



THE PARTNERS
Commercial Real Estate Services



THE MUTUAL TRUST BUILDING 16 N. MAIN STREET, PORT CHESTER NY

EXPERTISE

- MULTI-FAMILY
- ASSISTED LIVING
- HOSPITALITY
- RESTAURANT
- RETAIL
- OFFICE
- INDUSTRIAL

MARKETS

- CONNECTICUT
- NEW YORK
- NEW JERSEY
- BROKERS
- CONSULTANTS
- ZONING
- ENTITLEMENTS



RESTAURANT/RETAIL SPACE (3,350 RENTABLE SQUARE FEET)





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THE PROJECT

The Old Mutual Trust Building located at 16 N. Main Street in Port Chester reflects the architecture of a past era. The sculptured crown molding encompasses the terracotta roof of the building, and arched cathedral windows span the first floor's 20-foot vaulted ceiling.

The redevelopment of this historical building captured this building's architectural attributes and preserved and integrate the best from the past with the new design. The architectural firm of Ridberg & Associates out of Greenwich, Conn. has designed the project to compliment the existing architecture and the streetscape environment around the project.

The result is a Restaurant/Retail setting with unparalleled characteristics. This unique space will be ideal for a restaurant or Retail use that desires a cornerstone location and a distinguishing presence within a chic urban market.

Located above the restaurant level are 7 luxury apartments that will boast convenient access to Multi-Family Apartments, shopping, banking, restaurants, the train station, the 14-Screen Loews Cineplex and the Capitol Theater.

Sandwiched between the **Capitol Theatre** (+/- 2,255 capacity), the **Loews Cineplex** (14 screen), the **Train Station**, the retail streetscape along N. Main Street, the **Waterfront at Port Chester** (500,000 square foot shopping center) and multiple **New Luxury Apartment Communities**, this project is located at the heart of the retail core of this vibrant market. The location receives considerable exposure to both pedestrian and street traffic on 3 sides (N. Main Street, Westchester Ave., and King Street). Patrons of the theaters, the train station and residence of the residential communities will have the convenience of a short walk to the Old Mutual Trust Building for dining/shopping, or just a casual drink in an aesthetically-pleasing atmosphere. Port Chester has become a popular venue for restaurants, boasting some of the top cuisine in Westchester County.

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LOCATION, PARKING, TRAIN STATION & TRAFFIC COUNTS

- Located at the epicenter of three major crossroads, N. Main Street, (Route 1), Westchester Avenue (Route 112) and King Street (Route 120A), the location of this property provides very good visibility. The advantage of a traffic light in front of the property, as well as being situated directly across the street from the Waterfront at Port Chester, a 500,000 square foot shopping center, further enhances the property's location. This property resides in the center of the multi-family residential (3,000 plus units), boutique shops & restaurants in this highly desirable retail trade area
- Located within one block from the Capitol Theatre, which has approx. +/- 2,255 capacity and +/- 162 shows per year (3 to 4 shows per week), including such artists as Bob Dylan
- Interstate 95 and Interstate 287 wrap around the Port Chester market providing convenient access from any direction
- Situated in and amongst several of the most affluent cities in the United States, Greenwich, CT, Purchase, NY, Rye, NY and Rye Brook, NY, helps this market to yield some very attractive demographics (over 70,000 in 3-Mile Radius). Over 10,000,000 square feet of Class "A" & "B" office properties in the immediate trade area.
- Street parking is conveniently located in front and in the rear of the building, plus additional parking is located at a large municipal lot one short block from North Main Street and across the street at the Waterfront at Port Chester.
- Combined Avg. Daily Traffic Count is over 20,000 cars per day
- The property's location along a major bus route and within a short walking distance to the Port Chester Metro North Train Station/parking lot, generates not only customers from commuter traffic, but easy public transportation for employees and patrons.

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Cornerstone location at the
intersection of three streets





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20' Atrium Ceiling



New Construction and Systems

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New Replicated Historic Cathedral Windows
Thermal Insulated



Restored Historical Medallions
Bush Mansion 1690 Painting





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Lower Ceiling Area
Back of House Kitchen/Retail Area



