
Retail Leasing Guidebook

THE VILLAGE OPENS LATE FALL 2026



THE VILLAGE
AT TUXEDO RESERVE

 **RELATED**

The New Way to Village

Something extraordinary is coming to the lower Hudson Valley — the first built-from-the-ground-up village in generations.



THE VILLAGE
AT TUXEDO RESERVE



The RELATED Advantage

The Village at Tuxedo Reserve is the next great project from the nation's premier developer of high-end residential, retail and mixed-use projects.

Placemaking is our passion. Related is an innovator in mixed-use development and consider our retail tenants as partners in a long term vision of creating great experiences that grow, evolve, and last the test of time.



THE VILLAGE
AT TUXEDO RESERVE

NYC's New One Hour Away Getaway

Just 30 miles from New York City, A New World-Class Hudson Valley Destination from Related and Lennar. For day trippers, shoppers, local residents, nature buffs, foodies, skaters, hikers, bikers and anyone who wants an active, healthy, upstate lifestyle in an ultra-convenient downstate location.

On one hand Tuxedo Reserve is an irresistible location and lifestyle for Manhattanites, suburbanites, young professionals, couples, families, empty nesters, retirees, and entrepreneurs. On another, An idyllic Primary Residence, Second Home, or Upstate Pied-a-Terre. Not only is Tuxedo Reserve right off of I-87 and Route 17, it is less than an hour by train from NYC and mere minutes from affluent communities in Bergen, Passaic, Rockland, and Westchester counties.



THE VILLAGE
AT TUXEDO RESERVE

At the Center of it All, The Village

The Village at Tuxedo Reserve puts a charming yet sophisticated Hudson Valley destination within easy reach of more than 10 million people.

The Village is a ground-floor opportunity for retailers, restaurateurs, artisans, and entrepreneurs to be part of a visionary new commercial, recreational, and residential development at the gateway to the Hudson Valley.



THE VILLAGE
AT TUXEDO RESERVE

13,000 + Consumers at Your Doorstep

The master development of Tuxedo Reserve covers over 1,200 acres at the gateway to the Hudson Valley, 30 miles from NYC, and nestled between Harriman State Park and Sterling Forest.

Soon to be 1,300 homes and 330+ apartments, Tuxedo Reserve is the perfect captive audience, affluent consumer-base for high-end retail, recreation, self-care and both casual and fine dining outlets. The anticipated population of Tuxedo Reserve is in excess of **5,000 residents**.

Tuxedo Reserve is less than a 5 minute drive from three affluent New York City suburbs including Sloatsburg, Tuxedo and the iconic Tuxedo Park. The combined population adds an additional **8,000 residents** to the calculus.



THE VILLAGE

AT TUXEDO RESERVE

Market Square, the Ultimate Experience and 4-Season Draw

At the center of the Village is Market Square which will include a destination food market in a timber framed double-height contemporary “barn.” Given the dearth of food markets in the region, the market will draw from a wide radius, bringing additional shoppers to the Village.

The hardscape plaza will host regular farmer’s markets, craft fairs, sponsored events, and other activations providing incredible foot traffic throughout the year.

Last, but by no means least...the Village Green, Village Ice Rink, and Fitness and Recreational Facilities are consumer magnets that will draw from all of the 1530+ homes in Tuxedo Reserve, the larger suburban region and NYC.



THE VILLAGE

AT TUXEDO RESERVE

An Energized Crowd for Every Season

The Village Green will be a gathering place for the region, activated by the Stage House to provide regular experiences and events (such as concerts, theatrical productions, movie nights, sporting events, etc).

In the colder months, the Village Rink will draw crowds for recreational skating, hockey, figure skating classes and more.

All of the activities are supported by a year round concession stand (with indoor and outdoor seating) and public bathrooms.



Evergreen Demand, at Your Doorstep

In addition to 330+ multifamily apartments in the Village, Tuxedo Reserve includes a wide range of for-sale housing types and price points well-above the regional average. This high-end community, which when complete will house upwards of 5,000 residents, will consist of the following types of inventory:

Apartment / Garden Homes: 431

Townhomes (32', 28', and 24' wide): 939

Single Family Homes: 231

The average size of these homes is as follows:

Apartment / Garden Homes: 1,800 sq. ft.

Townhomes (32', 28', and 24' wide): 2,300 sq. ft.

Single Family Homes: 2,550 sq. ft.

THE VILLAGE

AT TUXEDO RESERVE

\$922,640



\$696,035





Where Tuxedo Reserve Comes to You

In addition to the draw and activation provided by a Market & Grocery store, Village Ice, Village Green and concession are the fitness and recreation amenities for the entire 1,200 acre project.

Included in this unprecedented mix of recreational outlets are an 18,000 sq. ft. Fitness & Recreation Center that houses a full-size basketball court, squash court, full-service fitness center, yoga studio and additional high-end programming.

The outdoor portion of the amenities complex includes a swimming pool and lounge deck, pickleball and tennis courts, a soccer and lacrosse field, dog park and playground.

THE VILLAGE
AT TUXEDO RESERVE



Retail Core

Retail spaces have been preliminary demised, assigned preliminary uses, and laid out. Current plans include:

#5: Restaurant, Bar, Wine Store, Coffee Shop, Outdoor Shop, Hardware/Plants/Gifts

#6: Nails, Hair, Medical, Shipping Center, Boba Tea / Ice-cream

#14: Diner/Café, Bakery, Pharmacy

#15: Bank, Barber, Clothing, Daycare (with separate playground)

The final demising, uses, and layouts will be determined as the Founder's Circle of retail partners is finalized.



Partial List of Feasible Retail Uses

Food and Beverage

- Grocery Market (Market Square)
- Concession (Market Square)
- Tavern/Bar
- Coffee/bagel Shop
- 3 meal diner/cafe
- Bakery

Services

- Boba
- Ramen
- Sushi
- Asian
- Pizzeria
- Brewery
- Tacos
- Mail/Biz Services
- Resident Services
- Barbershop
- Hair salon
- Nails, foot massage, massage
- Vet
- Concierge medical
- Bank
- Daycare

Provisions

- Wine Store
- Apothecary/Pharmacy

Fitness / Activities

- Martial Arts/Yoga Studio
- Paint N' Sip

Shops

- Quality vintage fashion
- Outdoor/sports
- Hardware/Home goods
- Garden/plants



We welcome all ideas for retail uses. Have a great business not on this list? Let us know!

Founder's Circle

The Village founders are assembling and collaborating with a curated group of the best-in-class commercial partners, the **Founder's Circle**.

Founder's Circle members will receive special assistance, considerations and benefits. For the select initial tenants, the Developer will manage the design and construction of their spaces in order to drastically reduce tenant's upfront time, cost, schedule and risk. Phased rents will enable the **Founder's Circle** businesses to grow and thrive.



Four Steps to Your Next Great Location



THE VILLAGE
AT TUXEDO RESERVE

01

Contact us to discuss your vision, business plan, potential spaces available, and preliminary terms.

02

Meet with our team to finalize location, demising, interior plan and terms.

03

Sign a term sheet and Related will manage and execute the build of your next location.

04

Install your FF&E and OS&E, hire your staff, and open for business in Fall of 2026.

Founder's Circle Journey

May '25

Ground Breaking



March-Aug '26

Assembling curated mix of best-in-class retail operators



Apr-Aug '26

Design shops and restaurants



Jun -Sept '26

Fitout Construction



Nov '26

Opening Fall 2026



Catalog of Retail Uses & Architectural Test Fits



On the following pages are design concepts for each of the retail use types we have conceptualized. These designs are intended to inspire your imagination, not restrict it. For the **Founder's Circle** we have full design / build capabilities ready to help you envision how your business can fit into our very exciting and inherently flexible ecosystem.

 **RELATED**

THE VILLAGE

AT TUXEDO RESERVE



LEGEND

BUILDING 5

1. Restaurant (Farm to table)
1,000 SF ON 1ST FLOOR
2. Medical Office (on Mezzanine)
1,000 SF ON MEZZANINE
3. Bar
1,000 SF ON 1ST FLOOR + 100 SF ON MEZZ / TOTAL 1,100 SF
4. Wine store
1,000 SF ON 1ST FLOOR + 100 SF ON MEZZ / TOTAL 1,100 SF
5. Book store & cafe
1,000 SF ON 1ST FLOOR
6. Outdoor Equipment
1,000 SF ON 1ST FLOOR + 100 SF ON MEZZ / TOTAL 1,100 SF
7. Home hardware & plants
1,000 SF ON 1ST FLOOR

