

# PORT & MAIN

1 North Main Street | Port Chester, NY



**4,092 SF**  
DIVISIBLE

CO-TENANT:  
**KeyBank** 

**80**  
RESIDENTIAL UNITS ABOVE

**12,000 CPD**  
ON WESTCHESTER AVE  
**6,000 CPD**  
ON N MAIN ST

- Rental Rate: Upon Request
- Brand new construction
- At signalized intersection of N Main St & Westchester Ave
- Over 180' of wraparound frontage
- Steps to the Port Chester Metro North Train Station
- Across from the Waterfront Shopping Center
- Parking available at the Marina Lot (Abendroth Ave)
- Restaurant capable with kitchen exhaust duct shaft in place



CONTACT EXCLUSIVE LISTING AGENT:

**DAVID SCOTTO**

914.968.8500 x306

[dscotto@rmfriedland.com](mailto:dscotto@rmfriedland.com)

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • [rmfriedland.com](http://rmfriedland.com)

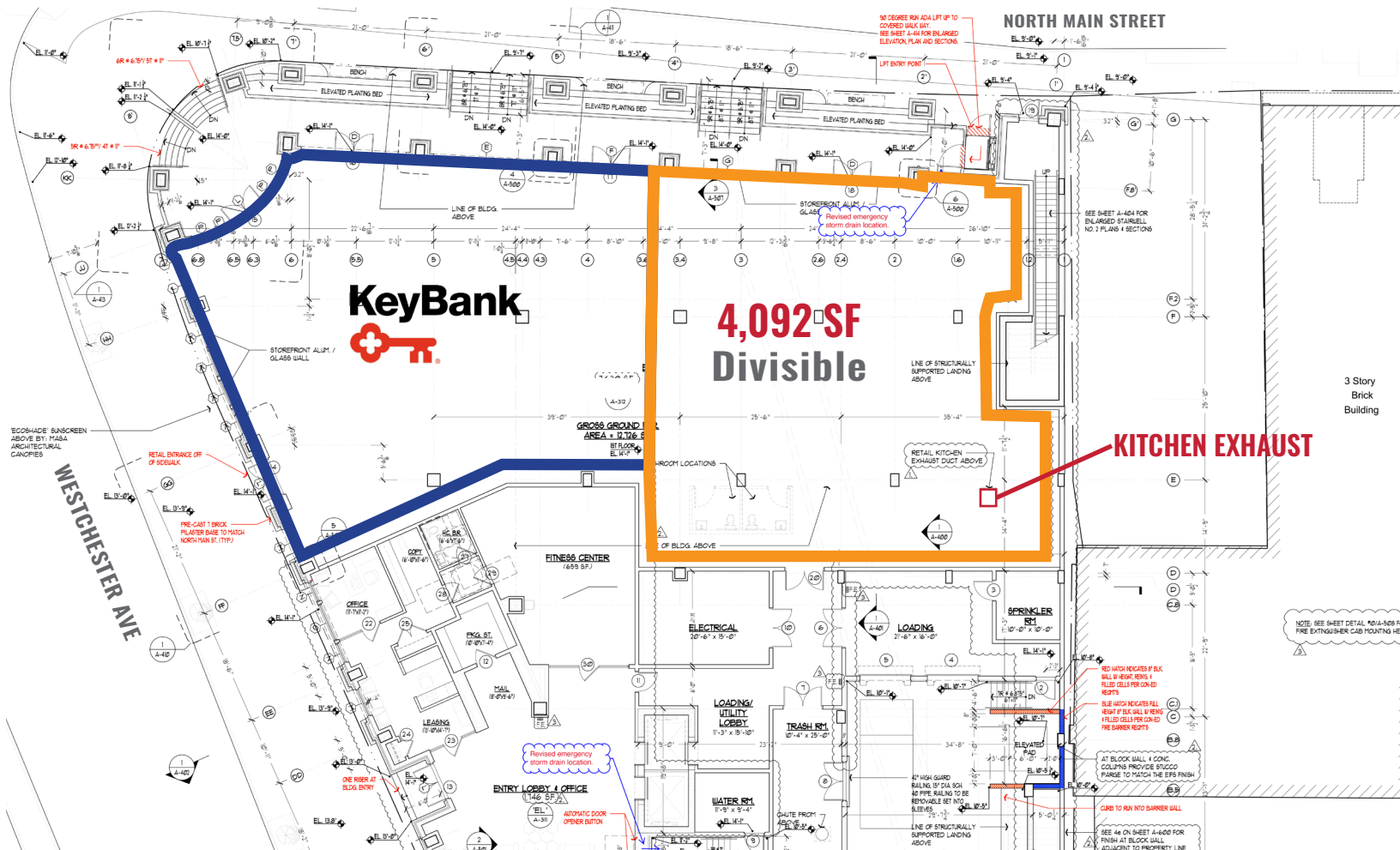
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# 4,092 SF FOR LEASE



