



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

1

Byram  
Park

Bell Haven

Indian  
Yach

Portchester

SCHOOL OF THE  
HOLY CHILD

Maplewood  
Golf Course

Westchester  
Country Club

Columbus  
Park

Purdys Grove

Hawthorne  
Beach

LEFFELL SCHOOL

RYE COUNTRY DAY SCHOOL

Apawamis Country Club

95

Rye  
Country  
Club

Town Of Rye

Tide Mill  
Yacht Basin

RIPCO  
REAL ESTATE

Nature Park

Rye Playland Beach



# 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 (Coming Soon)

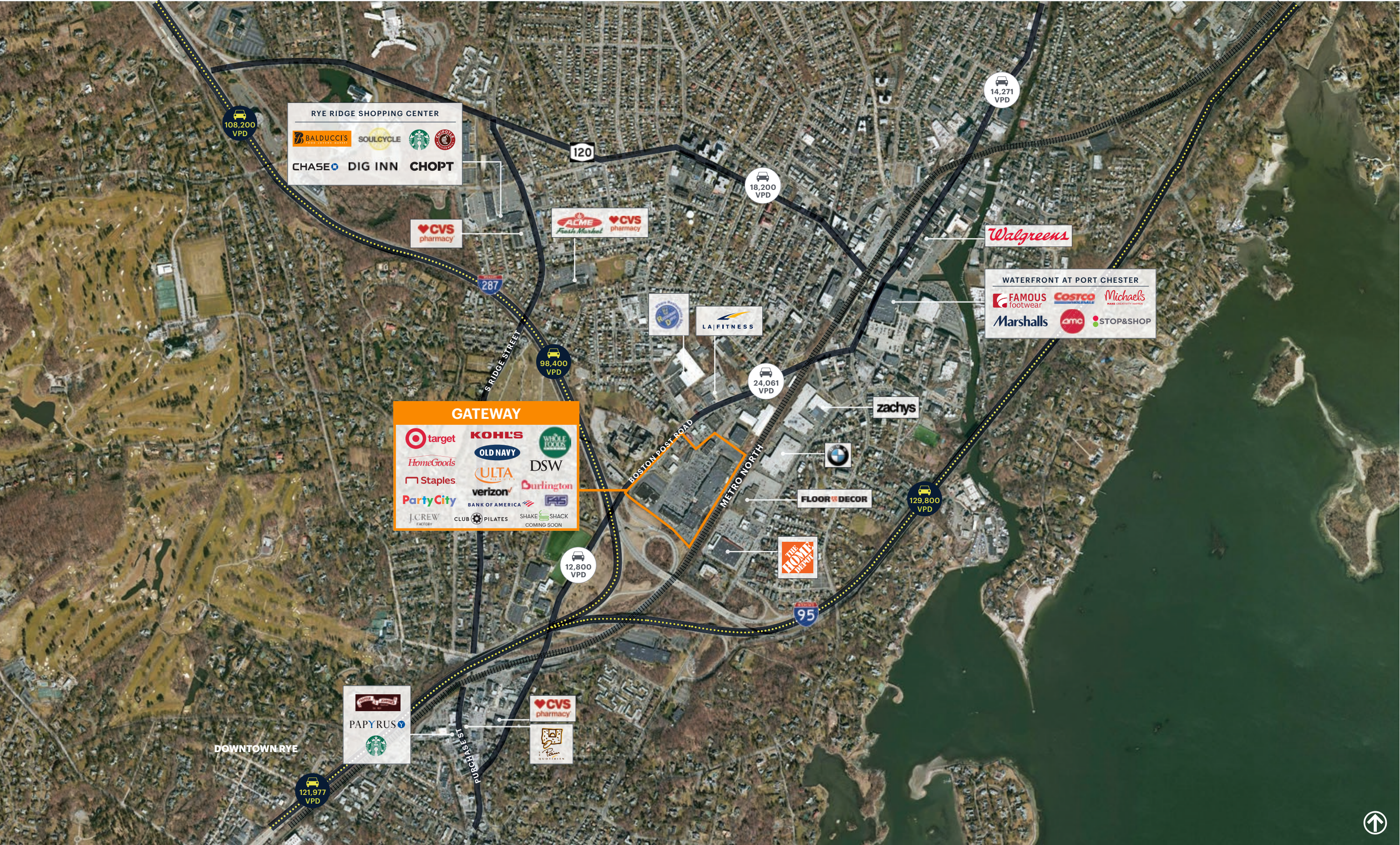
## MARKET OVERVIEW

503,740 Square Foot Center

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



MARKET AERIAL

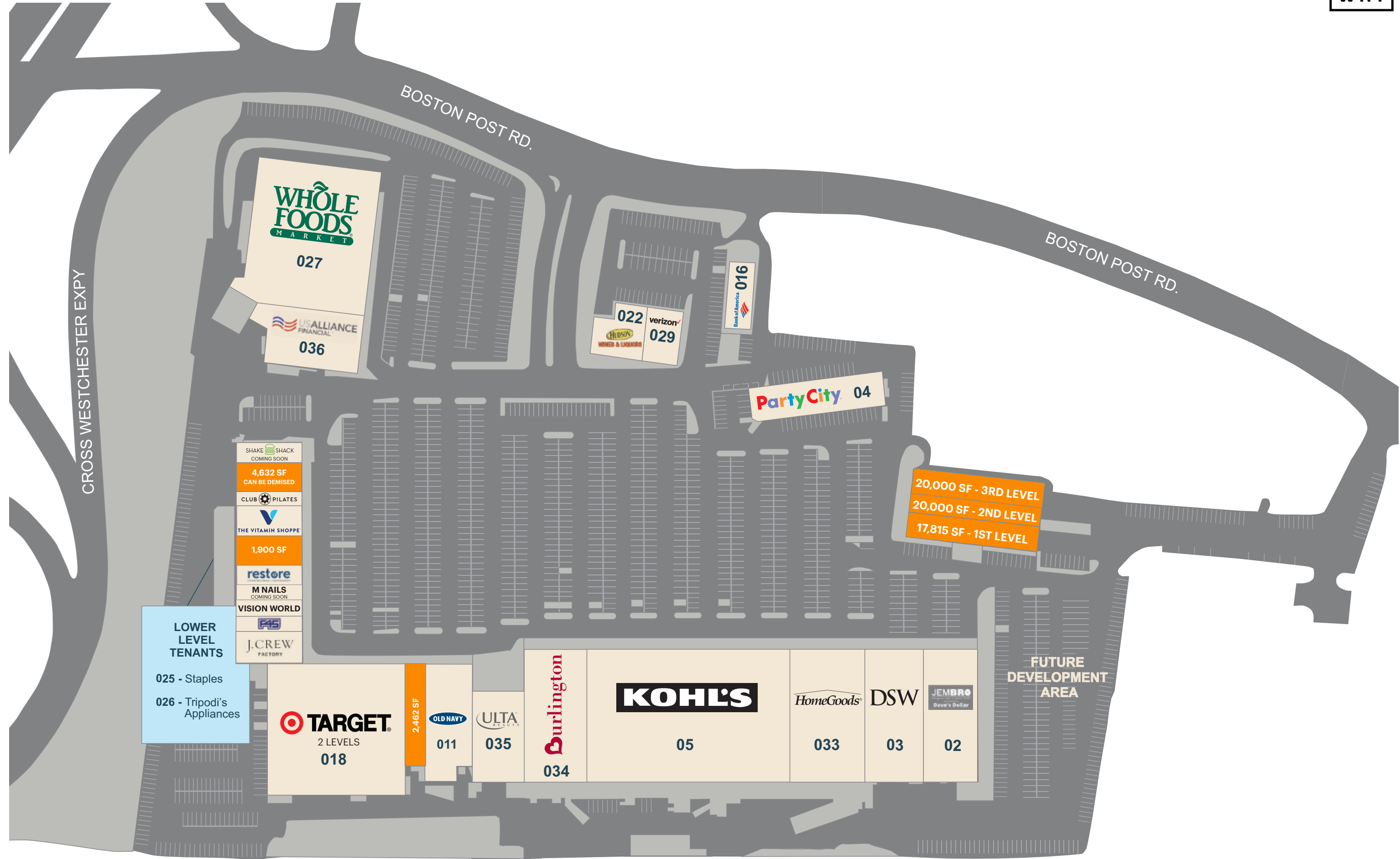








