

Rare 1,350 sf boutique retail space available on main level of Rye Ridge Shopping Center with a potential combination of 6,996 sf on lower level

Join boutique clothing, shoes jewelry and accessories including:

Z-Life - Handpicked designer clothing, and premium denim for men & women. Founded and run by a former Liz Claiborne executive for over 10 successful years.



Sportech - Owner operated tennis and athleisure apparel, have had a successful location since 1992.

Indigo Chic - Regional chain of women's fashions and accessories. Successfully operating since 2011.



Mixology - Regional chain of girls and women's private label apparel. Successfully operating since 2012.

Dusty Rose - Regional chain of women's fashion apparel, accessories, lingerie and hosiery. Successfully operating since 1996.



Vanilla Sky - Regional chain of mainly private label women's and girl's fashion apparel.



All Dressed Up - Special occasion dresses and accessories for girls. Successfully operating since 2003.



Shoe Inn - Regional chain of designer shoes and accessories.

Lester's - Regional institution for over 70 years, featuring the latest summer camp trends, girls, women's men and boys accessories and clothing. Successfully operating in the Plaza since 2013.



(New Storefront to be built)

**Available
1,350 sf Upper Level**



Potential/6,996 sf Lower Level

Balducci's

**1,350 sf Upper Level
6,996 sf Lower Level
(to be created)**

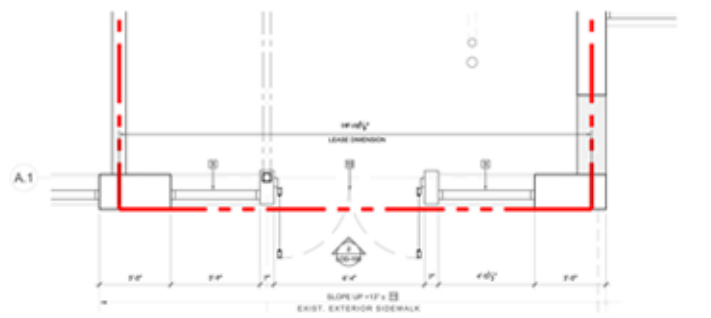


PROPOSED STOREFRONT DESIGN

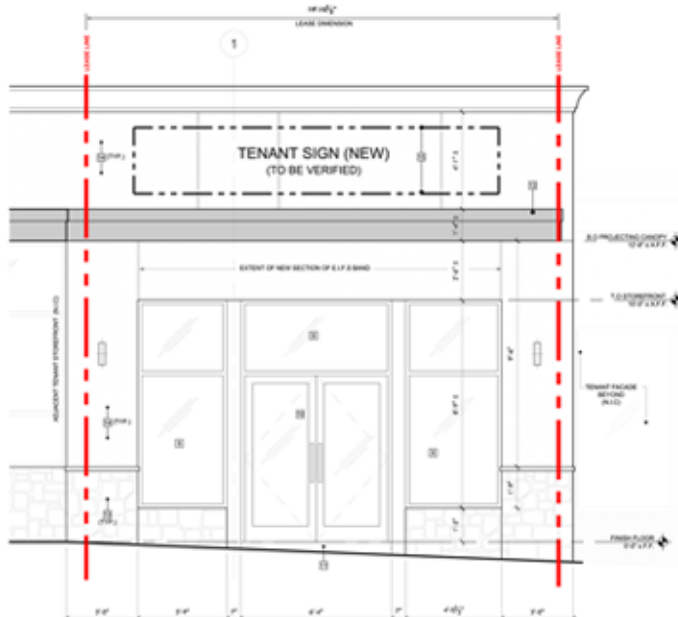


LEASE OUTLINE DRAWING (LOD)

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 103–110



STOREFRONT PLAN

$$\text{SOLN. } 10^2 + 1 = 10^2$$


STOREFRONT ELEVATION

Source: *Author's calculations*

LEGEND	
	DENOTES DRAWING NOTE (SEE THIS DRAWING.)
	STANDARD OUTLINE
NOTE:	
FIELD VERIFY ALL EXISTING DIMENSIONS & EXIST. CONDITIONS AND COORDINATE ALL PHASES OF CONSTRUCTION FOR PROJECT AND NOTIFY ARCHITECTS OF ANY DISCREPANCIES OR CONFLICTS. COMMENCEMENT SHALL BE IN ACCORDANCE WITH THE SUPPLEMENTARY COMPLETION OF THE WORK AND TRAVEL DESIGN CONCEPT PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.	