New Construction and Systems





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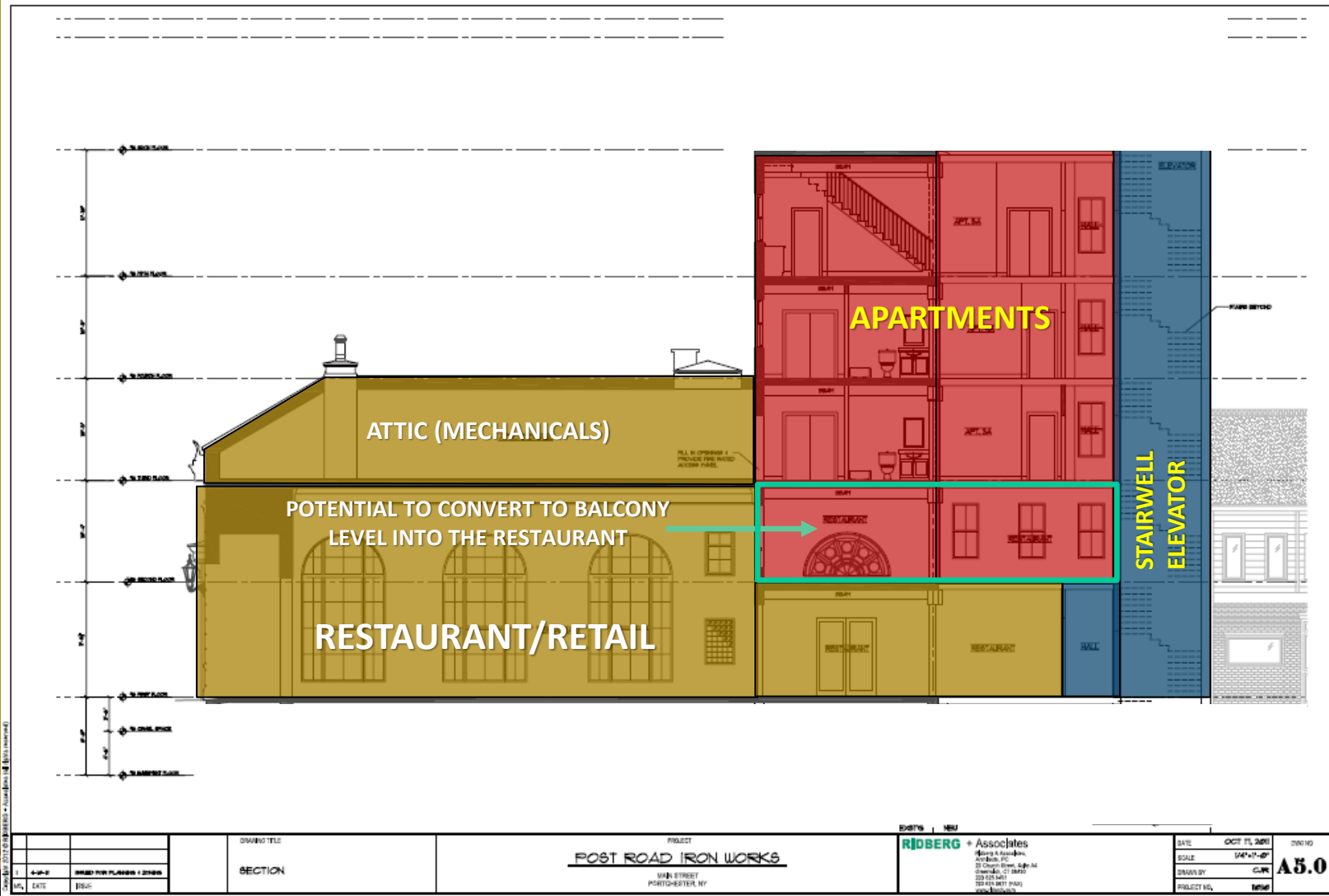


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ELEVATION – NORTH MAIN STREET SIDE



