

24

24 NORTH MAIN PORT CHESTER

YOUR SIGNAGE



MIKE PARELLI
GREENWICH
REAL ESTATE

24 NORTH MAIN ST

PROPERTY OVERVIEW

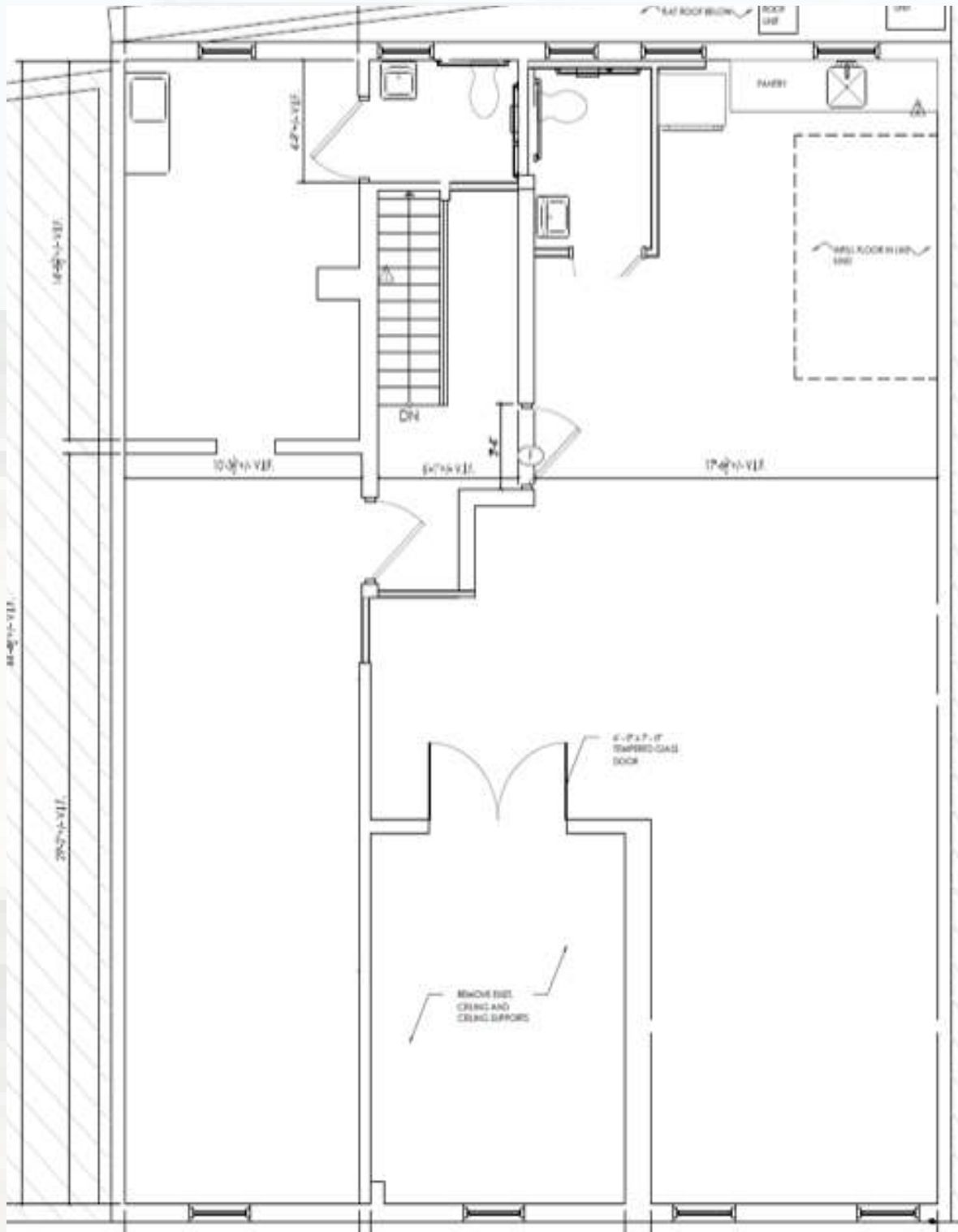
Versatile 1,700 sq. ft. second-floor space with expansive open layout, high ceilings, and abundant natural light, creating a bright and airy atmosphere perfect for both collaborative and private uses.

SPACE DETAILS

Zoned for a wide range of uses, from fitness, wellness, and beauty services to office, consulting, and co-working—it's ideal for professionals, entrepreneurs, and creatives alike. Conveniently located on N. Main St and adjacent to the Metro North with nearby coffee shops, retail, and municipal parking, this quiet, professional setting is ready to be customized to fit your vision.



24 NORTH MAIN



Size:

1,700 SF

Rent:

\$35PSF + NNN

Availability:

Immediate

Details:

- Port Chester is a rising commercial hub with a growing population, new developments, and a mix of national and local retailers.
- Ongoing infrastructure improvements and pro-business policies create a prime environment for any business.
- Establish your business in one of Westchester's most sought-after locations, with strong foot traffic and a vibrant local economy!