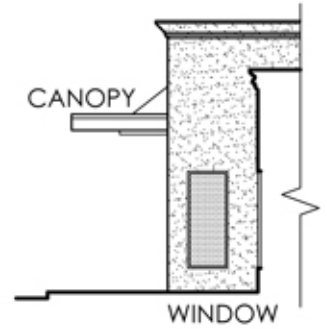
EXISTING LIMITED CONDITIONS	
UNDERPINNING OF EXISTING WFL ROOF DECK @ +00'-2" A.F.F. (AT NEW FLOOR LEVEL)	
UNDERPINNING OF EXISTING WFL JOIST @ +10'-4" A.F.F. (AT NEW FLOOR LEVEL)	

KEY PLAN NOTES	
1	NOTION OF EXIST. STEEL BEAM @ $-17' \pm 0.00'$ (AT NEW FLOOR LEVEL)
2	EXIST. #17" x 41" STEEL FLANGE
3	EXIST. IF HISTORICAL CAST IRON STAIRWAYS NOTICE: STAIRS TO NOT RISE ABOVE 6'6.00" TO (DEVELOP BEAM)
4	EXIST. #16" STEEL FLANGE, CAST IRON WEB, VENT STAIR
5	EXIST. CAST STEEL FLOOR @ $-17' \pm 0.00'$ (AT NEW FLOOR LEVEL)
6	EXIST. BLVD. FLOOR, SIDE, AT GROUND FLOOR
7	NOTION OF EXIST. STEEL BEAM @ $-17' \pm 0.00'$ (AT NEW FLOOR LEVEL)
8	NEW CONCRETE FLOOR REINFORCED BY MATCH AND FLUSH WITH EXISTING BUILDING CONSTRUCTION / FINISHES
9	NEW ANCHORED ALUMINUM HANGING BEAM, EXISTING FLOOR & FLOOR OF REINFORCING BAR, BLVD. FLOOR STRENGTHEN TO MATCH SLAB, STEEL
10	NEW #16" x 41" STEEL FLANGE & SLAB STRENGTHENING TO MATCH NEW STEEL BEAM
11	NEW #16" x 41" STEEL FLANGE & SLAB STRENGTHENING TO MATCH NEW STEEL BEAM
12	EXISTING EXISTING METAL, EXISTING BEAM TO BE MODIFIED AT NEW FLOOR LEVEL
13	EXISTING CULTURE STONE FINISH
14	EXISTING #16" x 41" STEEL FLANGE
15	AREA OF NEW TERRACE, SIDE, AND LOCATION TO BE REMOVED

