



HOULIHAN LAWRENCE
COMMERCIAL

The Bar Building

125 N Main St, Port Chester, NY 10573

Exclusively Represented By:

Jared Stone

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Mike Rackenberg

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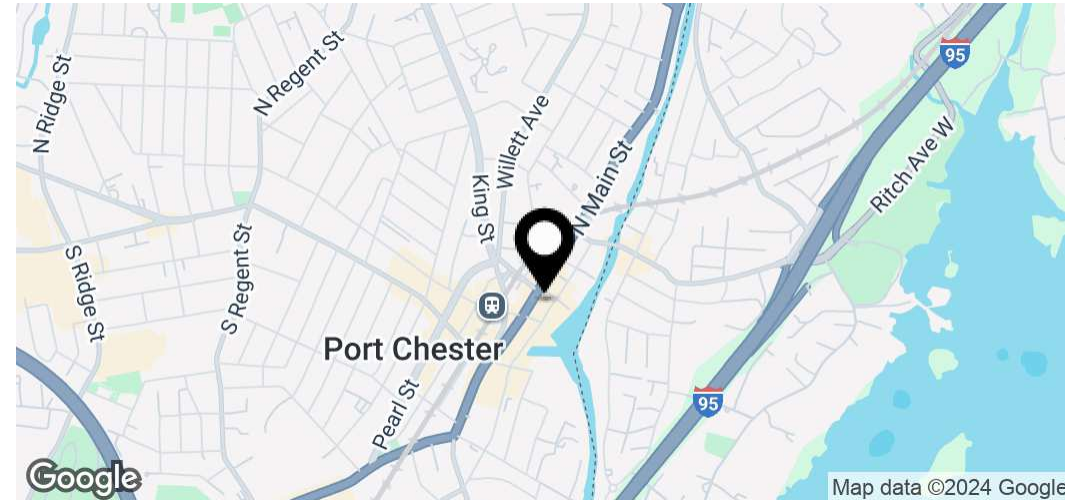
OFFICE SPACE FOR LEASE

The Bar Building

125 N Main St, Port Chester, NY 10573

FOR LEASE

Summary



Lease Rate

\$35.00 SF/Yr

Property Overview

Klein Stone Commercial at Houlihan Lawrence is pleased to exclusively present prime office space at 125 N Main St, Port Chester. This well-maintained building offers two available units, each 1,275 SF, with one fully renovated, featuring a modern kitchenette and private restroom. Located just steps from the Metro-North station, the property provides unmatched convenience for commuters and is surrounded by popular dining spots like Felice, bartaco, Colony Grill, and entertainment venues such as the historic Capitol Theatre. Haven Bar & Restaurant and Aria Events are both community-loved establishments in the building. With thousands of new residential units recently completed or in the planning process, Port Chester is experiencing a residential boom, driving increased foot traffic and demand for local businesses. This is an ideal opportunity for office-based businesses seeking visibility and growth in a vibrant, rapidly developing commercial hub.

Offering Summary

Lease Type	MG
Spaces Available	2
RSF	Approx. 1,275 each
Year Built / Renovated	1926 / 2022
# of Floors	5