BUILDING 6

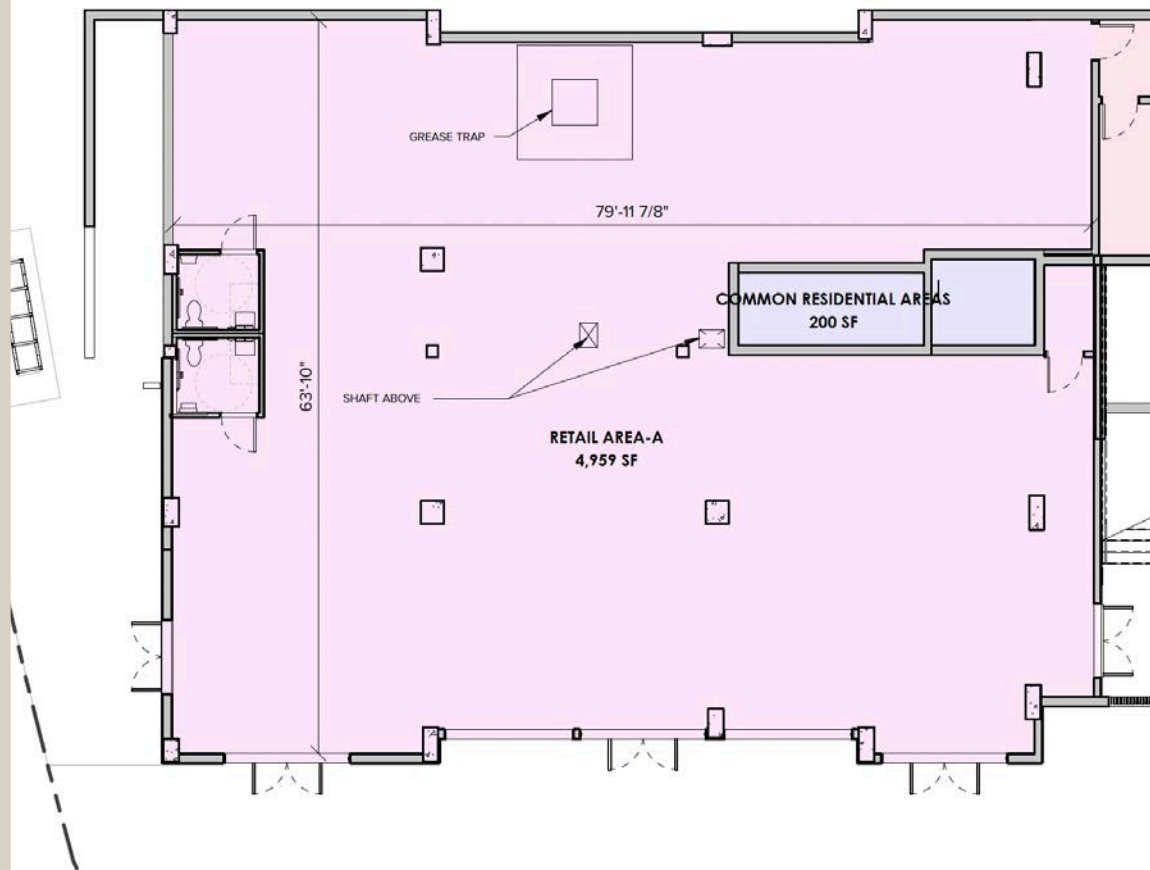
8. Nail Spa
1,000 SF
9. Hair Salon
1,000 SF
10. Apothecary
1,000 SF
11. Boba
1,000 SF
12. Dry Cleaning + Package
1,000 SF

BUILDING 14

13. Diner / 3 meal cafe
1,000 SF
14. Cafe
1,000 SF
15. Clothing consignment store
1,000 SF

BUILDING 15

16. Bank Branch
1,000 SF
17. Barbershop
1,000 SF
18. Concierge Medical
1,000 SF
19. Daycare
1,000 SF

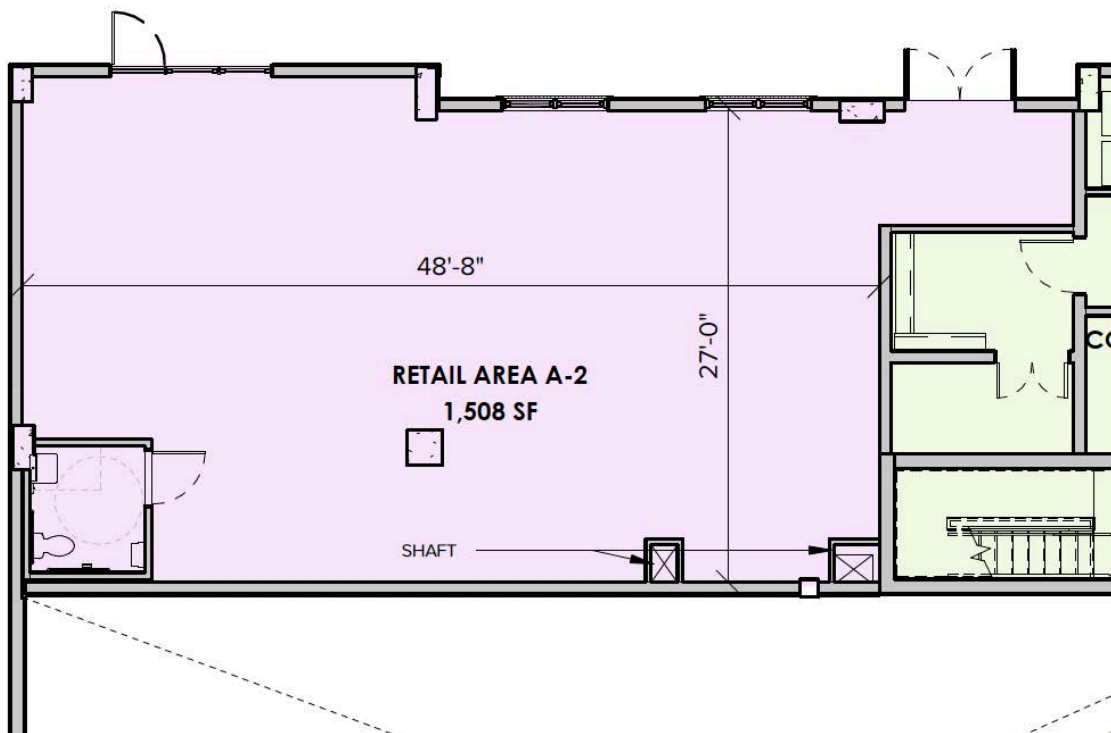


Location:
Building 5, First Floor

Preliminary Use:
Farm to Table Restaurant

Leasable Area:
4,959 sq. ft.

Occupancy:
Fall 2026

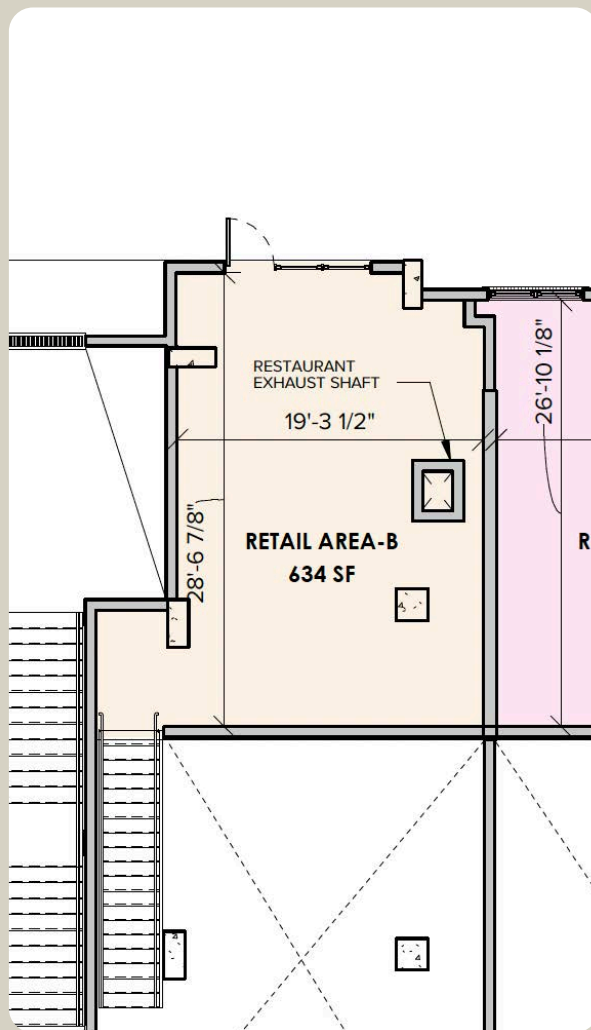
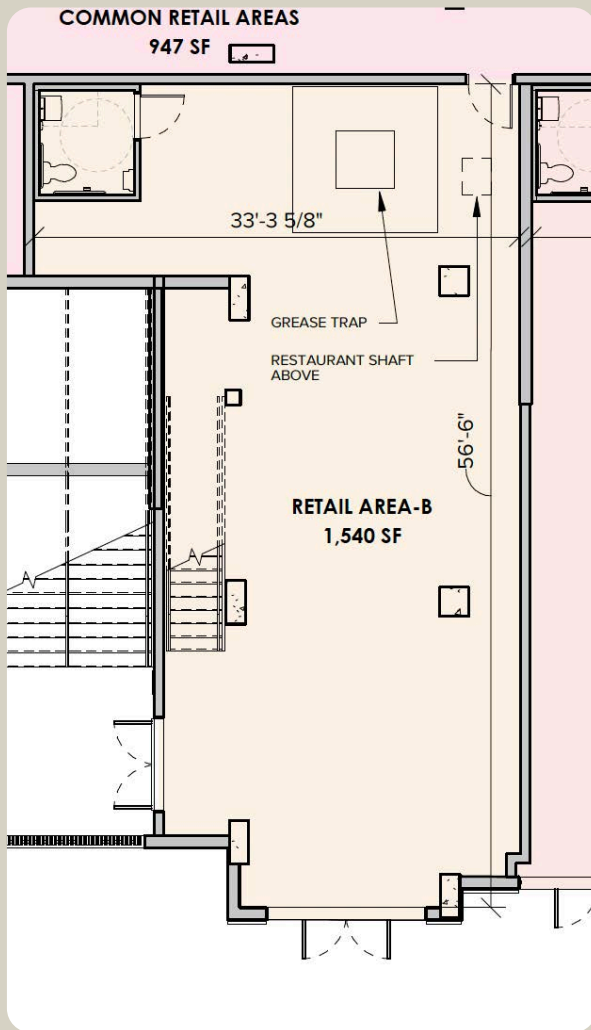


Location:
Building 5, Mezzanine

Preliminary Use:
Medical Office

Leasable Area:
1,508 sq. ft.