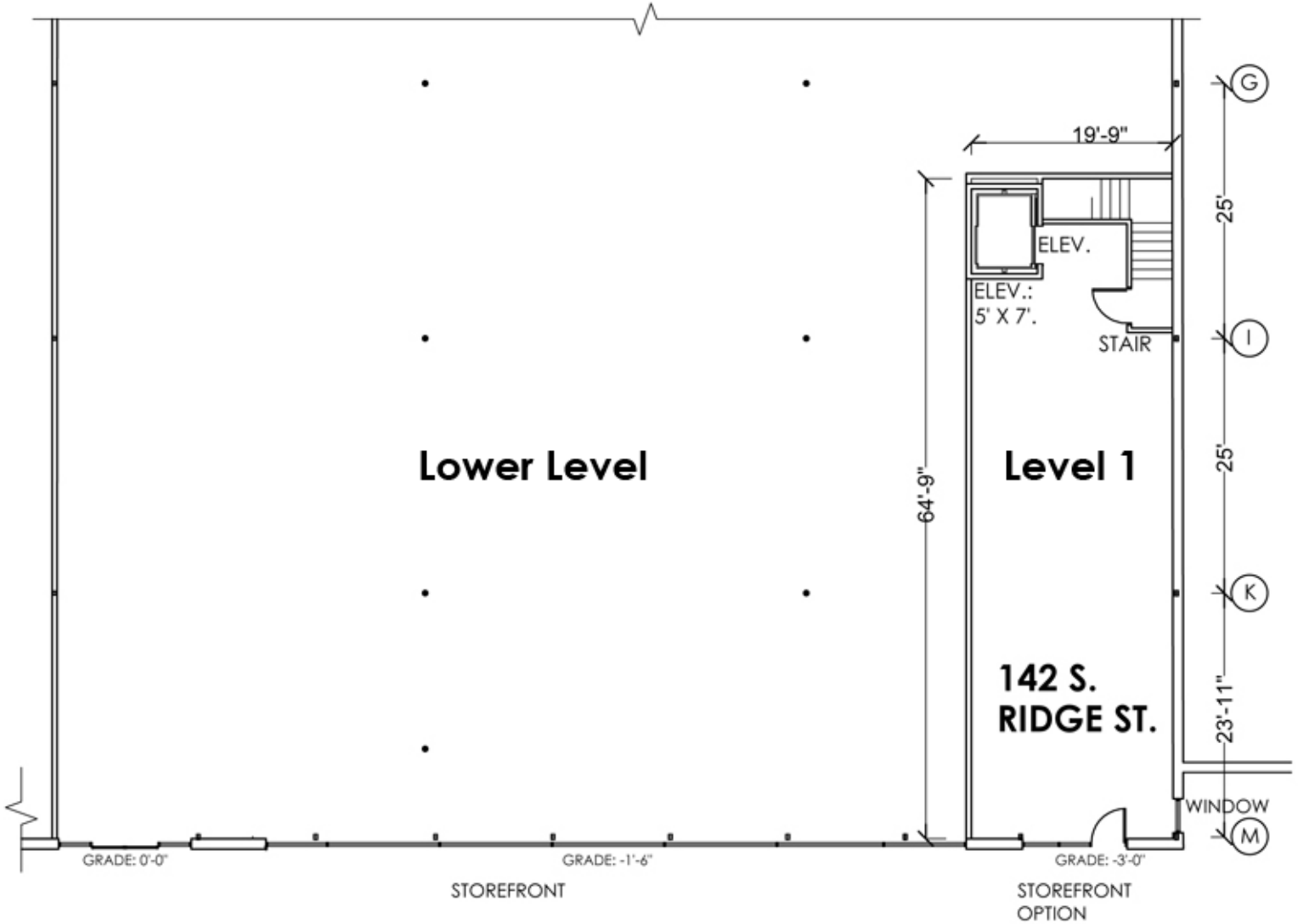




FRONT ELEVATION



SIDE



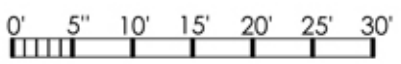