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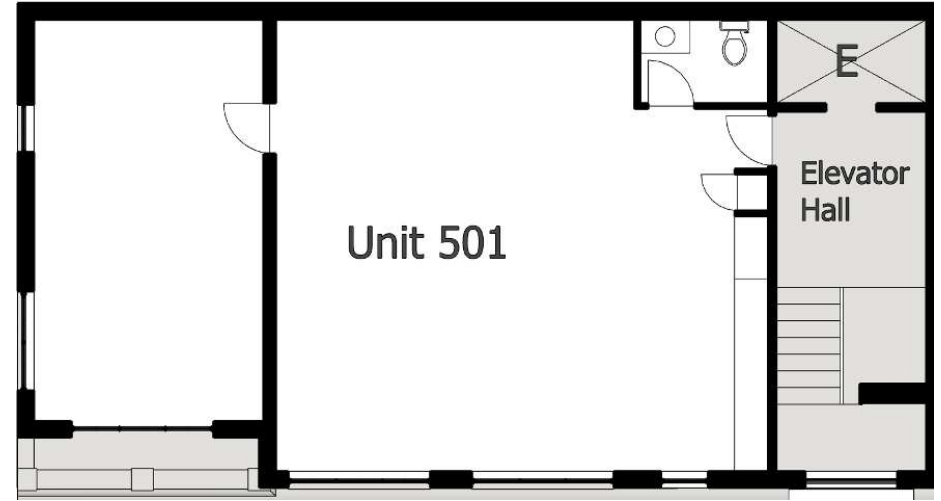
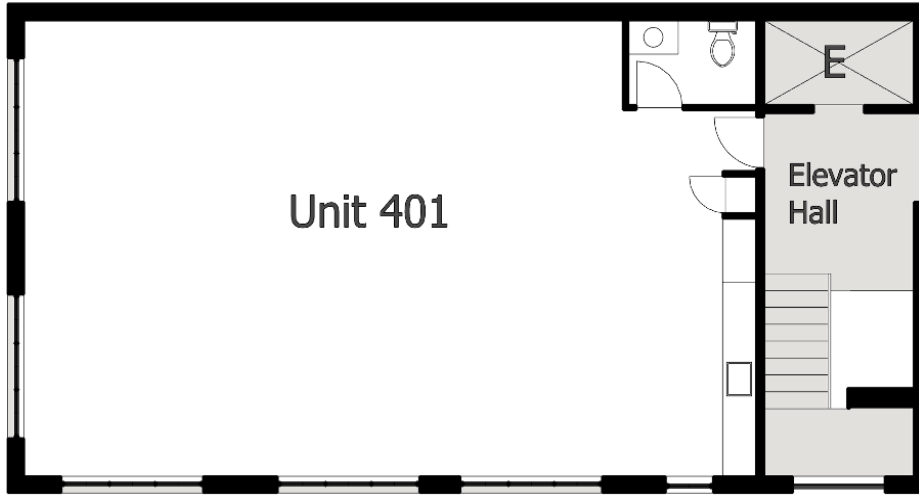


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FOR LEASE

Lease Spaces



Unit 401

Unit 501

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 401	1,275 SF	Modified Gross	\$35.00 SF/yr	Early Q1 2025 Occupancy
Suite 501	1,275 SF	Modified Gross	\$35.00 SF/yr	Available immediately

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Suite 401



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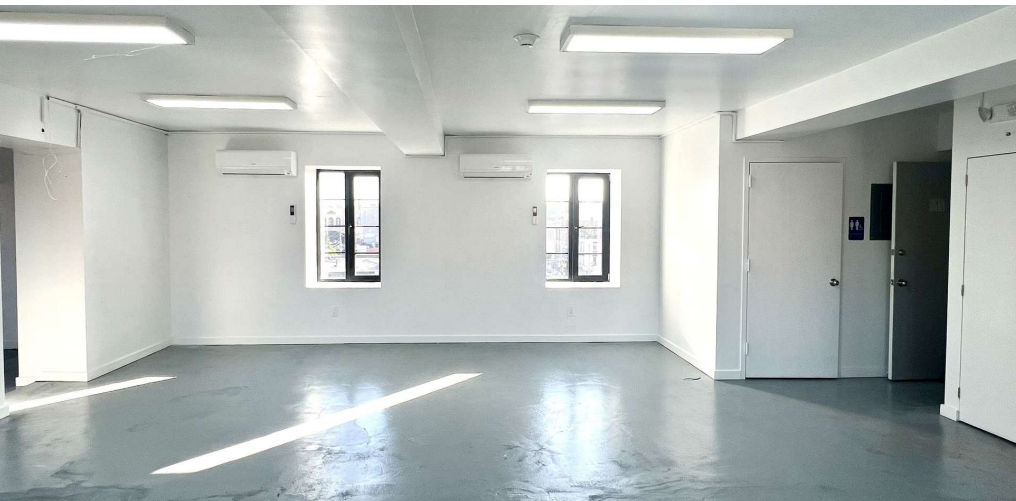
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Suite 501 Photos