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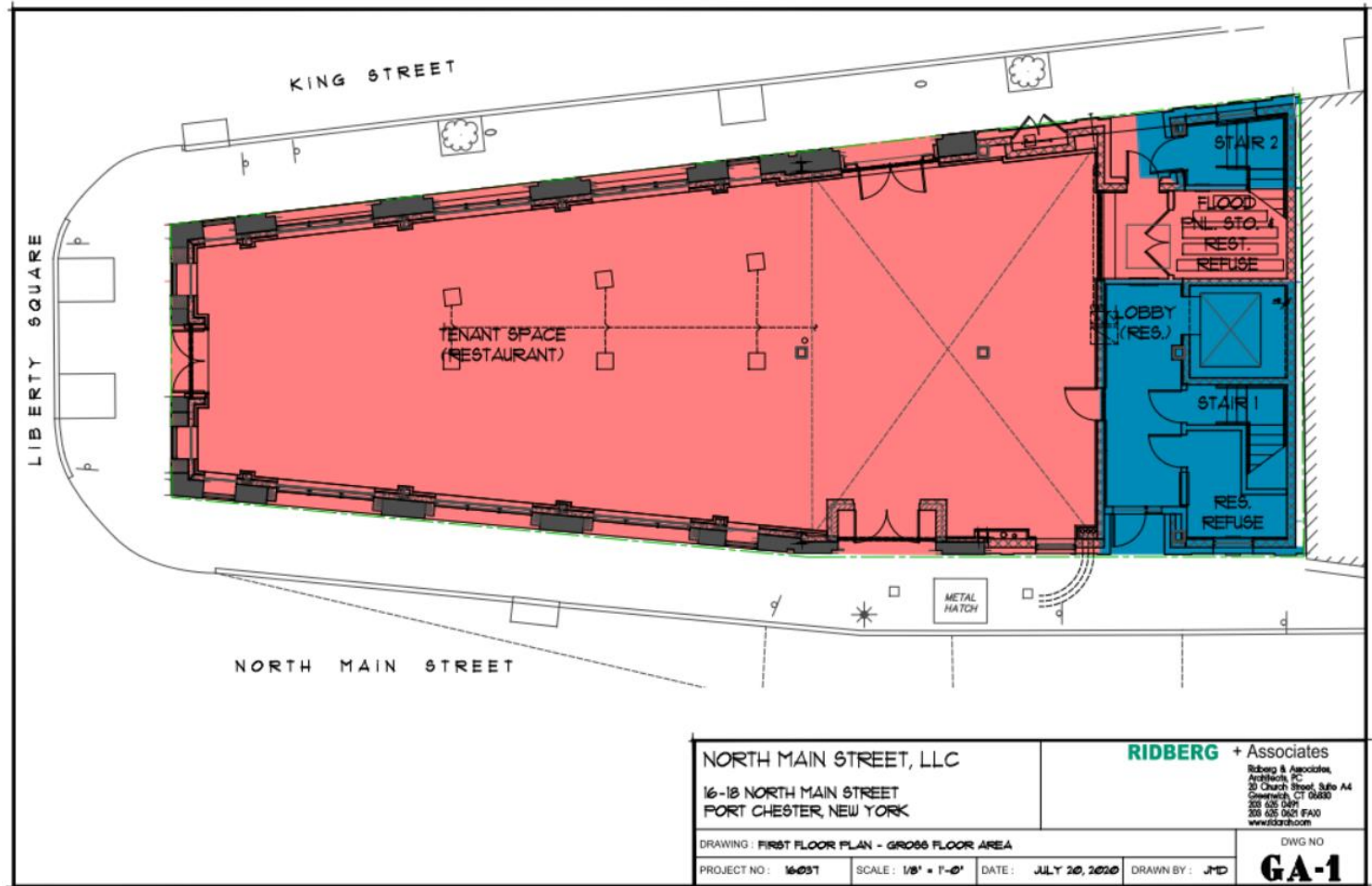


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FIRST FLOOR (STREET LEVEL) – RESTAURANT OR RETAIL USE (Depicted in “RED”)
(3,350 RENTABLE SQUARE FEET)





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Available Restaurant/Retail Premise (General Overview)

PREMISE

- First (1st) Floor Premise – (3,350 Rentable Square Feet) – \$9,750/Month (NNN)
- 20' Vaulted Ceiling

SPACE INCLUDES THE FOLLOWING NEW RENOVATIONS:

- Hydrostatic Floor with Drains
- Sheetrock Walls/Ceiling with Historic Crown Molding
- Restaurant Chase/Duct
 - The hood duct chase is approx. 48" x 40" and the grease duct is 16" x 16", with a fresh air duct 22" x 18"
 - Hood & Make-Up-Air Duct
 - Black Iron
 - Electrical & 2" Gas Line (gas request – 2,000 cfh @ 4" wc)
- All new Doors and Windows
 - Six (6) Replicated Thermal Insulated Cathedral Windows
- Open Landscape Space
- HVAC System - 16-Ton Condensing Unit and 12 Ton Air handler
- Electrical & Plumbing (Sized for Restaurant Use)
- Electric to Tenant – 600A, 3ph, 208v
- Water line to Tenant is 1-1/2"
- Waterproof Building System (Flood Panel System)
- New Common Area Lobby, Stairs and Elevator
- Restaurant Seating Area - Six (6) Stubbed Floor Drains/One (1) Water Line (1-1/2")