Occupancy:
Fall 2026

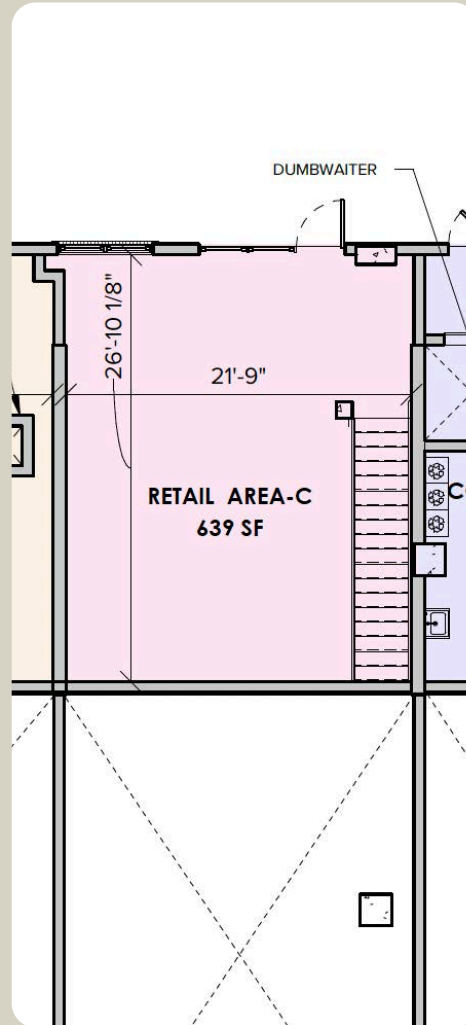
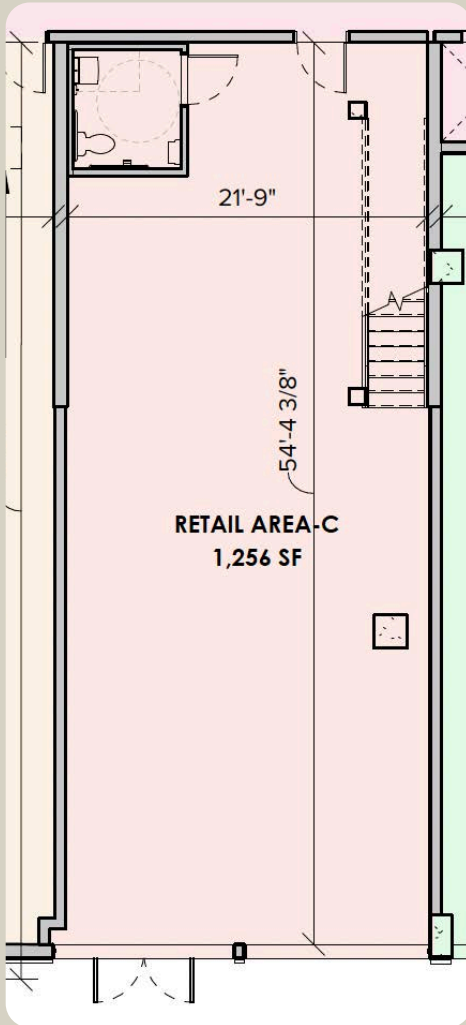


Location:
Building 5, First Floor &
Mezzanine

Preliminary Use:
Bar & Light Fare

Leasable Area:
1,540 sq. ft. & 634 sq. ft.

Occupancy:
Fall 2026

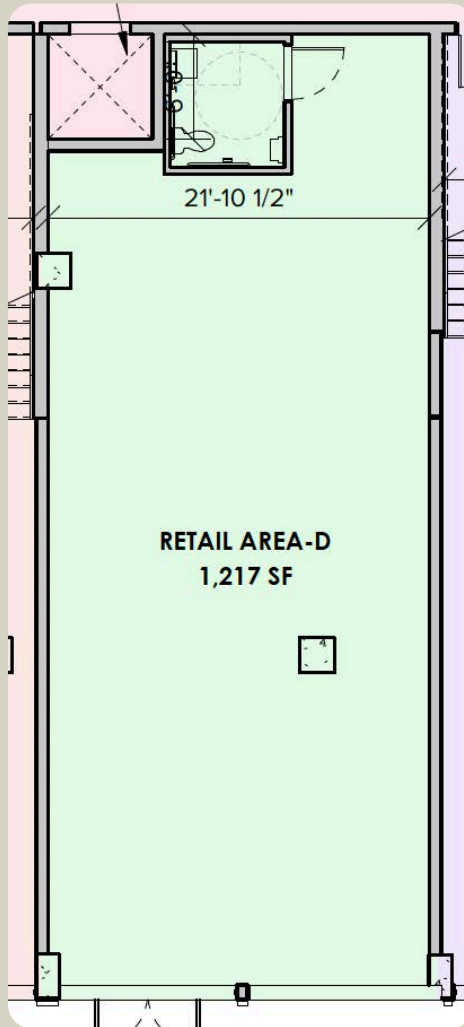


Location:
Building 5, First Floor &
Mezzanine

Preliminary Use:
Wine & Liquor Store

Leasable Area:
1,256 sq. ft. & 639 sq. ft.

Occupancy:
Fall 2026

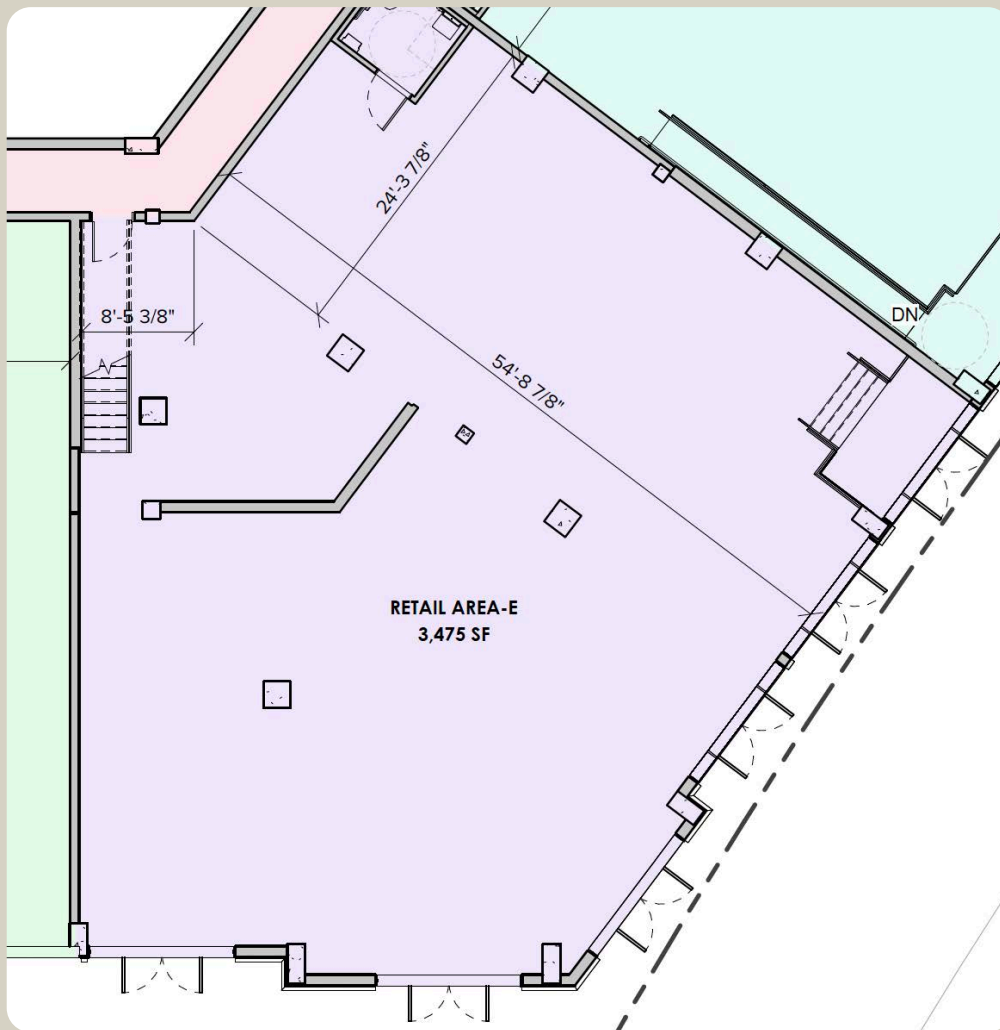


Location:
Building 5, First Floor

Preliminary Use:
Book Store & Cafe

Leasable Area:
1,217 sq. ft.