SITE PLAN



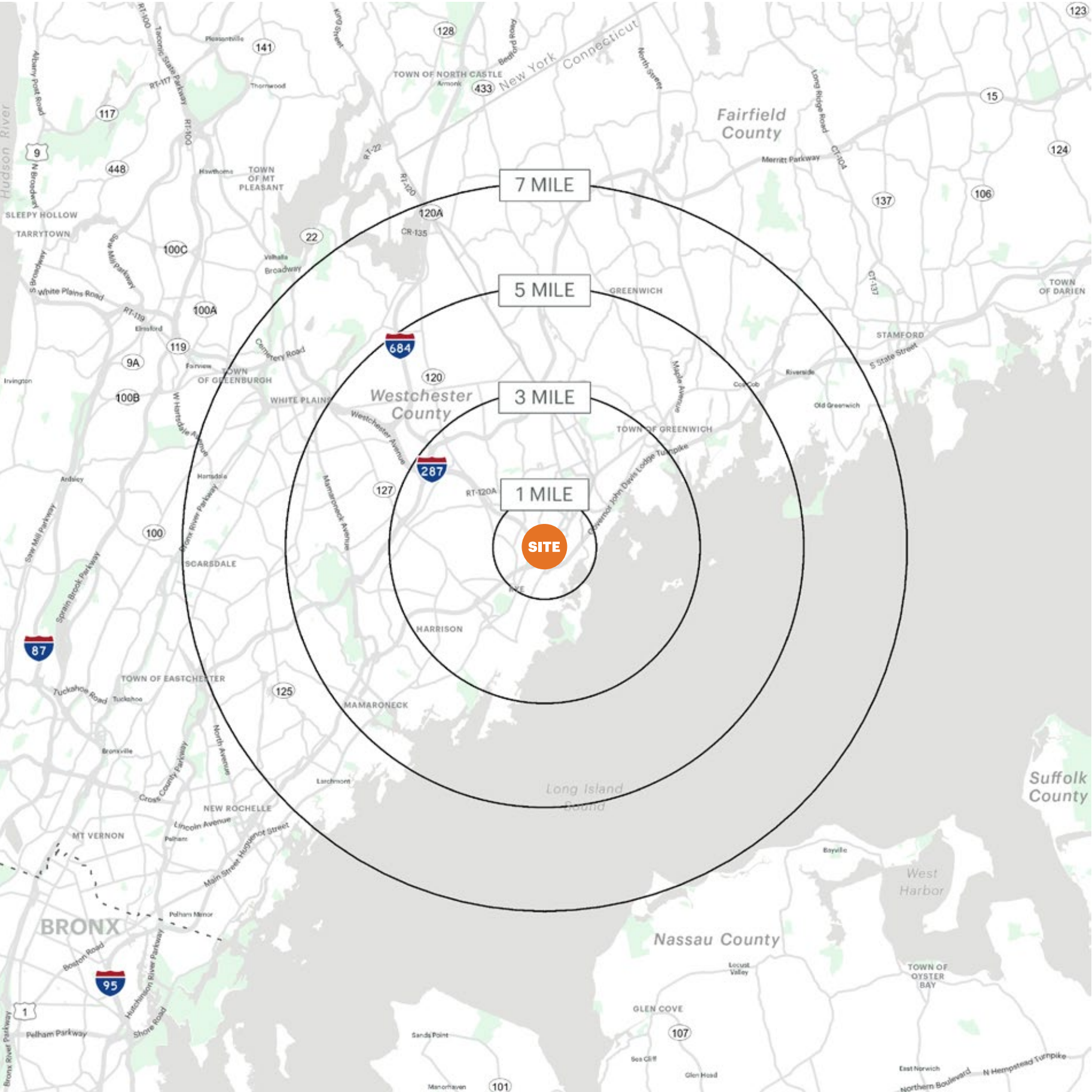












PORT CHESTER SHOPPING CENTER PORT CHESTER, NEW YORK

1 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
22,650	6,042 - 39.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
7,541	1,486
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$140,342	12,909
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$90,985	24,062

3 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
82,826	30,758 - 54.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
29,394	4,279
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$195,289	42,482
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$123,677	83,444

5 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
150,567	62,950 - 61.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
53,427	9,403
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$212,324	111,286
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$135,514	187,980

7 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
297,910	132,182 - 64.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
108,520	17,290
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$221,431	197,375
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$144,921	345,958



# 15

MINUTE DRIVE TIME

243,530

Overall Population

304,423

Daytime Demographics (16 years or Over)