Sample Rendering

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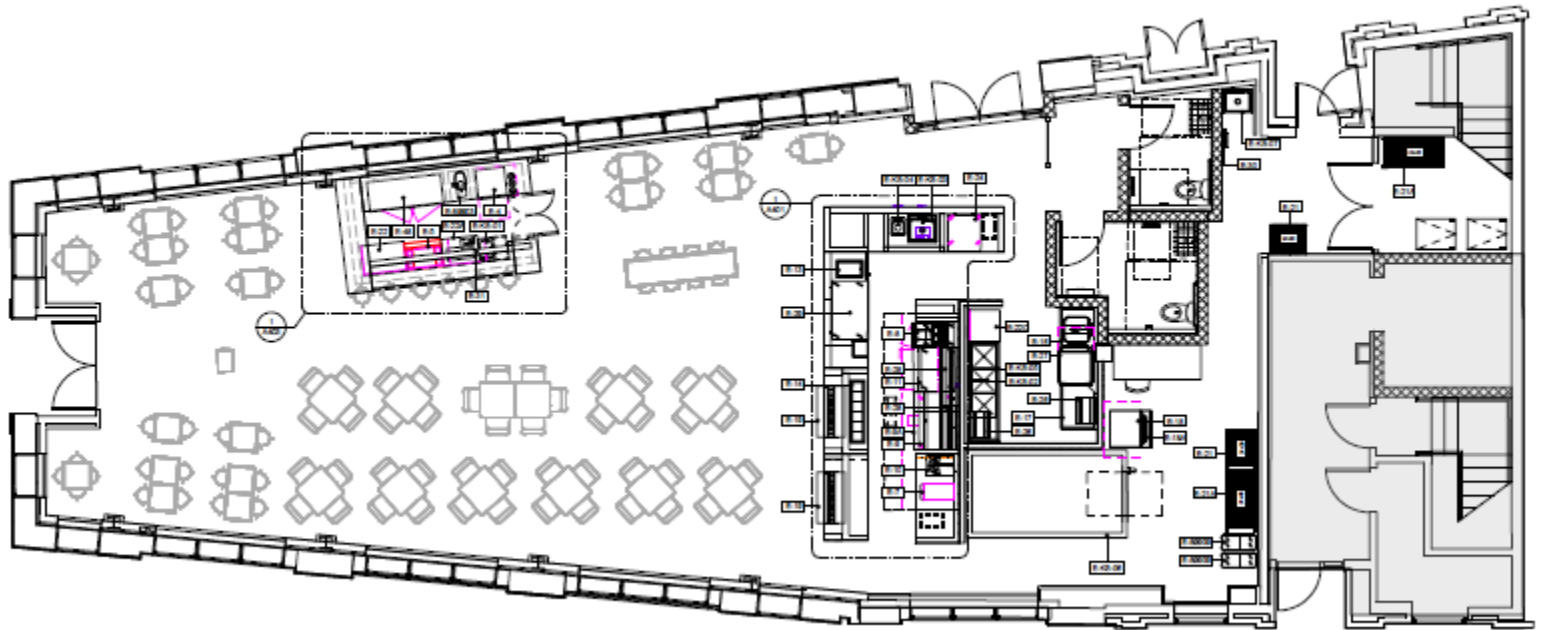
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Sample Restaurant Design





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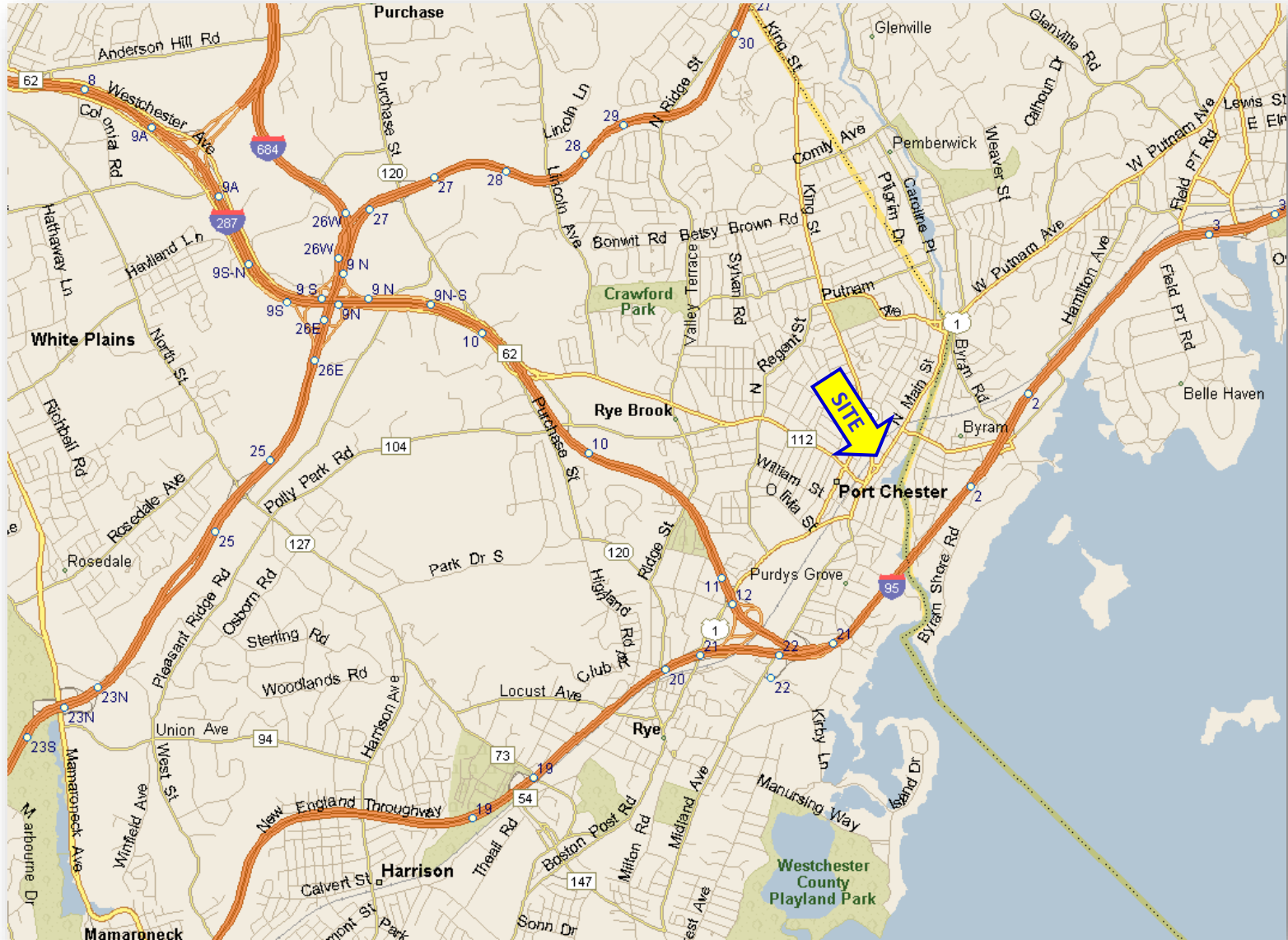