Occupancy:
Fall 2026

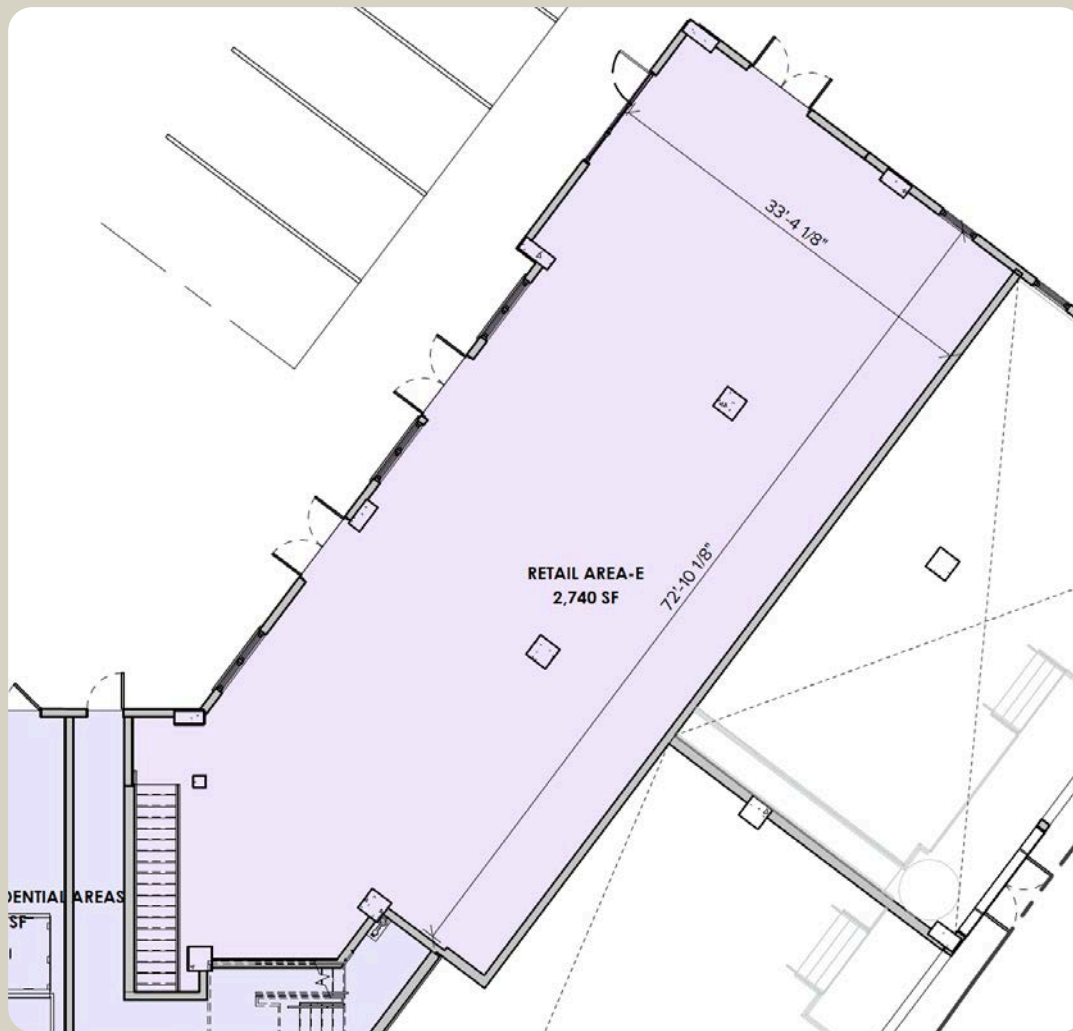


Location: Building 5,
First Floor &
Mezzanine (next page)

Preliminary Use:
Outdoor Oriented Retail

Leasable Area:
3,475 sq. ft. & 2,740 sq. ft.

Occupancy:
Fall 2026

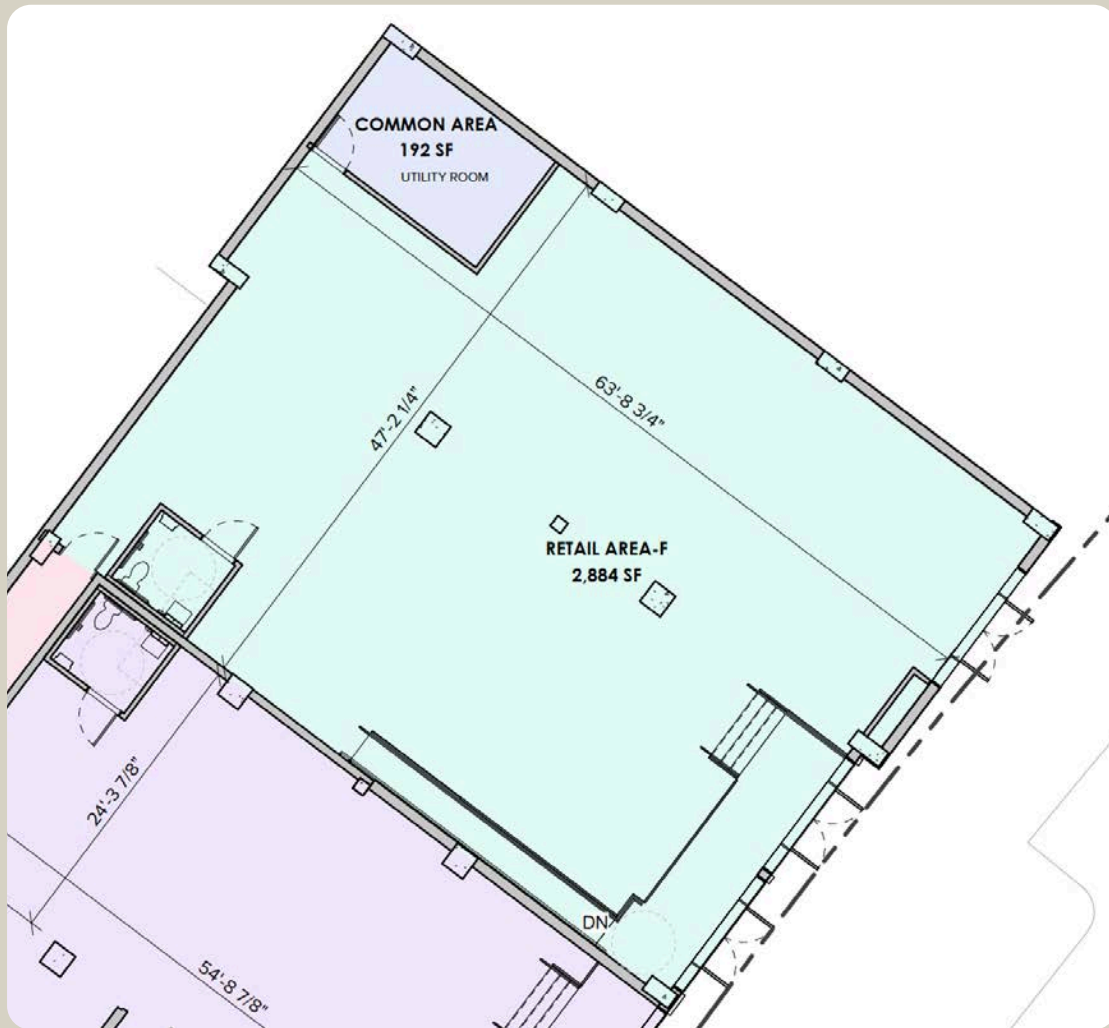


Location: Building 5,
First Floor (prior page) &
Mezzanine

Preliminary Use:
Outdoor Oriented Retail

Leasable Area:
3,475 sq. ft. & 2,740 sq. ft.