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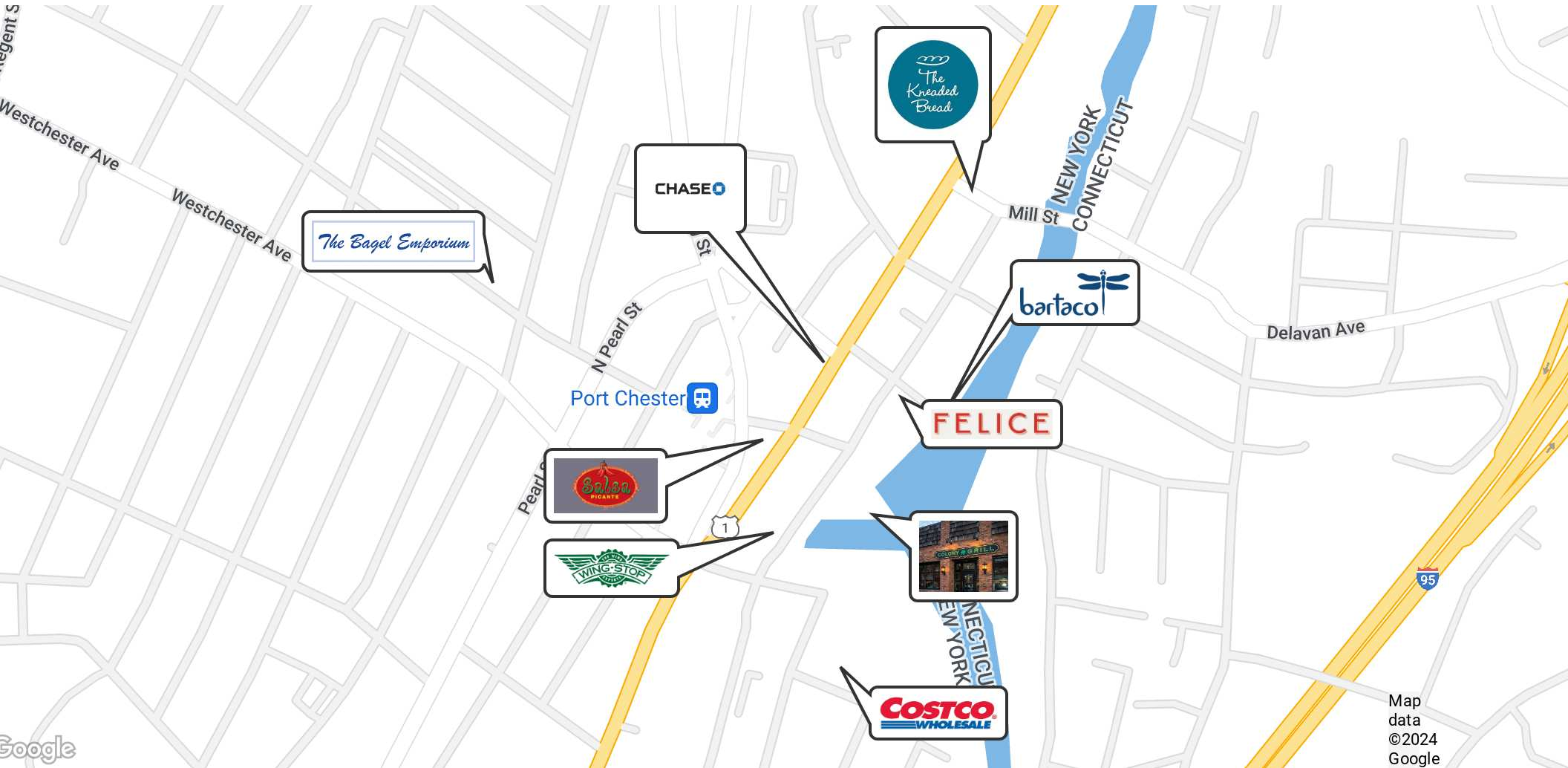
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Retailer Map