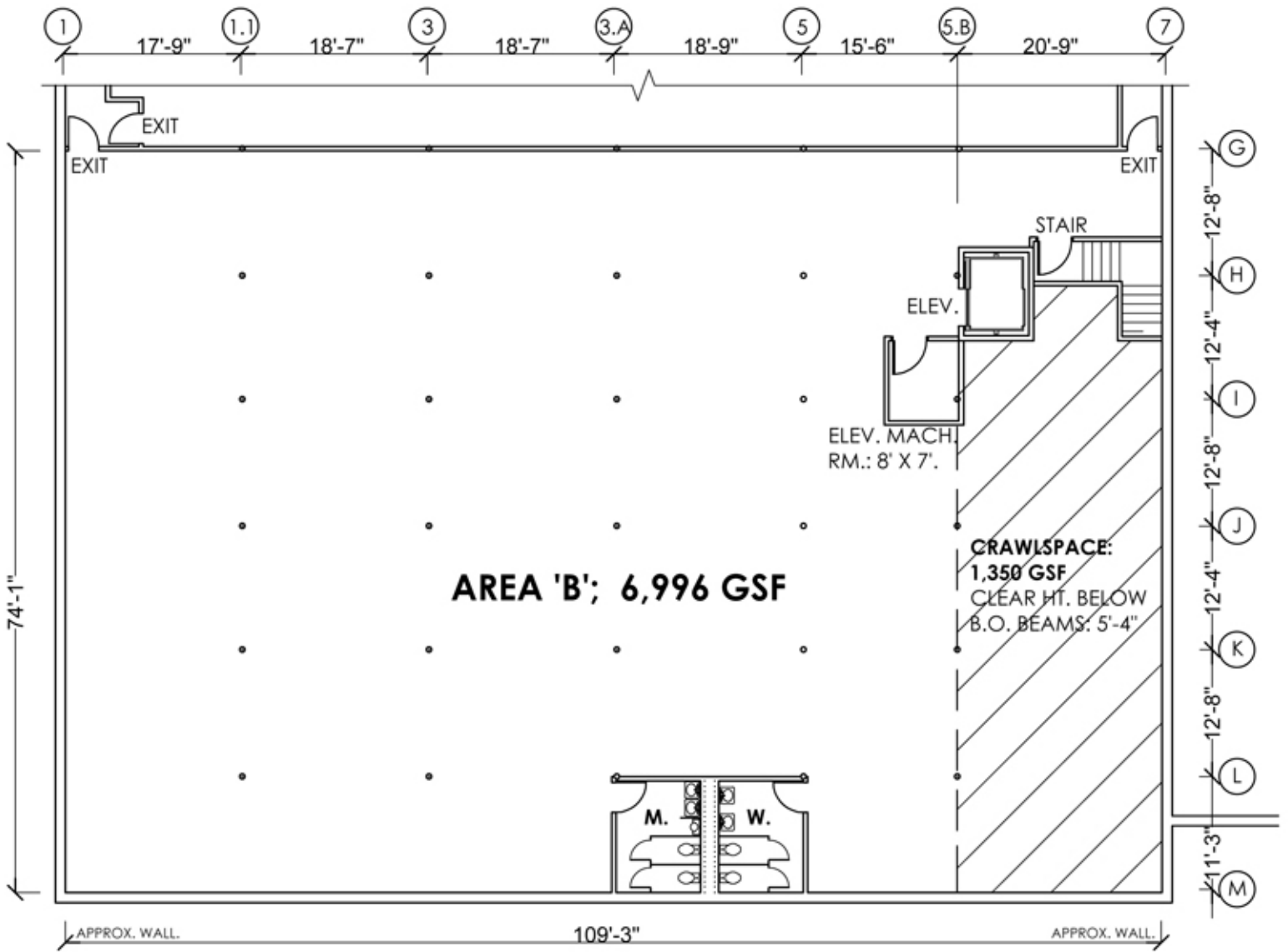
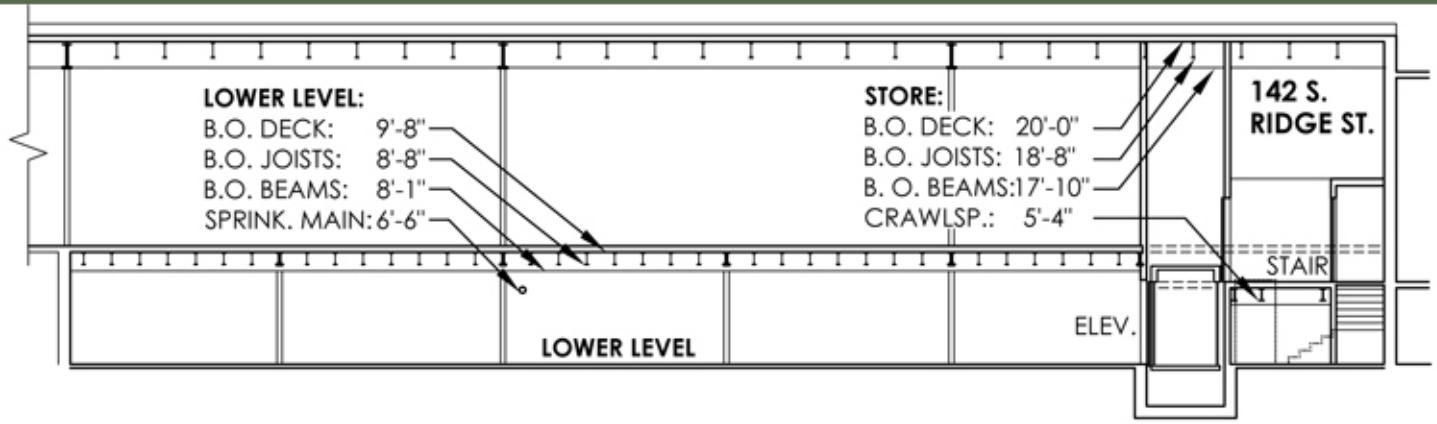
1 ST. FLR. STORE PLAN

SCALE: 1/16"=1'-0" (8 1/2" X 11")