Occupancy:
Fall 2026

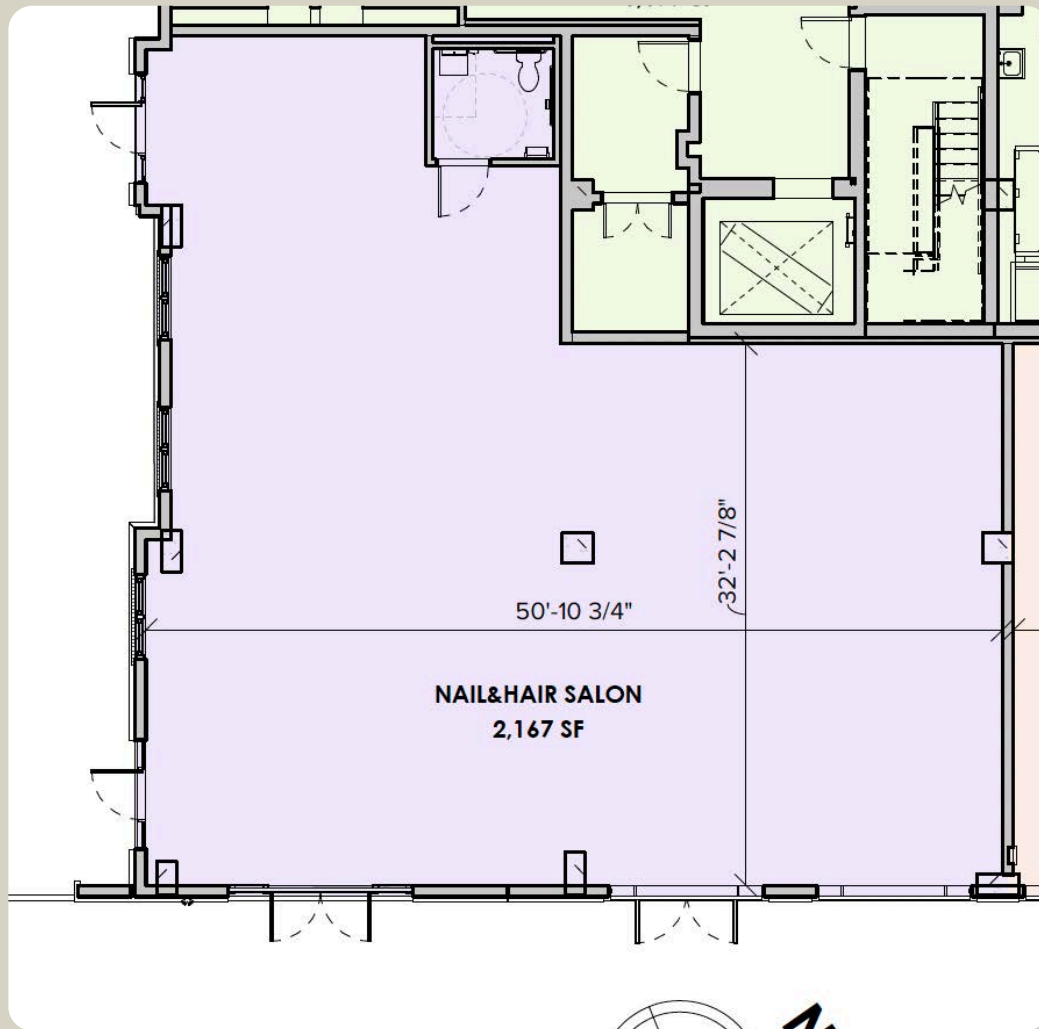


Location:
Building 5, First Floor

Preliminary Use:
Hardware & Home Goods

Leasable Area:
2,884 sq. ft.

Occupancy:
Fall 2026

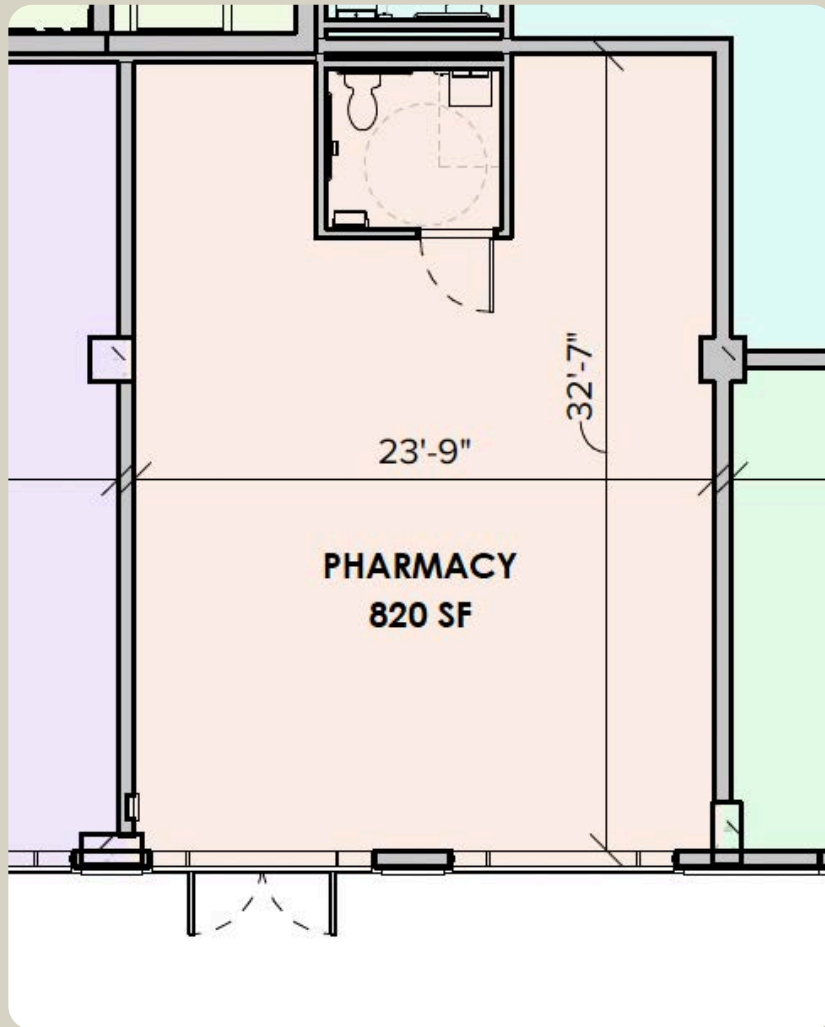


Location:
Building 6, First Floor

Preliminary Use:
Nail Spa & Hair Salon

Leasable Area:
2,167 sq. ft.

Occupancy:
Fall 2026

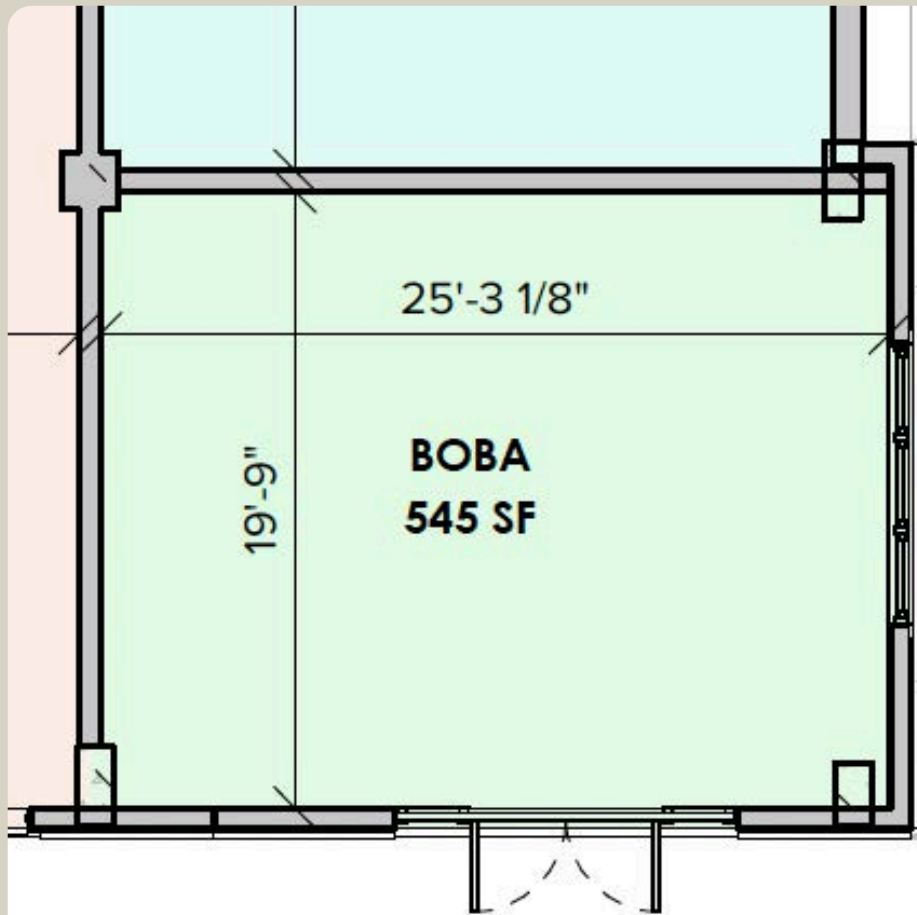


Location:
Building 6, First Floor

Preliminary Use:
Pharmacy

Leasable Area:
820 sq. ft.

Occupancy:
Fall 2026

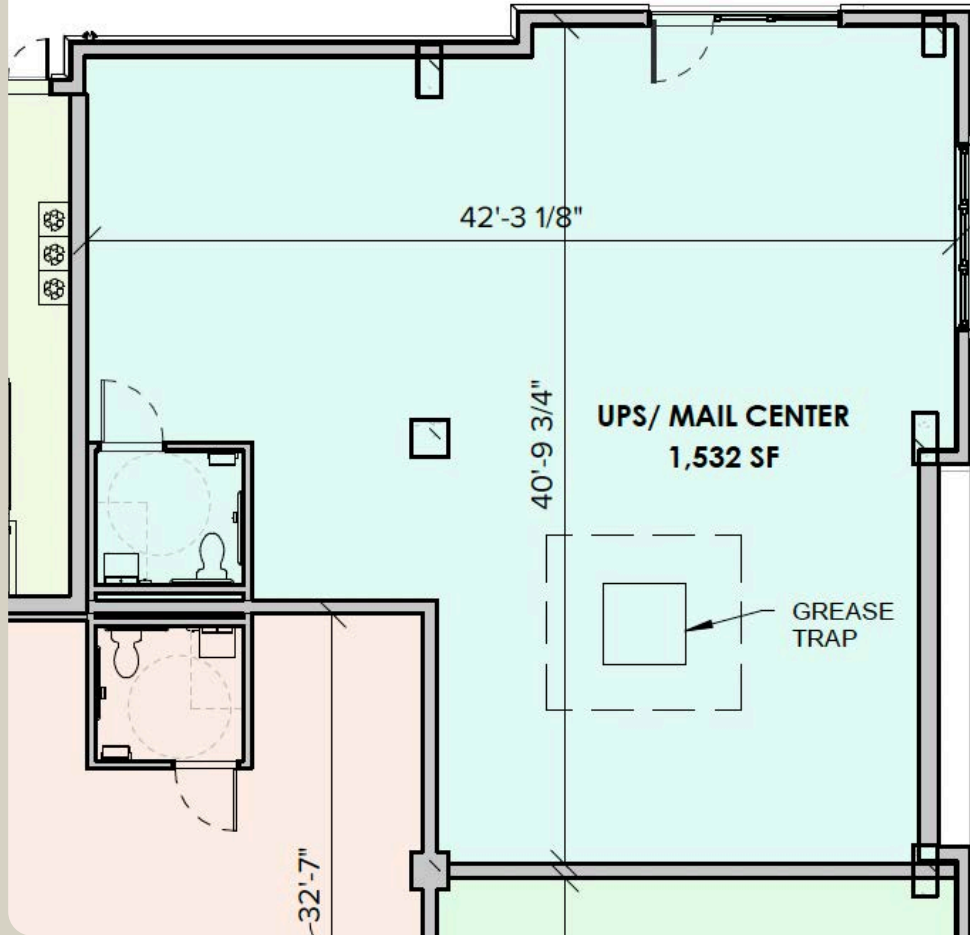


Location:
Building 6, First Floor

Preliminary Use:
Boba

Leasable Area:
545 sq. ft.