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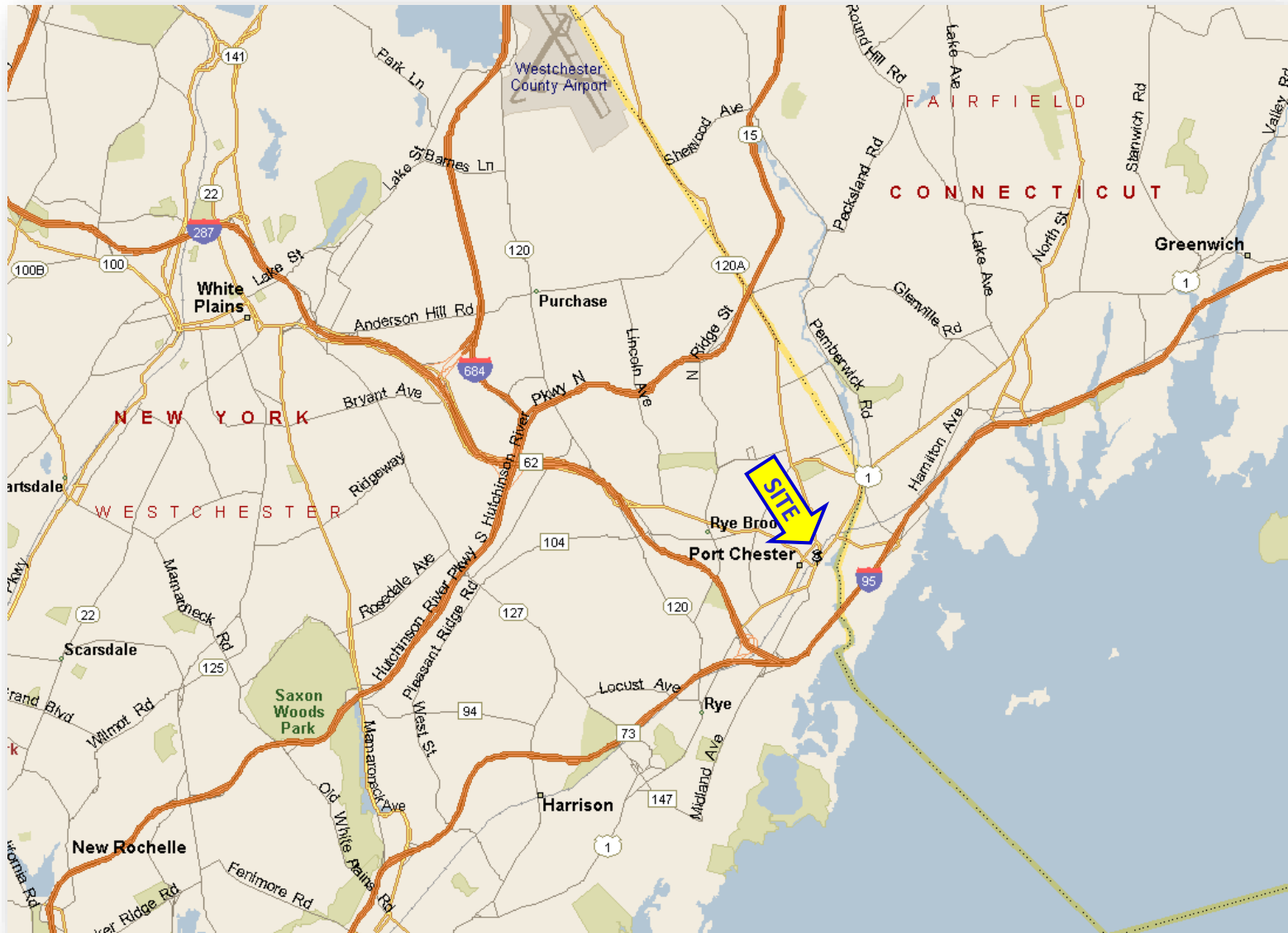