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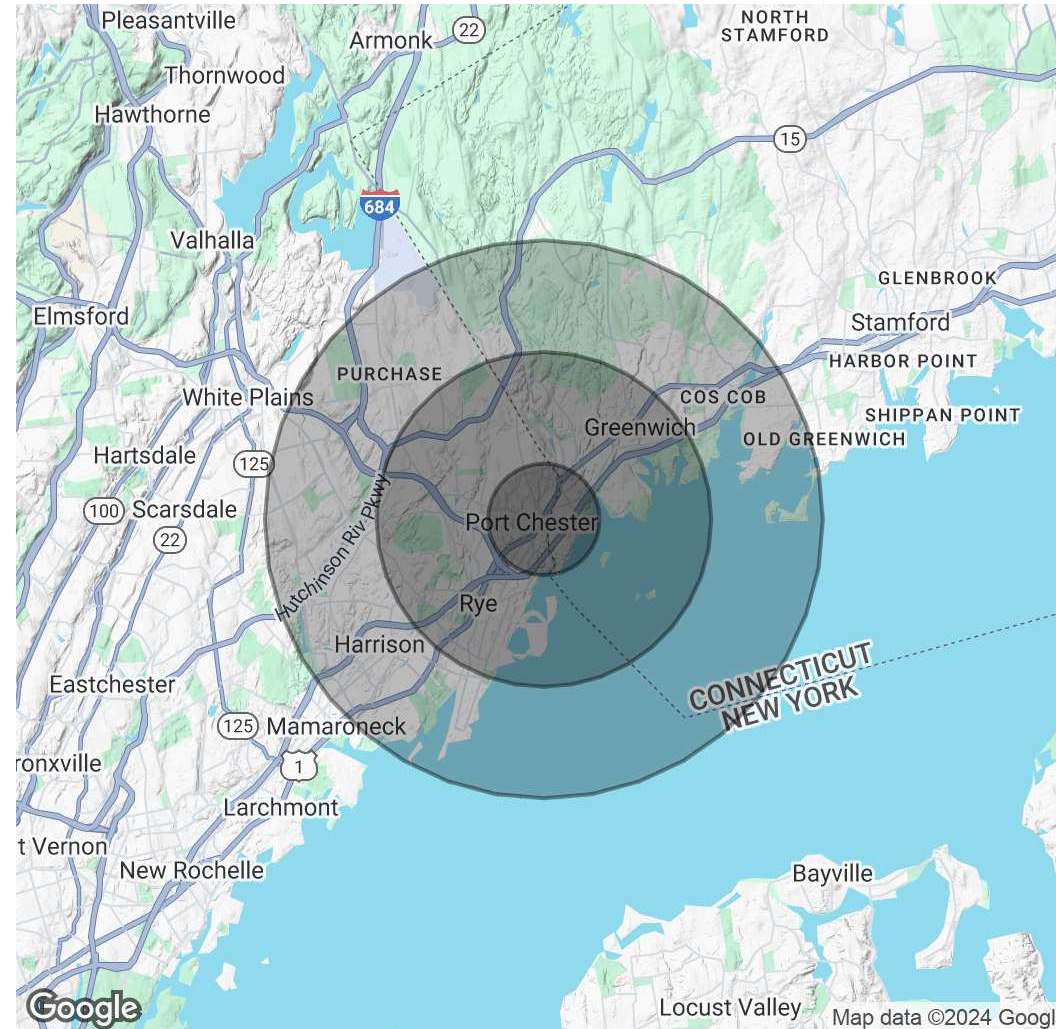
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	34,390	75,792	140,423
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,713	27,173	48,853
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$134,872	\$194,972	\$223,689
Average House Value	\$721,771	\$1,056,117	\$1,173,641

Demographics data derived from AlphaMap



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