1,350 GSF

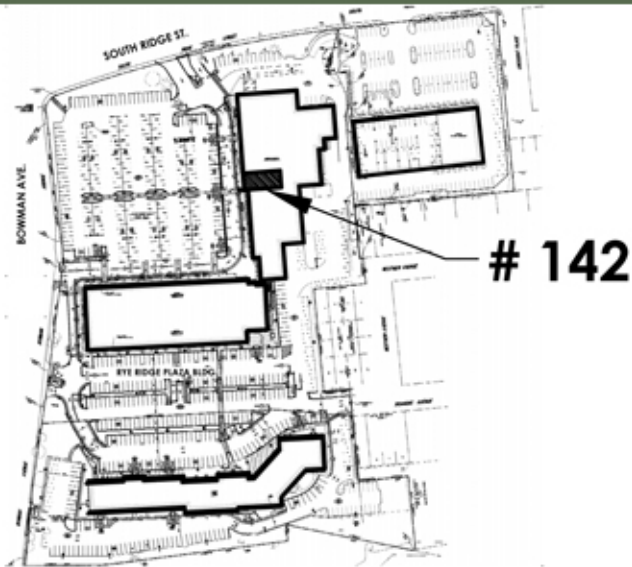
Demographics	1 Mile	3 Mile	5 Mile
Population	22,510	77,925	166,448
Income	\$85,961	\$132,002	\$135,229



LOWER FLOOR PLAN
 SCALE: 1/16"=1'-0" (8 1/2" X 11")



