptual Rendering

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Conceptual Storefront Rendering - 12 King St

Illustrative vision of potential facade improvements

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Location Highlights

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- Steps from the Port Chester Metro North Train Station (Travel time <40 minutes to NYC).
- Steps from the Capitol Theatre, a historic live music venue attracting national acts.
- Walking distance to shops, dining, and amenities in downtown Port Chester.
- Surrounded by major approved developments that are currently and will transform the Village in the coming years.
- Immediate access to I-95, I-287, Hutchinson Riverparkway and the Connecticut border.
- Positioned near the center of town in the middle of the Village's revitalization, offering unmatched access and visibility.

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Exclusive Representation

C.J. Pagano & Sons, Inc. is proud to represent the ownership as the Exclusive Broker for this retail opportunity. With decades of experience and deep-rooted relationships in the Port Chester market, our firm has been entrusted to guide the disposition of this site.

All inquiries and discussions regarding this property shall be directed solely through our office.

Contact exclusive brokers Neil Pagano or Chris Krzeminski for further information.

Note: All of the information supplied above is taken from sources deemed to be reliable to the best of the sources knowledge and belief but is not guaranteed accurate. No warranty is expressed or implied and all information should be independently verified. The properties which are offered herein are subject to sale, change or withdrawal at any time without notice.