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AERIAL



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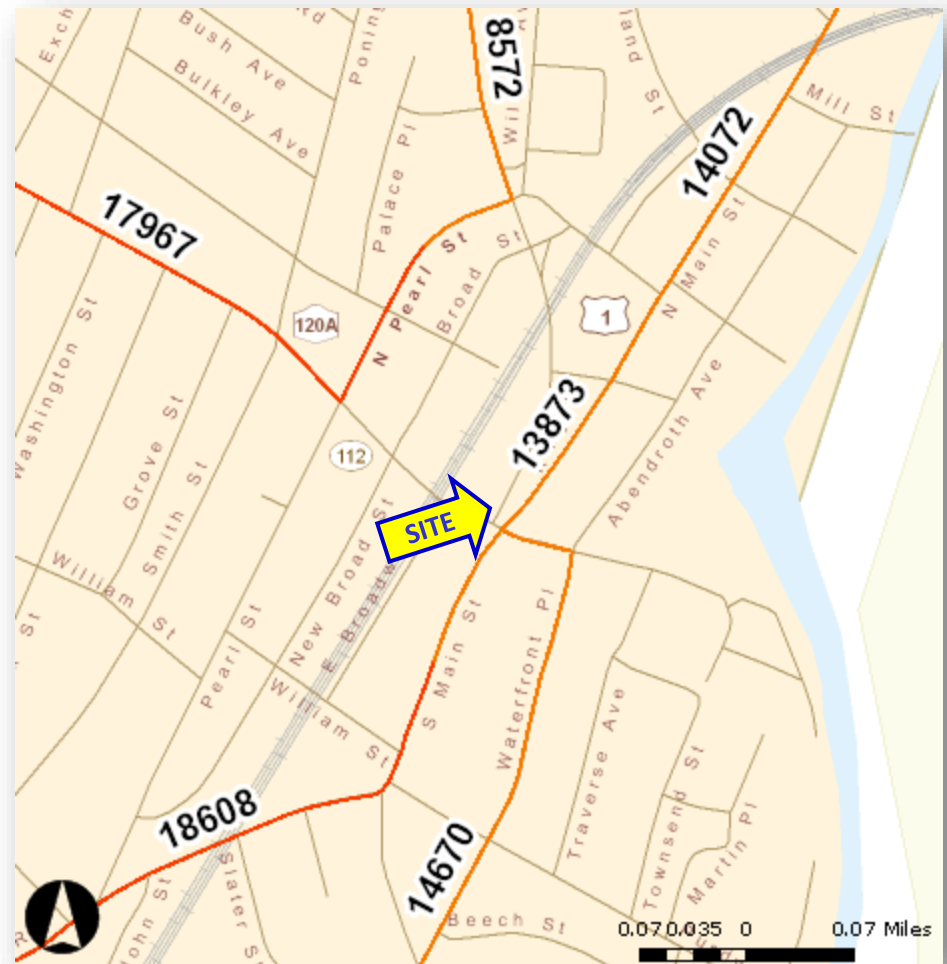
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TRAFFIC COUNTS

