



421 BOSTON POST ROAD

PORT CHESTER | NEW YORK



Purchase

PORT CHESTER

Blind Brook Country Club

BLIND BROOK HIGH SCHOOL

MANHATTANVILLE COLLEGE

Ridgeway Golf Club

OUR LADY OF SORROWS SCHOOL

PORT CHESTER SENIOR HIGH SCHOOL

120A

Byran

Portchester

SCHOOL OF THE HOLY CHILD

Maplewood Golf Course

Westchester Country Club

Columbus Park

Purdys Grove

Hawthorne Beach

RYE COUNTRY DAY SCHOOL

LEFFELL SCHOOL

Apawamis Country Club

95

Town Of Rye

Rye Country Club

Tide Mill Yacht Basin

RIPCO

REAL ESTATE

Nature Park

Rye Playland Beach

Bruce Park

Indian Yacht

Bell Haven

Greenwich

Byram Park

SUMMARY



LOCATION

421 Boston Post Road
Port Chester, NY 10573

SPACE AVAILABLE

1,900 SF
2,462 SF
4,632 SF (Can Be Demised)

3 STORY BUILDING

17,815 SF - 1st Level
20,000 SF - 2nd Level
20,000 SF - 3rd Level
57,815 SF - TOTAL

CO-TENANTS

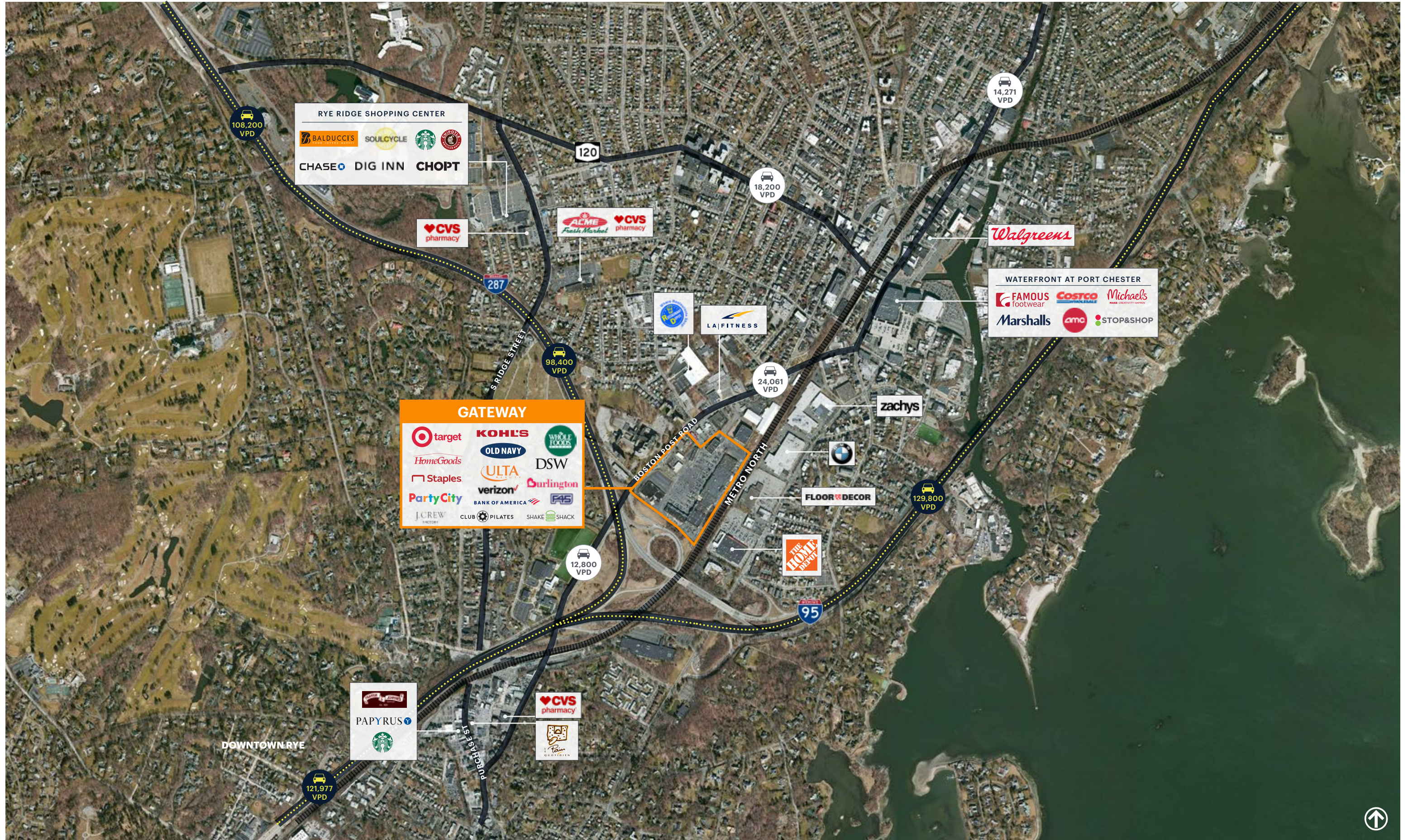
Target, Kohl's, Whole Foods, Burlington, Ulta, Old Navy, Party City, Staples, HomeGoods, DSW, Verizon, Bank of America, J.Crew Factory, F45 Training, Club Pilates, Shake Shack