\$190,754

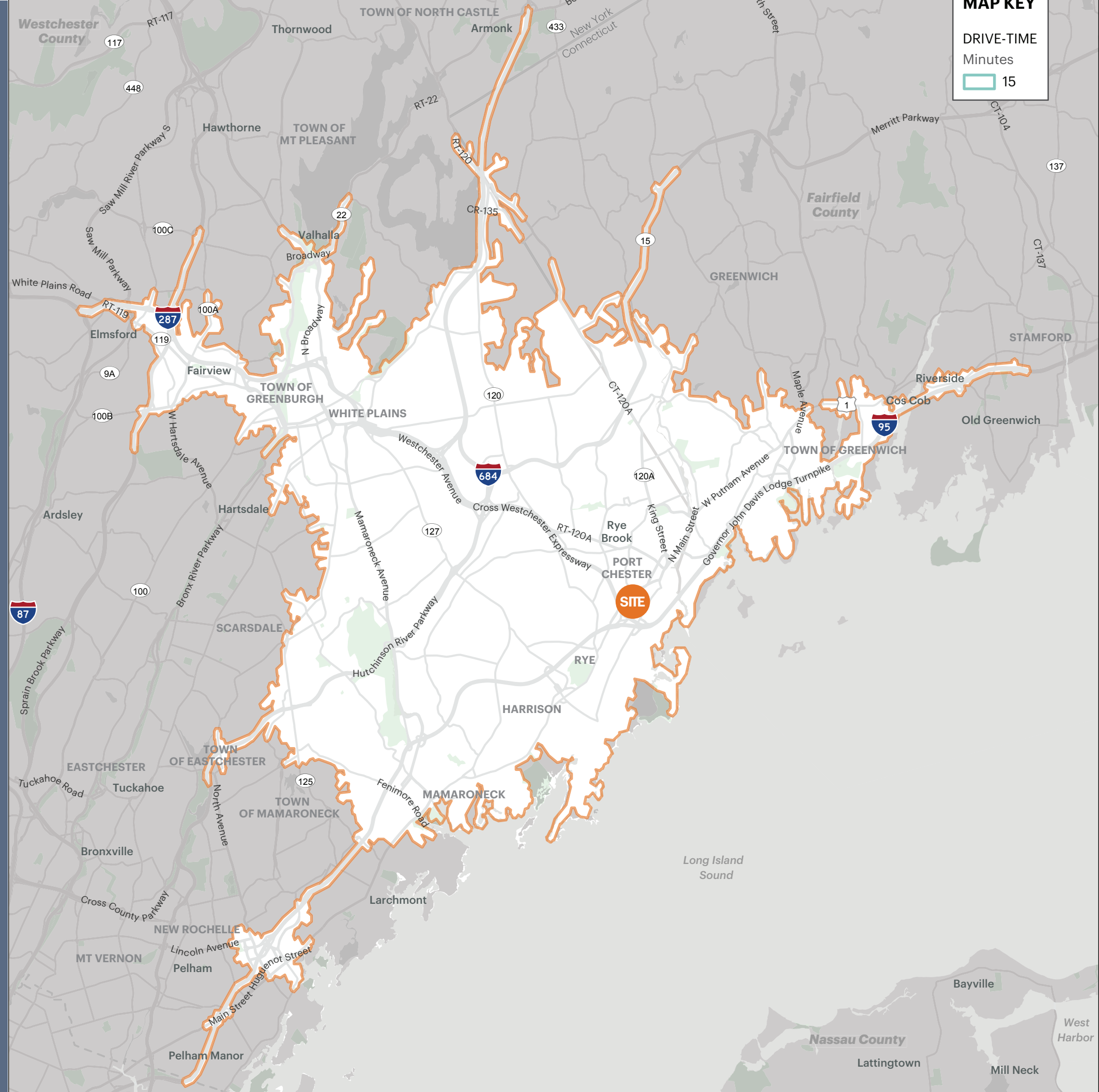
Average HH Income

58.0%

Bachelor's Degree or Higher

59.0%

Annual HH Income of \$100k+





# RIPCO

REAL ESTATE

## EXCLUSIVE REPRESENTATION

**JEFFREY HOWARD**

[jhoward@ripcony.com](mailto:jhoward@ripcony.com)

**BRIAN RIPKA**

[bripka@ripcony.com](mailto:bripka@ripcony.com)

## WOODBURY

1000 Woodbury Road  
Suite 100

Woodbury, NY 11797

516.933.8880

[ripcony.com](http://ripcony.com)

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.