NORTH MAIN STREET – 13,873 ADT
WESTCHESTER AVE. – 17,967 ADT
SOUTH MAIN STREET – 18,608 ADT

ADT – AVERAGE DAILY TRAFFIC



TRAFFIC COUNTS



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THE CAPITOL THEATRE

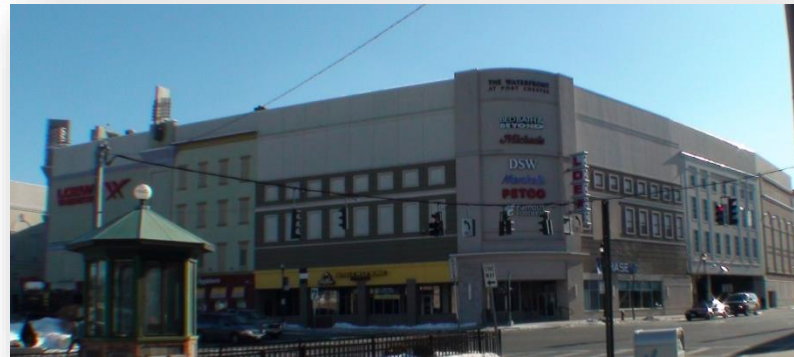




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THE WATERFRONT AT PORT CHESTER



**LOCATED DIRECTLY ACROSS THE STREET FROM
THE SUBJECT PROPERTY**

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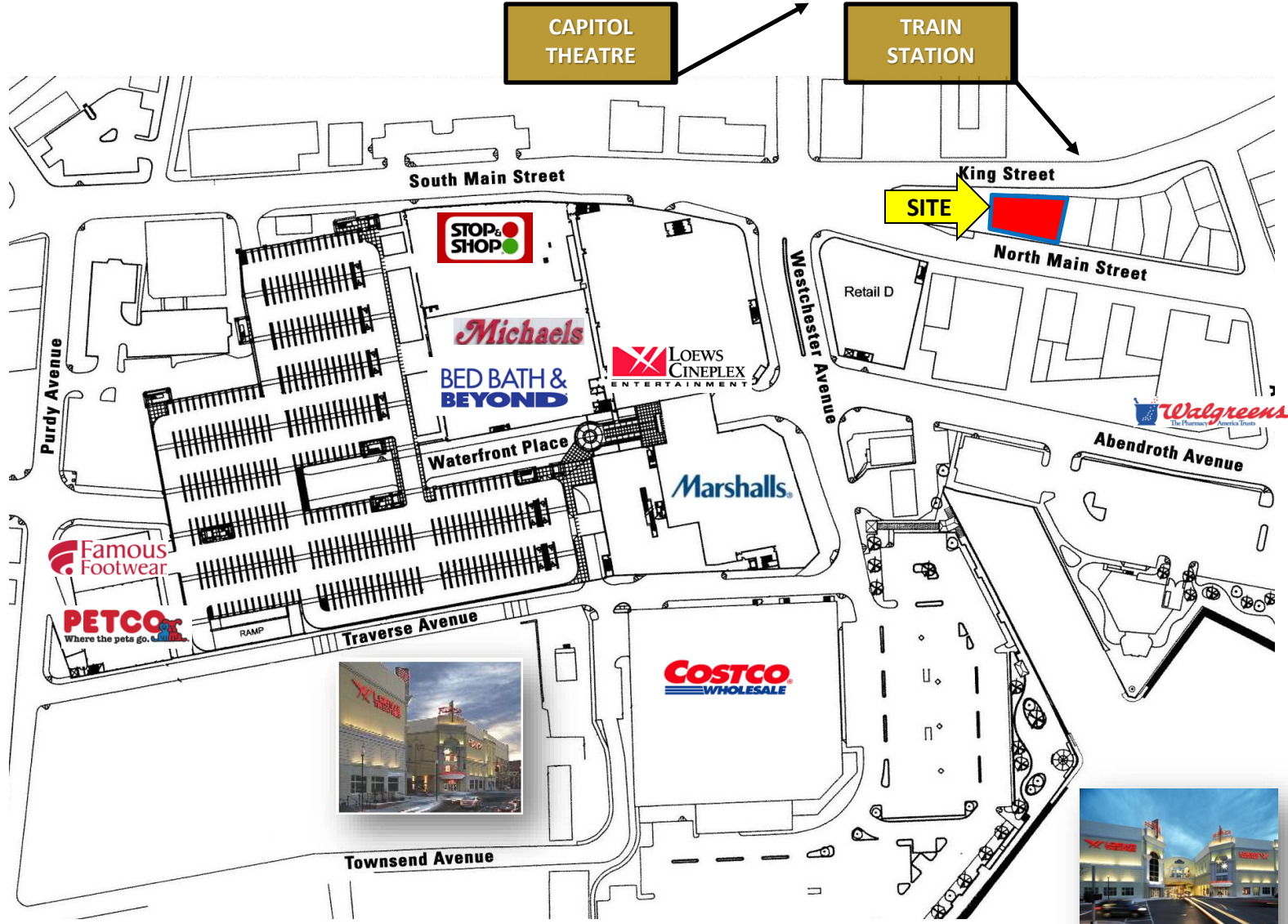
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DEMOGRAPHIC SUMMARY REPORT