MARKET OVERVIEW

503,740 Square Foot Center

Prime location on Boston Post Road (Route 1) with direct access to Interstate 287 and Interstate 95

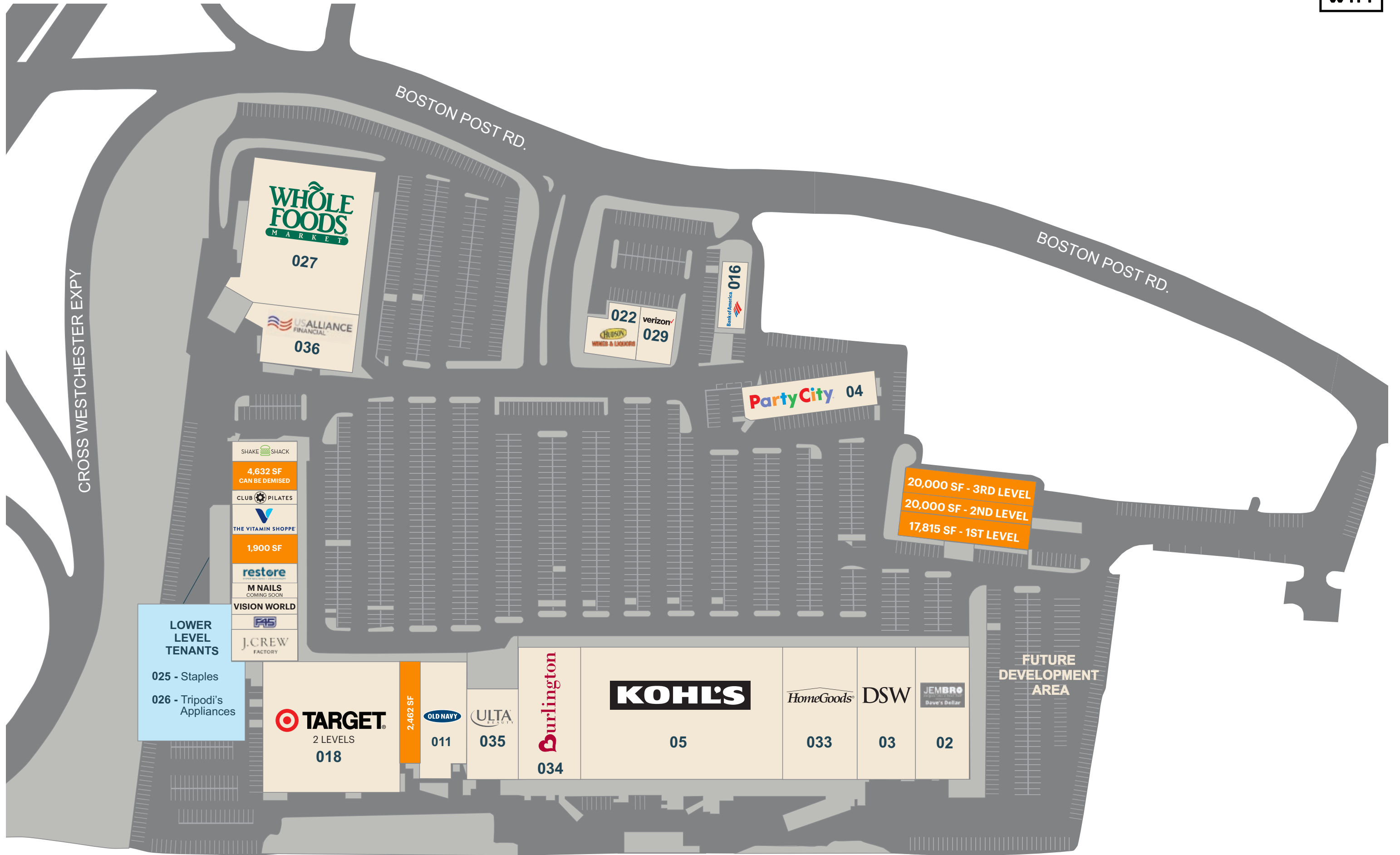
MARKET AERIAL



ACCESS AERIAL



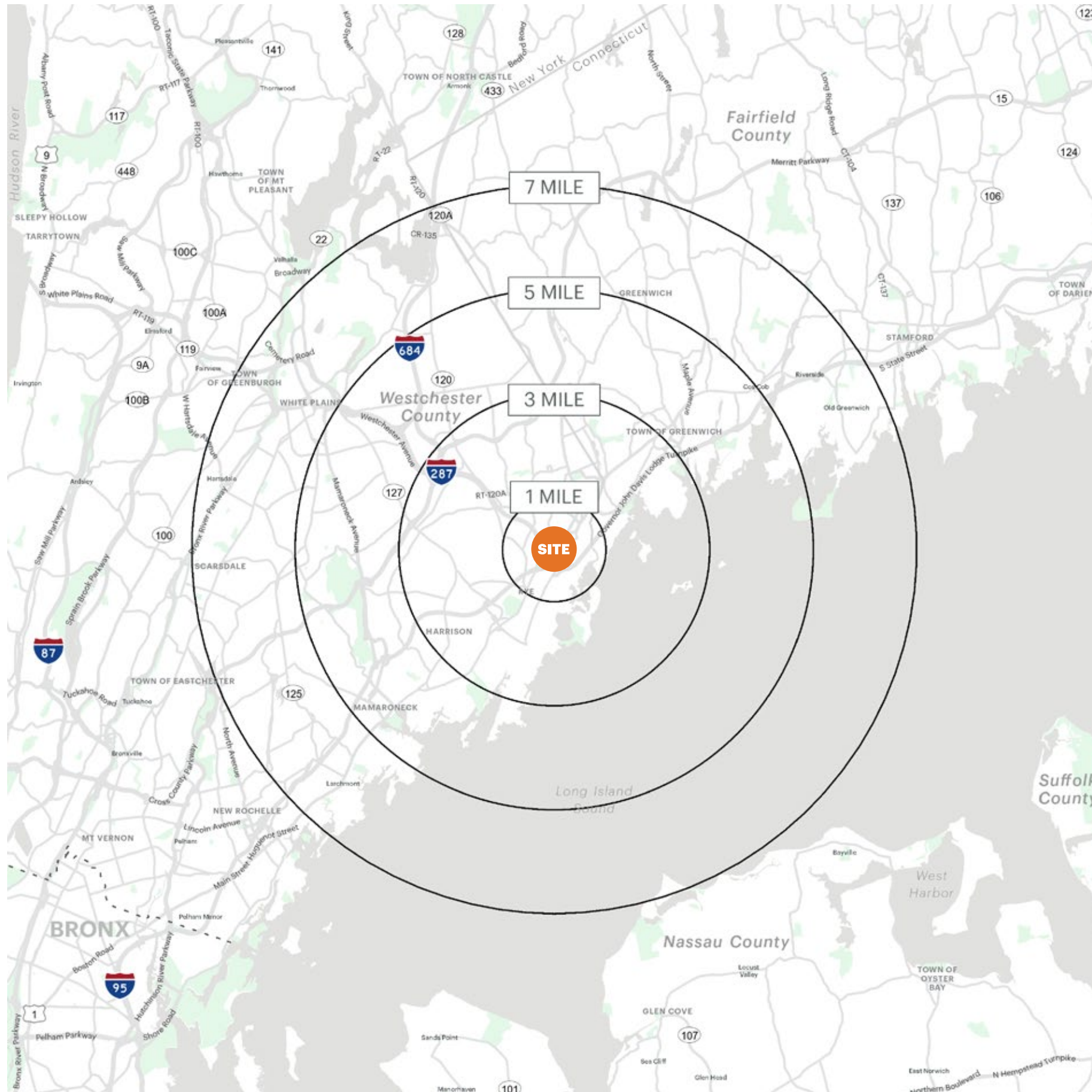
SITE PLAN







AREA DEMOGRAPHICS



PORT CHESTER SHOPPING CENTER PORT CHESTER, NEW YORK

1 MILE RADIUS

POPULATION

22,650

HOUSEHOLDS

7,541

AVERAGE HOUSEHOLD INCOME

\$140,342

MEDIAN HOUSEHOLD INCOME

\$90,985

COLLEGE GRADUATES (BACHELOR'S +)

6,042 - 39.0%

TOTAL BUSINESSES

1,486

TOTAL EMPLOYEES

12,909

DAYTIME POPULATION (W/ 16 YR +)

24,062

3 MILE RADIUS