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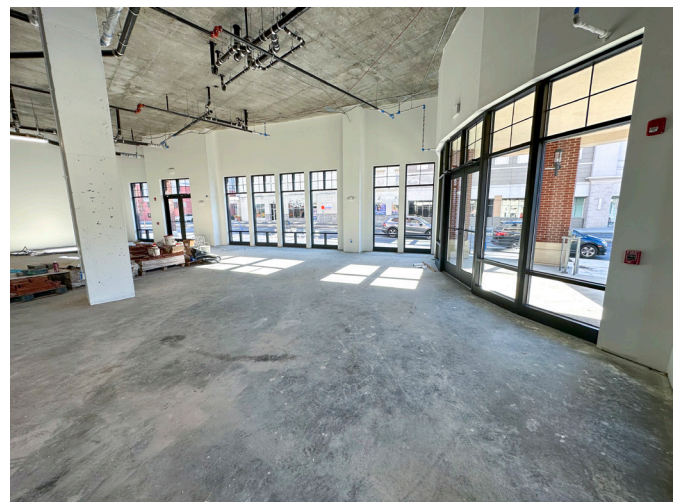
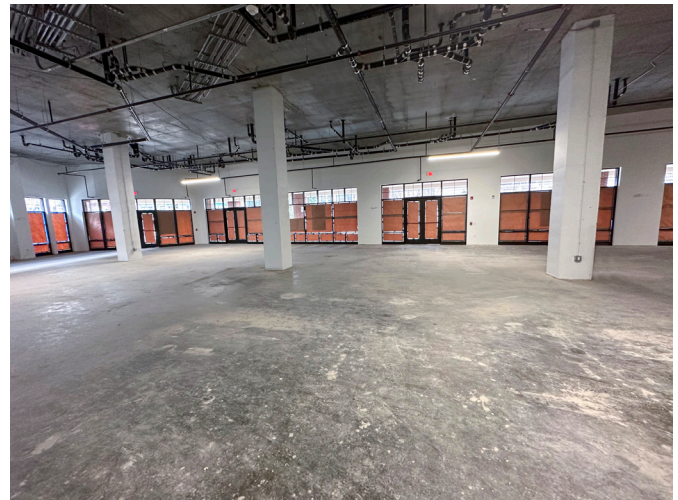
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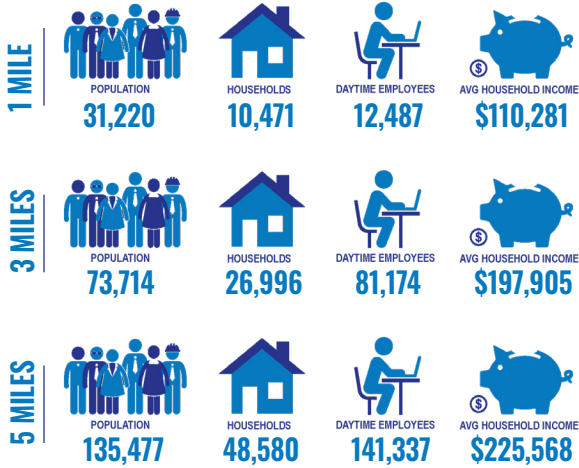
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## IN THE NEIGHBORHOOD

### DEMOGRAPHICS



### RESTAURANTS



### ENTERTAINMENT



### FITNESS



### TRANSPORTATION



DIRECT ACCESS TO PORT CHESTER METRO NORTH STATION



### NATIONAL BRANDS



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## DOWNTOWN PORT CHESTER

Join an eclectic mix of ethnic, fine-dining and award-winning restaurants and retail destinations.



WALKING DISTANCE TO THE CAPITOL THEATER



CAPITOL THEATER



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## PROPOSED NEW DEVELOPMENTS

Demand for dining, retail and entertainment venues in the downtown area will increase exponentially



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