

# LANDMARK REAL ESTATE COMPANY

DRIVE-THROUGH RESTAURANT FOR LEASE  
303 BOSTON POST ROAD, PORT CHESTER, NY 10573

Presented By:

**JORDAN LIEBOWITZ** | BROKER OF RECORD

O: (201) 560-1800 C: (201) 390-0656

E: [JORDAN@LandmarkRECO.com](mailto:JORDAN@LandmarkRECO.com)

**BRIAN WASILENKO** | SALES ASSOCIATE

O: (201) 560-1800 C: (201) 956-8595

E: [BRIANW@LandmarkRECO.com](mailto:BRIANW@LandmarkRECO.com)

**KYLE STAR** | SALES ASSOCIATE

O: (201) 560-1800 C: (908) 477-1457

E: [KYLE@LandmarkRECO.com](mailto:KYLE@LandmarkRECO.com)

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To the extent Owner or any agent of Owner corresponds with any prospective tenant, any prospective tenant should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective tenant proceeds at its own risk.

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# PROPERTY OVERVIEW

This 2,500SF drive-through restaurant is in the heart of the retail corridor of Port Chester, NY. The building shares parking with the Westchester Tennis Center and more parking could be created on site. The property also shares access to the Port Chester Gateway Shopping Center!

The surrounding area is densely populated and boasts strong income demographics. The site is nearby many national retailers including Multiple Banks, Whole Foods, Kohl's, Target, DSW, Burlington Shake Shack, McDonald's, Taco Bell, Westy Self Storage and many more! Also, There are over 1,500 new residential units coming available(in all phases of construction) in Port Chester.

Please do not visit the property without making an appointment, there is still an active business on site!



# DEAL POINTS

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GREAT OPPORTUNITY IN PORT CHESTER!  
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ZONED: CD-4MU – GENERAL URBAN MIXED USE  
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CROSS ACCESS FROM GATEWAY SHOPPING CENTER  
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EXISTING 2,500SF DRIVE-THROUGH RESTAURANT  
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TRAFFIC COUNTS: 25,326 VPD  
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# OFFERING SPECIFICATIONS

ASKING RENT	PLEASE CALL
SQUARE-FOOTAGE	2,500
LAND SIZE	.73 Acres
YEAR BUILT	2012

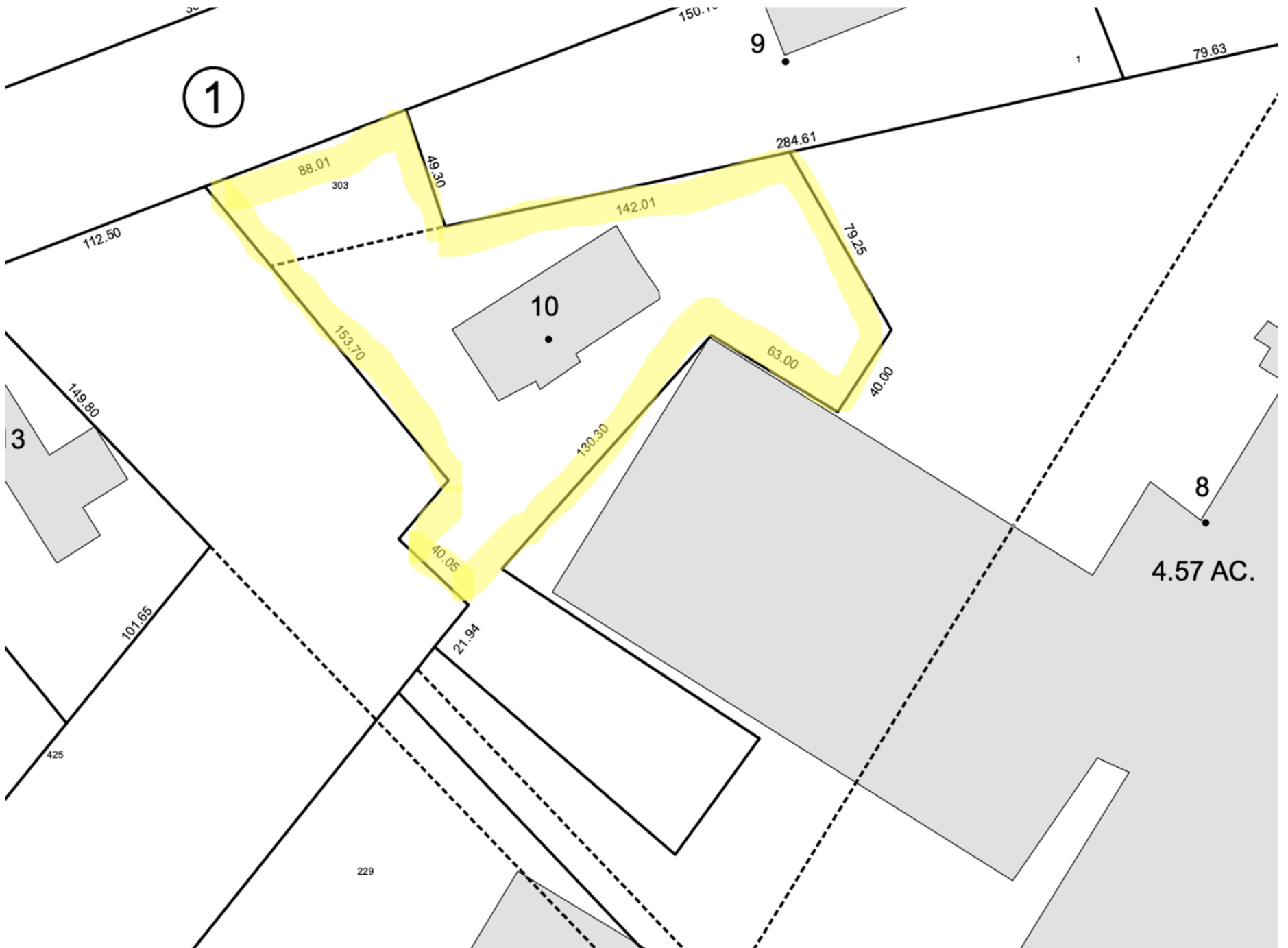
# LOCATION AERIAL



Under Construction:  
 957 Residential Units  
 120 Room Hotel  
 19,000SF Retail

Gateway Shopping Center


# SITE PLAN





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392 Main Street | Wyckoff, NJ | 07481

PLEASE CALL FOR MORE INFORMATION!