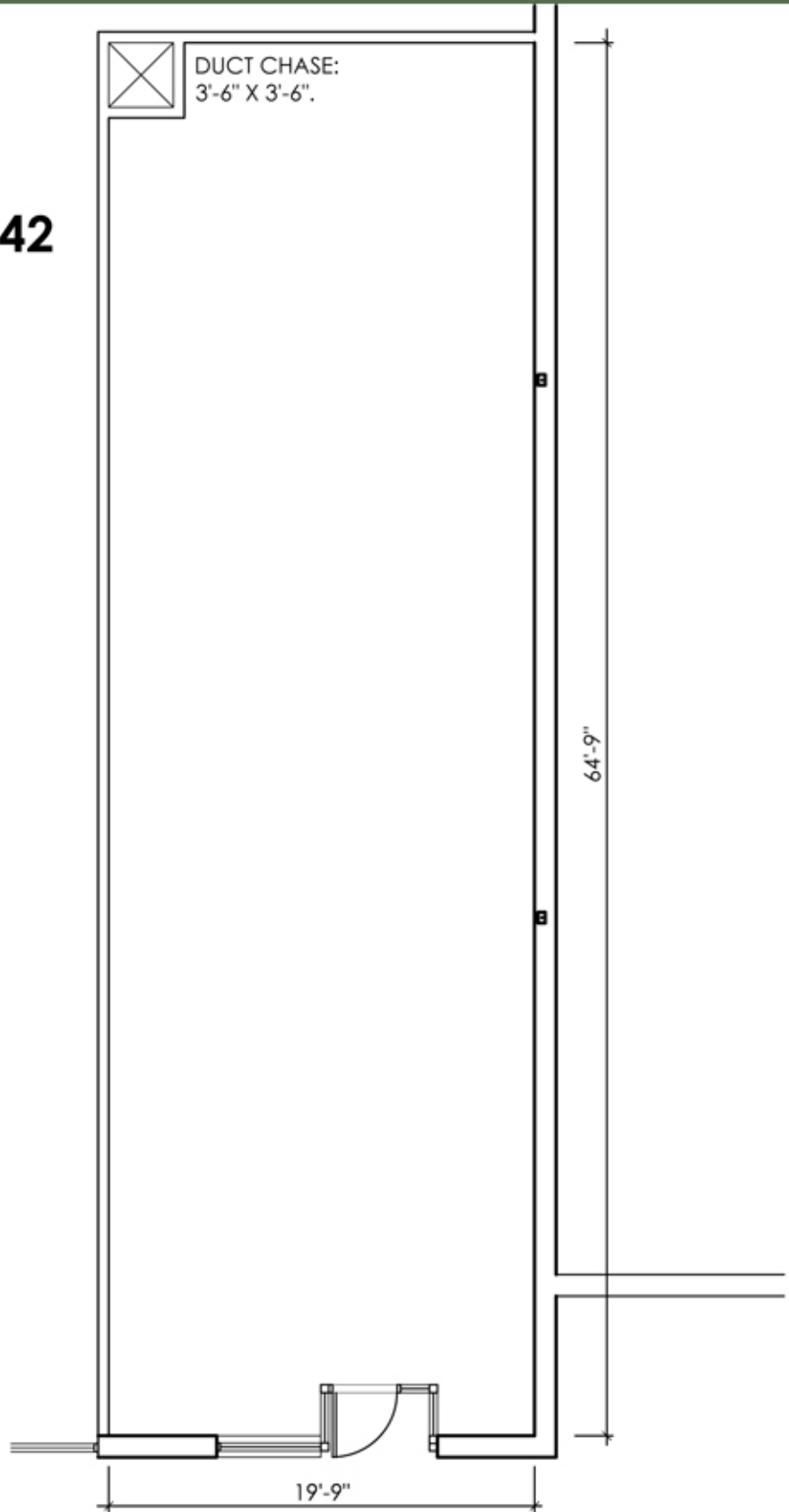
6,996 GSF
1,350 GSF
8,346 GSF



LOCATION PLAN

STOREFRONT NOTE:

STOREFRONT & ENTRANCE DOOR SHOWN IS A SUGGESTION ONLY. STOREFRONT & ENTRANCE DOOR SHALL NEED TO BE DESIGNED & COORDINATED WITH INTERIOR SPACE.