Occupancy:
Fall 2026

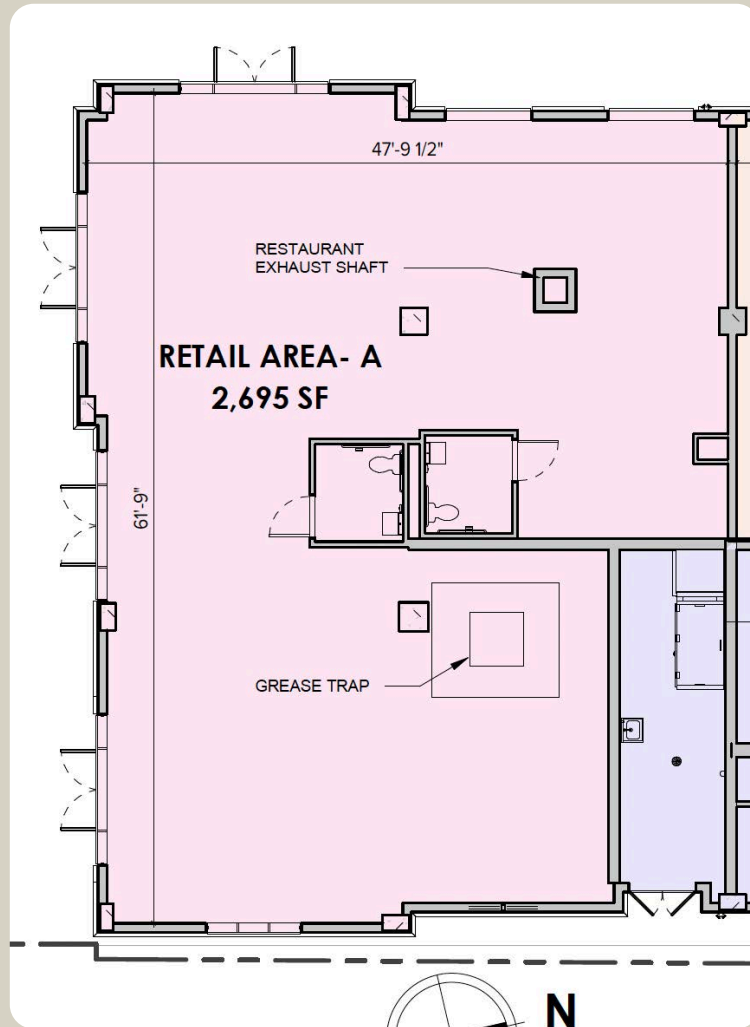


Location:
Building 6, First Floor

Preliminary Use:
Dry Cleaning & UPS

Leasable Area:
1,532 sq. ft.

Occupancy:
Fall 2026

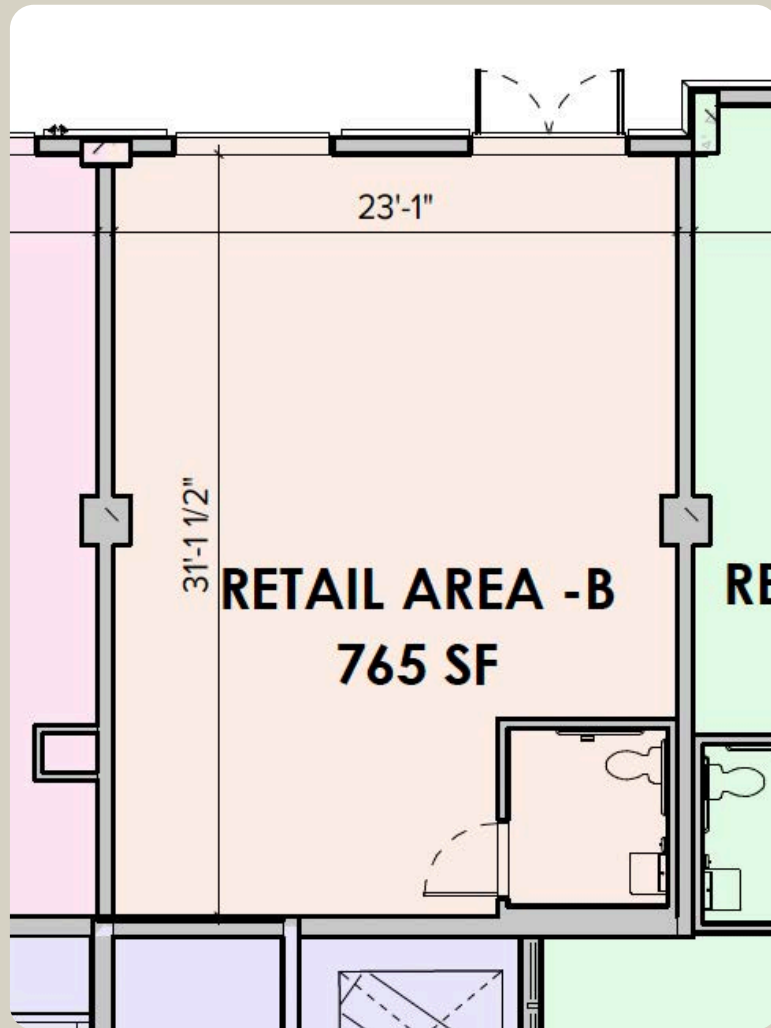


Location:
Building 14, First Floor

Preliminary Use:
Diner / 3-Meal Cafe

Leasable Area:
2,695 sq. ft.

Occupancy:
Fall 2026

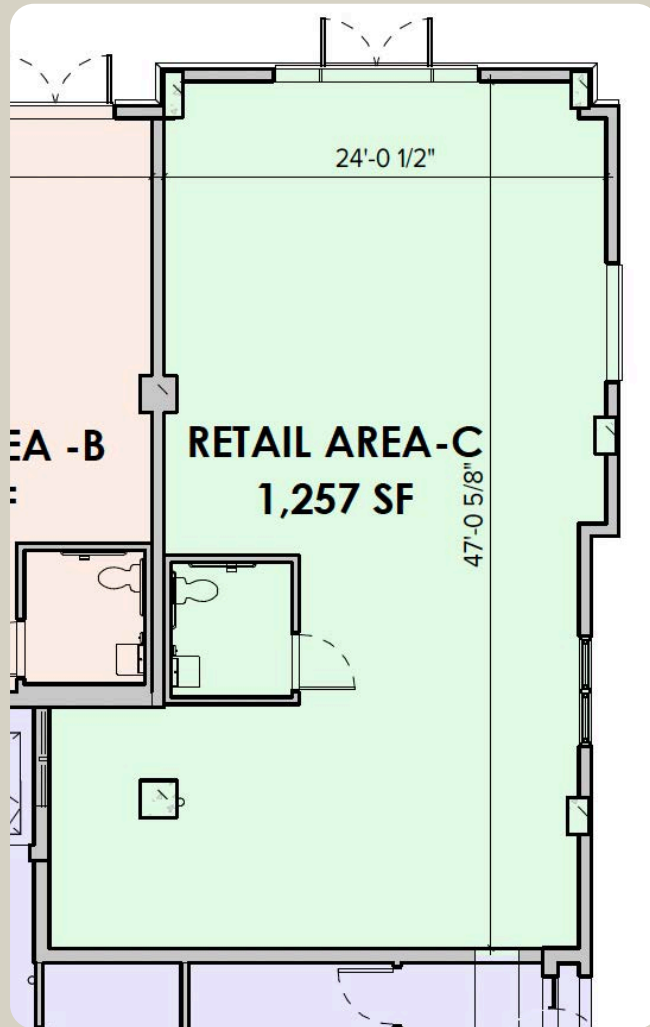


Location:
Building 14, First Floor

Preliminary Use:
Coffee & Cafe

Leasable Area:
765 sq. ft.