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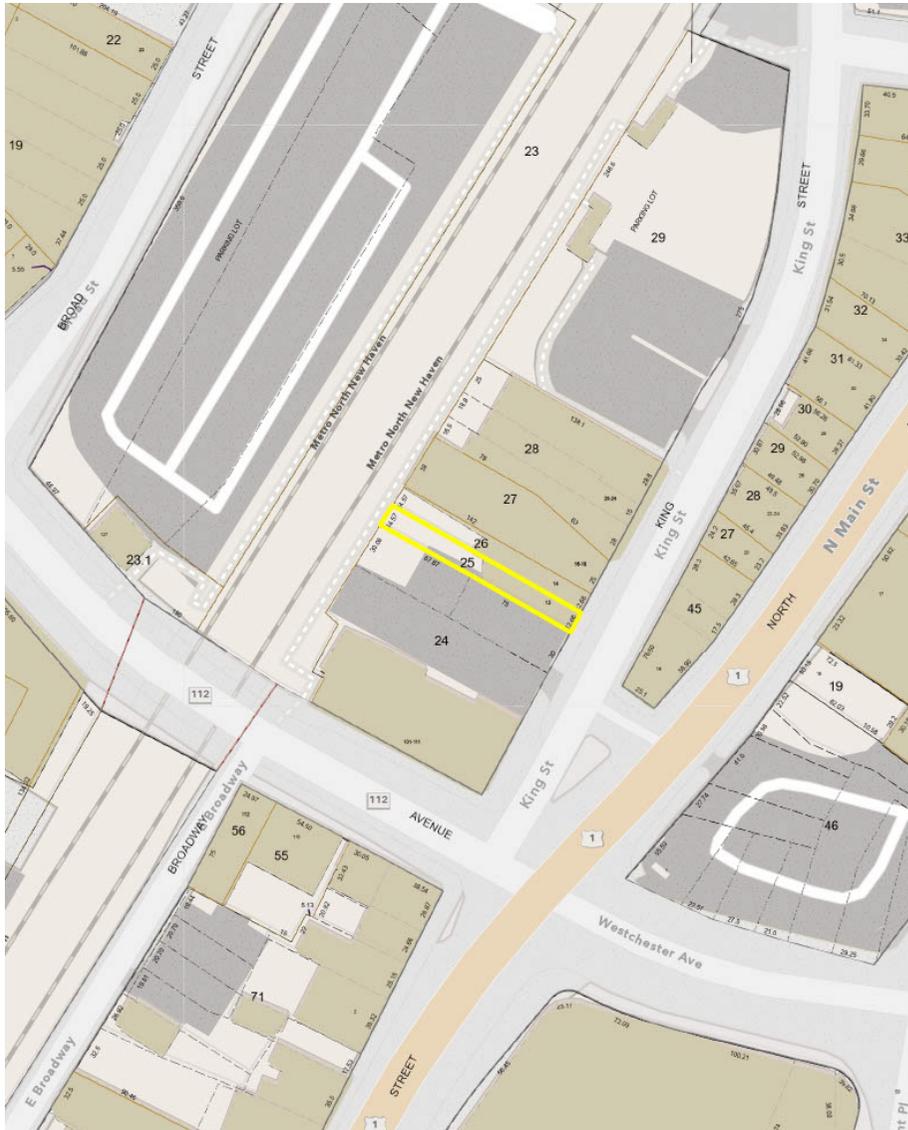
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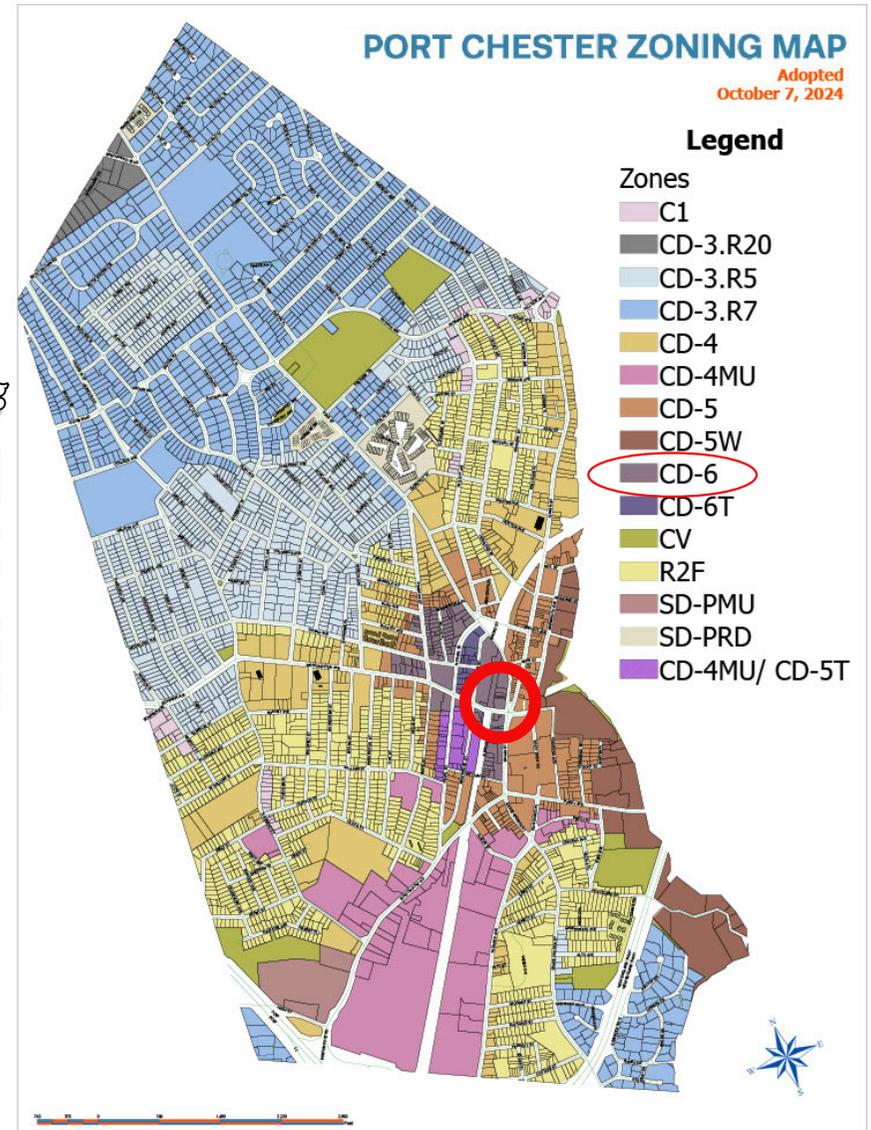
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Tax Map & Zoning Map

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Port Chester Zoning



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