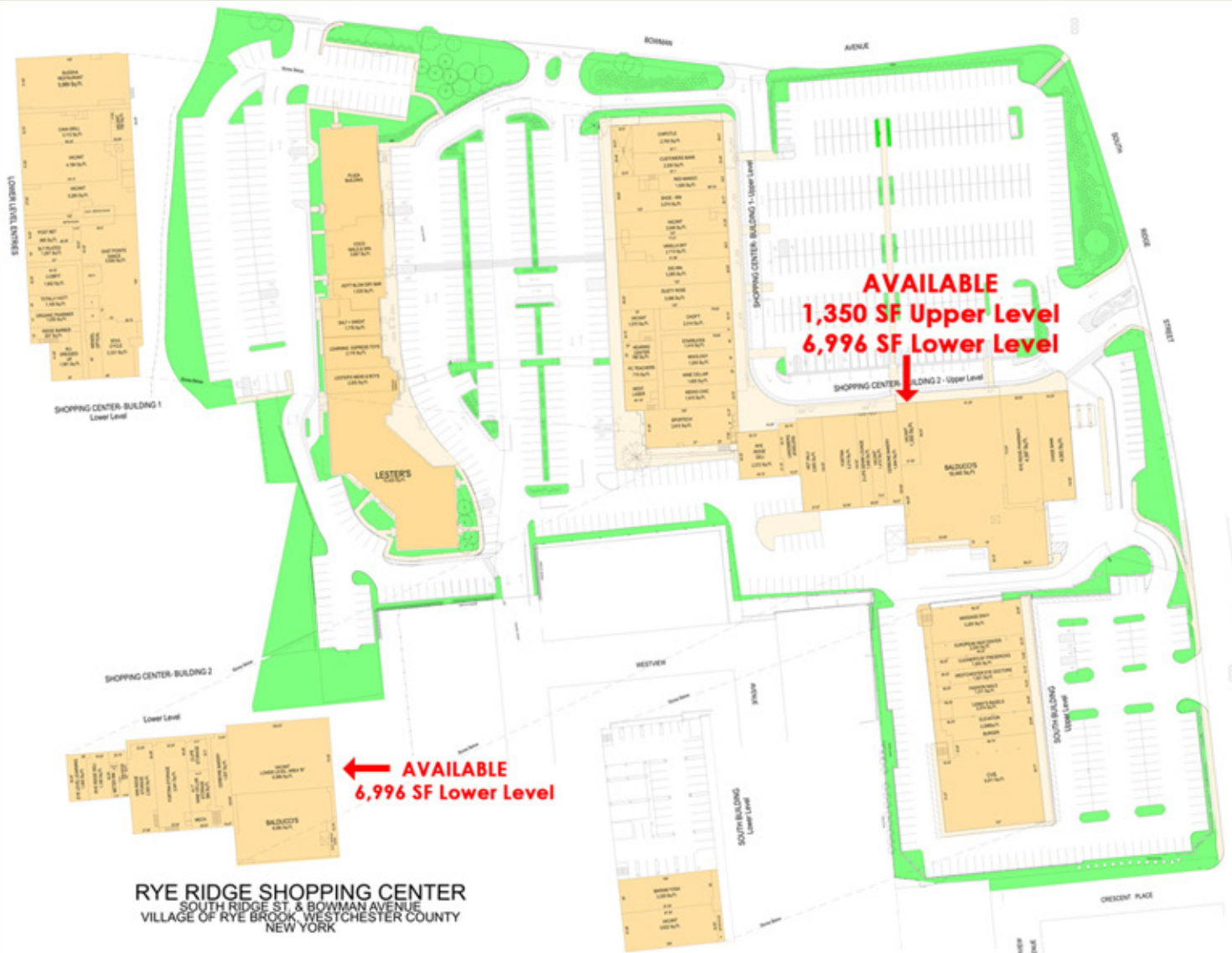


0' 5' 10' 15' 20'



1,350 GSF
142 SOUTH RIDGE ST.

SCALE: 1/8"=1'-0" (8 1/2" X 11")



*Life's Essentials
and then some...*



The Boutique Fitness Boom

Can \$40 exercise classes save the attenuated American mall?



Cycle of life: Marketplaces devoted to concentrated sessions of group stationary biking, rowing and running are now commonplace. Jeff Hinchey



By Katherine Rosman

June 17, 2019



A visit to an upscale suburban mall or a city shopping district used to be marked by stops at Gap, Sharper Image and Barnes & Noble, ending in a pile of shopping bags.

Now it's about taking a \$36 Pilates class, maybe followed by a \$36 indoor cycling session if you're really committed, then hitting the organic market to slam a \$10 coconut water before making a quick stop for \$40 cryotherapy.

That's what I did earlier this month at Rye Ridge shopping center, an outdoor mall in Rye Brook, N.Y., which houses, among the typical Starbucks, drugstores, delis and clothing stores, a profusion of boutique fitness and wellness-based retail enterprises almost as concentrated as the electrolyte level in the coconut water (which, honestly, I skipped). It is reflective of boutique "fitness clusters" around the country that have emerged in suburban shopping developments and gentrifying city neighborhoods. These new storefronts are rendering [the old concept of "mall walking"](#) absolutely antiquated, if a comparative bargain.

Had I timed my day right and perhaps taken a few uppers, I could have also done [hot yoga](#) (\$28), taken a high intensity interval [treadmill class](#) (\$34) and sat in a detoxifying [sauna](#) for 30 minutes (\$30).

As brick-and-mortar retail stores have taken a beating from the internet, yoga, Pilates, rowing, boxing, cycling, barre and H.I.I.T. studios are entering the spaces formerly inhabited by apparel, books and electronics stores: catering to a consumer class seemingly more interested in investing in the shape of their bodies than the clothes that cover them.

Taking a group fitness class, it turns out, is one of the few things you can't order from Amazon. These studios now make up a big part of what's been called the "experiential economy," after the "experience economy," a [phrase first coined](#) in Harvard Business Review by B. Joseph Pine II and James H. Gilmore 21 years ago, but amplified to the max by the more recent advent of Instagram selfies.

I visited the mall in the suburbs at the suggestion of Amanda Freeman, the founder and C.E.O. of the Pilates-inspired SLT ("Strengthen Lengthen Tone") fitness company. I went to SLT classes when she opened her first studio, in midtown Manhattan, eight years ago. The company now has 24 locations in New York, New Jersey, Pennsylvania, Connecticut and Michigan.

Ms. Freeman told me that when opening a new studio, she sometimes looks for real estate near other boutique fitness studios. A customer who passes by SLT on the way to another such exercise class is already used to paying \$35 or \$40 a pop. And there is the potential for the "restaurant effect," which is when a row of eateries becomes a dining destination for customers who may want Italian one night and Thai another.

[Click here to continue reading](#)

**For more information please contact Erin Hinchey
914-468-7300 or ehinchey@winprop.com**

ryeridgeshoppingcenter.com



South Ridge Street & Bowman Avenue, Rye Brook, NY

Easy Access to I-287, I-95, Hutchinson & Merritt Parkways



Directions

**Aerial
Photograph**