Occupancy:
Fall 2026

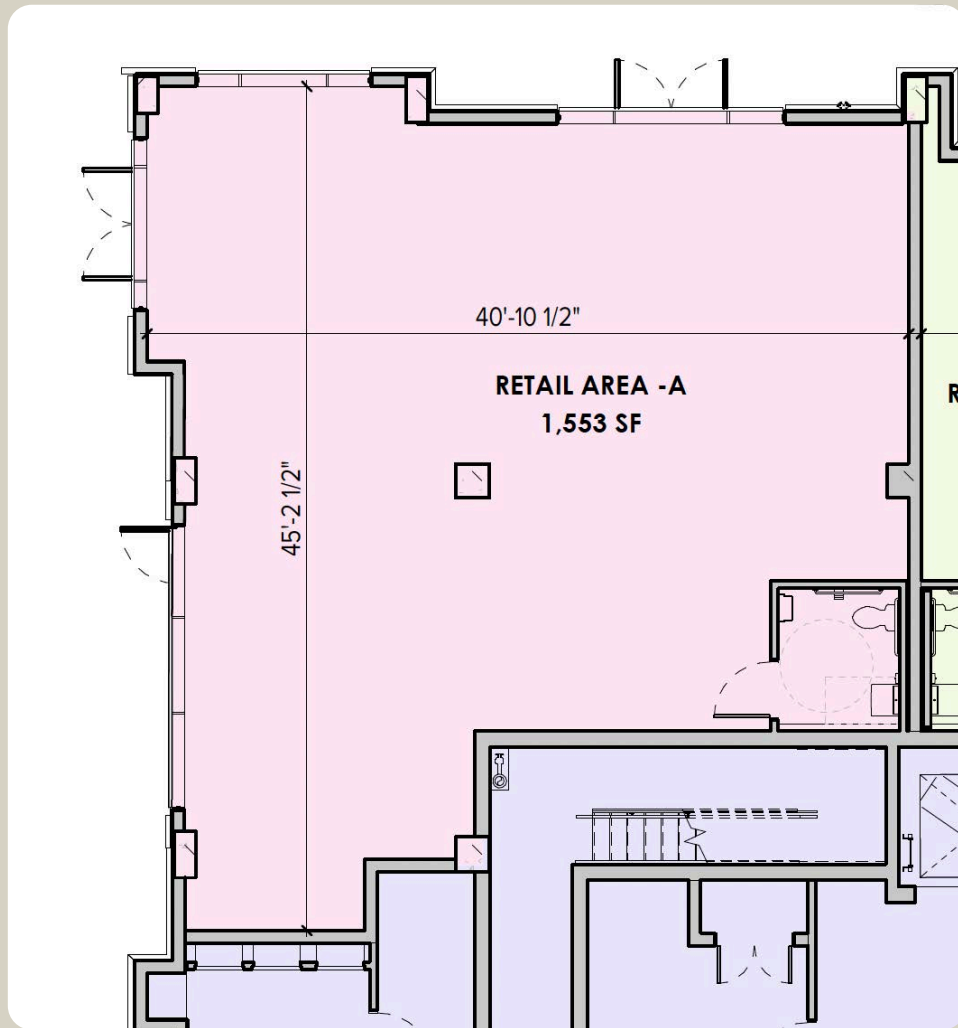


Location:
Building 14, First Floor

Preliminary Use:
Clothing Store

Leasable Area:
1,257 sq. ft.

Occupancy:
Fall 2026

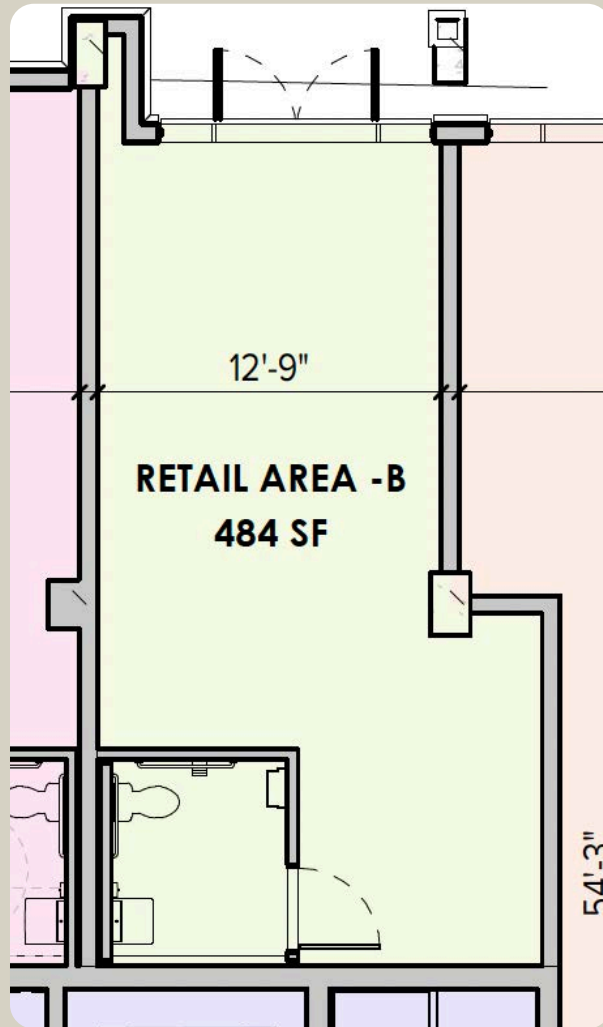


Location:
Building 15, First Floor

Preliminary Use:
Bank Branch

Leasable Area:
1,553 sq. ft.

Occupancy:
Fall 2026

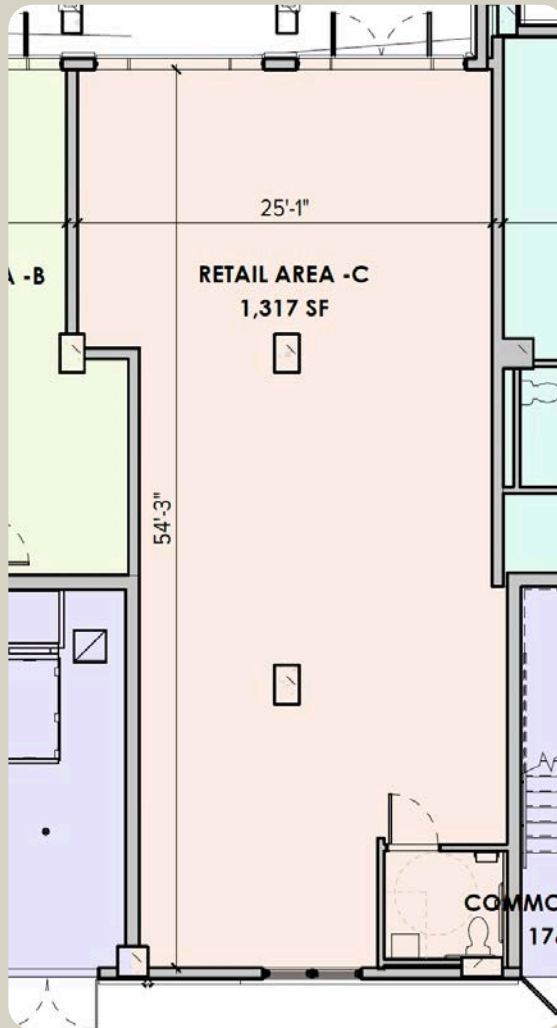


Location:
Building 15, First Floor

Preliminary Use:
Barber Shop

Leasable Area:
484 sq. ft.

Occupancy:
Fall 2026

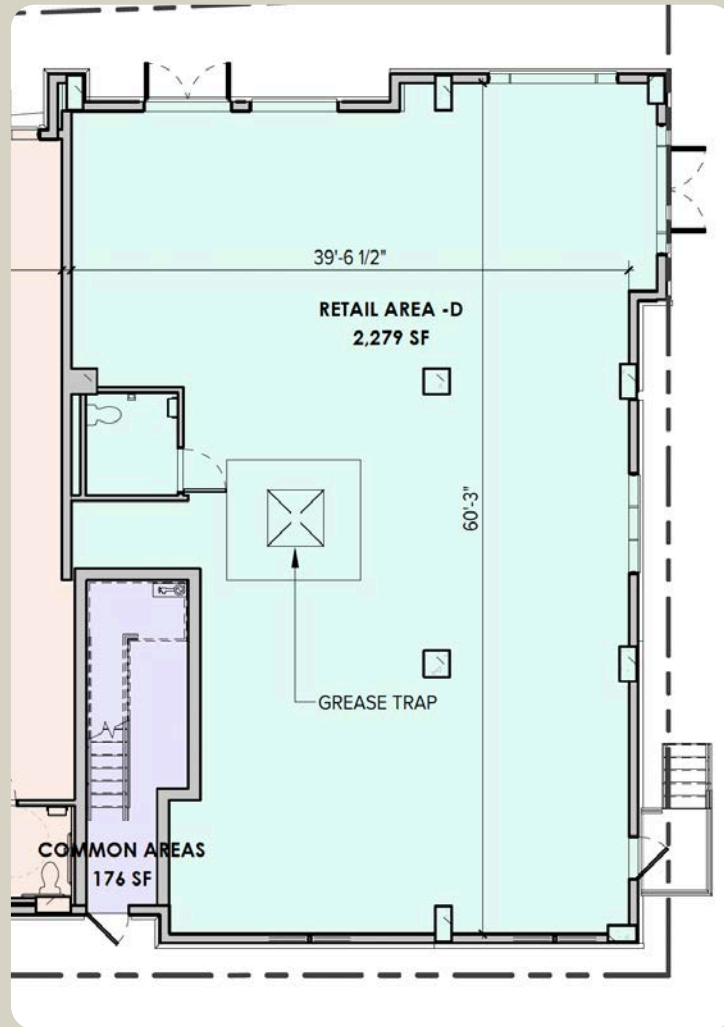


Location:
Building 15, First Floor

Preliminary Use:
Concierge Medical

Leasable Area:
1,317 sq. ft.