POPULATION

82,826

HOUSEHOLDS

29,394

AVERAGE HOUSEHOLD INCOME

\$195,289

MEDIAN HOUSEHOLD INCOME

\$123,677

COLLEGE GRADUATES (BACHELOR'S +)

30,758 - 54.0%

TOTAL BUSINESSES

4,279

TOTAL EMPLOYEES

42,482

DAYTIME POPULATION (W/ 16 YR +)

83,444

5 MILE RADIUS

POPULATION

150,567

HOUSEHOLDS

53,427

AVERAGE HOUSEHOLD INCOME

\$212,324

MEDIAN HOUSEHOLD INCOME

\$135,514

COLLEGE GRADUATES (BACHELOR'S +)

62,950 - 61.0%

TOTAL BUSINESSES

9,403

TOTAL EMPLOYEES

111,286

DAYTIME POPULATION (W/ 16 YR +)

187,980

7 MILE RADIUS

POPULATION

297,910

HOUSEHOLDS

108,520

AVERAGE HOUSEHOLD INCOME

\$221,431

MEDIAN HOUSEHOLD INCOME

\$144,921

COLLEGE GRADUATES (BACHELOR'S +)

132,182 - 64.0%

TOTAL BUSINESSES

17,290

TOTAL EMPLOYEES

197,375

DAYTIME POPULATION (W/ 16 YR +)

345,958

RIPCO

REAL ESTATE

EXCLUSIVE REPRESENTATION

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Whether it is financial services, high end designers, new retail concepts, big boxes or major owners and developers; Ripco can implement storefront strategies. We understand retail real estate in New York has an intrinsic value and we can help in ascertaining that worth for both retailers and developers.

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.