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	33,399		78,022		138,828	
2023 Estimate	32,600		76,287		135,938	
2010 Census	31,007		72,428		130,130	
Growth 2023 - 2028	2.45%		2.27%		2.13%	
Growth 2010 - 2023	5.14%		5.33%		4.46%	
2023 Population by Hispanic Origin	20,906		26,841		33,689	
2023 Population	32,600		76,287		135,938	
White	26,989	82.79%	64,919	85.10%	116,283	85.54%
Black	2,759	8.46%	4,248	5.57%	6,004	4.42%
Am. Indian & Alaskan	754	2.31%	898	1.18%	1,060	0.78%
Asian	980	3.01%	4,266	5.59%	9,434	6.94%
Hawaiian & Pacific Island	80	0.25%	99	0.13%	130	0.10%
Other	1,037	3.18%	1,857	2.43%	3,027	2.23%
U.S. Armed Forces	1		8		10	
Households						
2028 Projection	11,095		28,162		49,814	
2023 Estimate	10,816		27,531		48,777	
2010 Census	10,223		26,082		46,705	
Growth 2023 - 2028	2.58%		2.29%		2.13%	
Growth 2010 - 2023	5.80%		5.56%		4.44%	
Owner Occupied	4,137	38.25%	15,310	55.61%	30,891	63.33%
Renter Occupied	6,679	61.75%	12,221	44.39%	17,886	36.67%
2023 Households by HH Income	10,815		27,532		48,778	
Income: <\$25,000	1,529	14.14%	3,015	10.95%	4,736	9.71%
Income: \$25,000 - \$50,000	1,885	17.43%	3,258	11.83%	5,264	10.79%
Income: \$50,000 - \$75,000	1,546	14.29%	2,711	9.85%	4,370	8.96%
Income: \$75,000 - \$100,000	1,477	13.66%	2,888	10.49%	4,428	9.08%
Income: \$100,000 - \$125,000	1,392	12.87%	2,819	10.24%	4,761	9.76%
Income: \$125,000 - \$150,000	704	6.51%	1,741	6.32%	3,012	6.17%
Income: \$150,000 - \$200,000	792	7.32%	2,609	9.48%	4,627	9.49%
Income: \$200,000+	1,490	13.78%	8,491	30.84%	17,580	36.04%
2023 Avg Household Income	\$108,438		\$153,866		\$166,798	
2023 Med Household Income	\$82,574		\$116,796		\$131,889	

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ASSISTED LIVING



HOSPITALITY



MIXED USE PROJECTS



MULTI-FAMILY

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RETAIL



OFFICE/
INDUSTRIAL/FLEX

Founded in 1989, The Partners Commercial Real Estate Services, Inc. is one of New York Metropolitan's most innovative real estate companies providing consulting and brokerage services in site selection, development, site plan approval, sales and leasing.

A full-service real estate company, The Partners has grown and prospered on its proven ability to not just meet, but exceed the needs of its clientele. We accomplish this by leaving nothing to chance. We are passionate about quality, pay obsessive attention to detail and provide highly personalized service. For over twenty years, The Partners has been committed to achieving complete customer satisfaction.





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SERVICES OFFERED

- SITE OR SPACE SELECTION (BUYER-TENANT REPRESENTATION)
- SITE PLAN AND/OR OCCUPANCY APPROVALS
- MARKETING OF NEW DEVELOPMENTS OR EXISTING ASSETS

PRIMARY MARKETS COVERED

- CONNECTICUT
- NEW YORK METROPOLITAN REGION
 - WESTCHESTER COUNTY
 - ROCKLAND COUNTY
 - DUTCHESS COUNTY
 - BROOKLYN, QUEENS, & STATEN ISLAND
 - NASSAU AND SUFFOLK COUNTY
- NORTHERN NEW JERSEY

AREAS OF SPECIALTY

- MULTI-FAMILY
- SENIOR COMMUNITIES (ASSISTED LIVING, MEMORY CARE, INDEPENDENT LIVING)
- HOSPITALITY
- RESTAURANT
- RETAIL AND RECREATIONAL
- OFFICE AND INDUSTRIAL
- SELF STORAGE





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Conclusion:

The Partners Commercial Real Estate Services, Inc. is focused on the full scale execution of your real estate needs and requests. The exhaustive detail and extensive resource work that goes into sourcing of the project, including working with municipalities, interest groups, state and local authorities, architects, design firms, zoning and contract attorneys, to bring a project to fruition is our sole and primary business.

In short, the services required for a full scale advantage in developing your next project can be expertly handled by [The Partners Commercial Real Estate Services, Inc.](#) – your real estate turn key solution.

From the conception of the project through the transaction phase, the approval process and up to the grand opening, we will work closely with you to assist in the project's success.

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