Occupancy:
Fall 2026



Location:
Building 15, First Floor

Preliminary Use:
Day Care

Leasable Area:
2,279 sq. ft.

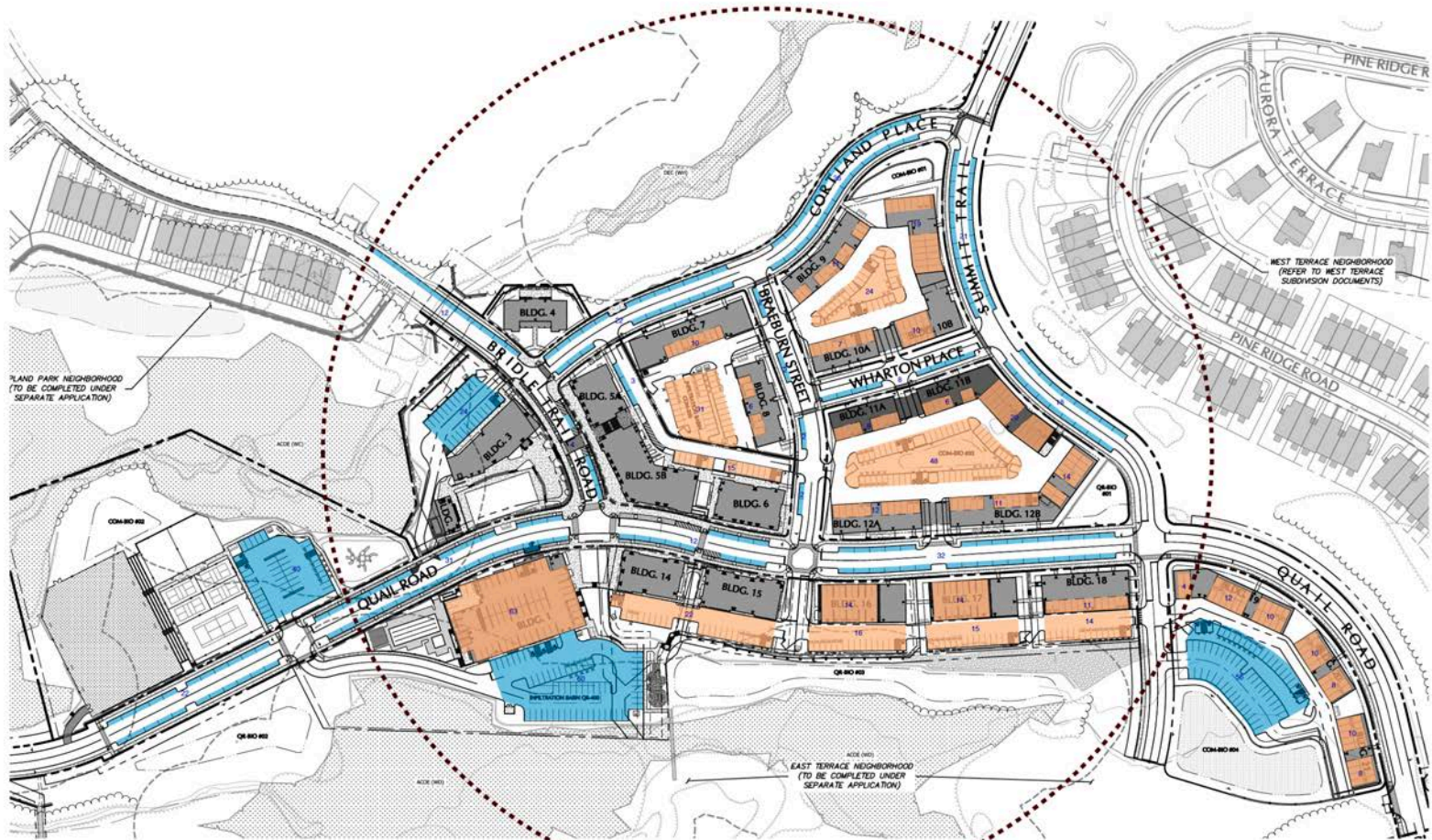
Occupancy:
Fall 2026

A misty, atmospheric photograph of a dense evergreen forest. The trees are dark green and silhouetted against a hazy, greyish-white background, creating a sense of depth and mystery. The mist is thick, partially obscuring the trees in the distance.

Parking Map

THE VILLAGE
AT TUXEDO RESERVE

 **RELATED**



3 min walking radius

Residential Parking 483 spaces

Public Parking 399 spaces

A misty, atmospheric photograph of a dense evergreen forest. The trees are dark green and silhouetted against a hazy, greyish-white background, creating a sense of depth and mystery. The mist is thick, partially obscuring the trees in the distance.

Development Context

THE VILLAGE
AT TUXEDO RESERVE

 RELATED

TUXEDO RESERVE NEIGHBORHOODS

September 29, 2025

Farm Lots	
Large single family	8
Total	8

Active Adult Community	
40' wide single family	142
Duplex	112
Condos	120
Total	374

The Bluffs	
40' wide single family	22
Total	22

Upland Park	
24' wide 3-story townhouse	64
28' wide 2-story townhouse	51
Stacked townhouse	120
Total	235

East Terrace	
24' wide 2-story townhouse	123
28' wide 2-story townhouse	30
Stacked townhouse	178
40' wide single family	10
Total	341

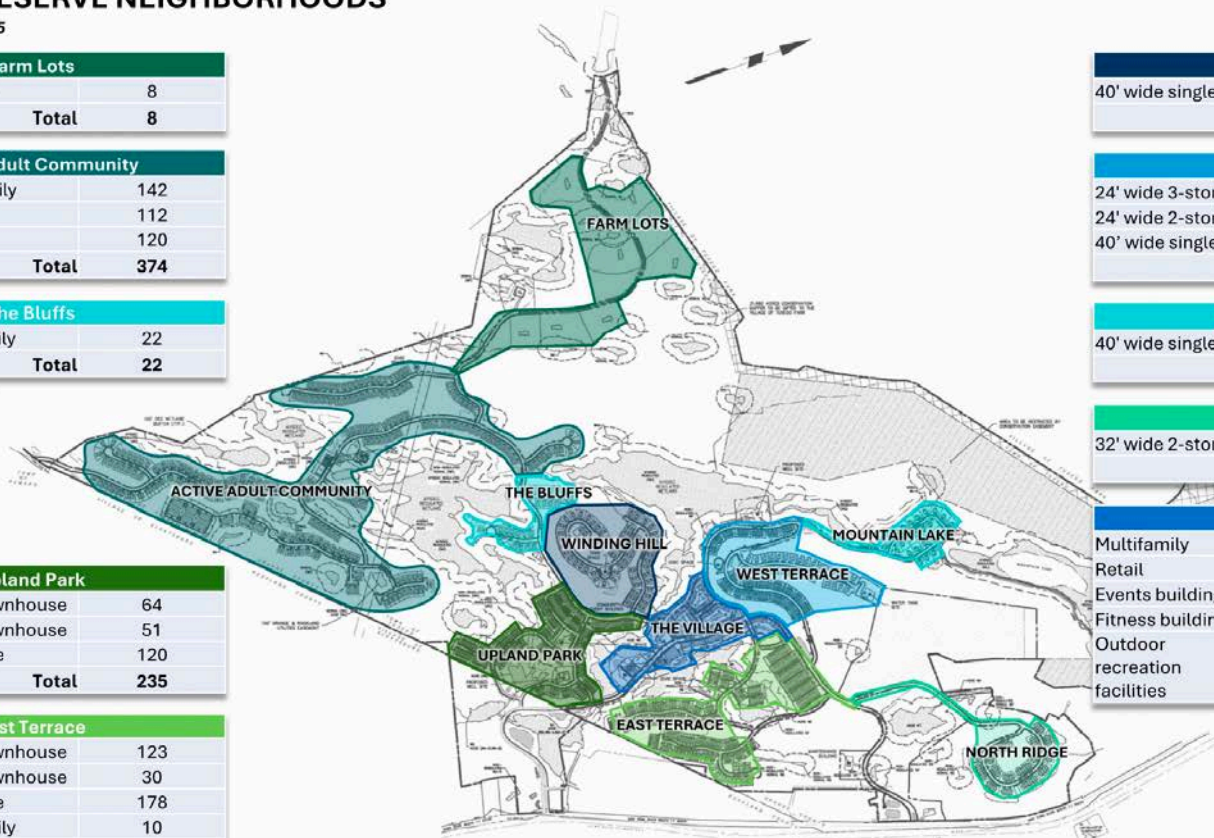
Winding Hill	
40' wide single family	60
Total	60

West Terrace	
24' wide 3-story townhouse	72
24' wide 2-story townhouse	34
40' wide single family	31
Total	137

Mountain Lake	
40' wide single family	24
Total	24

North Ridge	
32' wide 2-story townhouse	72
Total	72

The Village	
Multifamily	336
Retail	77,078 SF
Events building	4,082 SF
Fitness building	18,840 SF
Outdoor recreation facilities	Pool, tot lot, dog parks, pickle ball courts, tennis court & sports field



www.villageattuxedoreserve.com



THE VILLAGE
AT TUXEDO RESERVE

RELATED