One of Port Chester's biggest draws is the legendary Capitol Theatre, a world-class concert venue that attracts thousands of visitors each week. Hosting some of the biggest names in music and entertainment, from rock legends to contemporary artists, "The Cap" is a major economic driver for local businesses. Surrounding bars, restaurants, and retail shops see a surge in activity before and after events, offering incredible opportunities for businesses looking to cater to an enthusiastic, built-in audience.

Frontage on N. Main & King St



Municipal
Parking

24 NORTH
MAIN

Municipal
Parking

24 NORTH
MAIN
PORT CHESTER

The Neighborhood



TWENTY FOUR NORTH MAIN
PORT CHESTER, NY

2,750+ New Residential Units Coming to Port Chester!



Market Overview

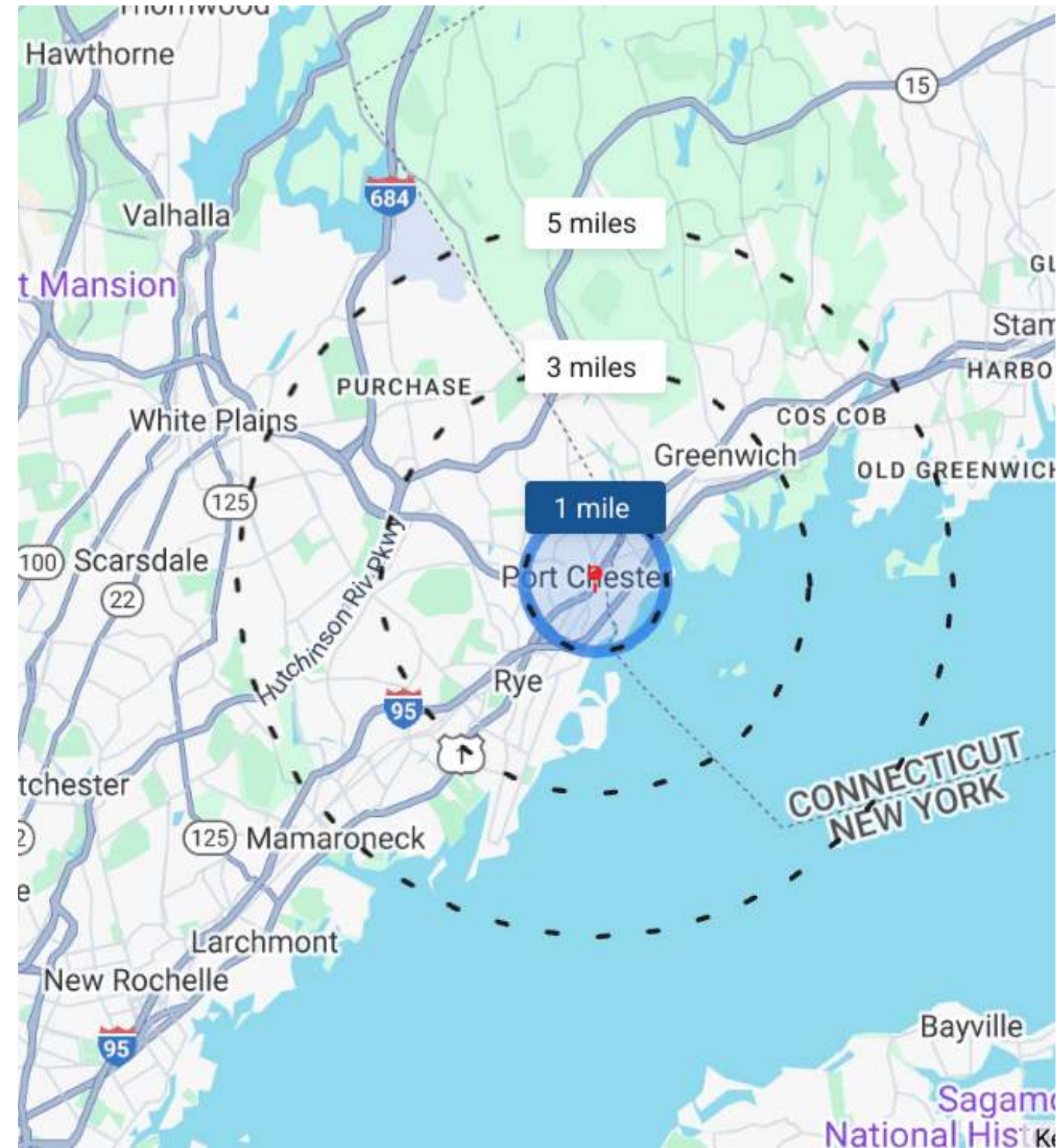


DEMOGRAPHICS

1,3,5 MILE RADIUS



	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
TOTAL POPULATION	49,100	104,100	184,800
AVE HH INCOME	\$122,766	\$189,894	\$217,235
HOUSEHOLDS	12,038	28,300	49,229
MEDIAN AGE	40	41	41



Market Dynamics

3 mile radius



TOTAL RETAIL SALES

Including F&B



\$703,400,000

EDUCATION

Bachelors +



35.8%

MEDIAN HOME VALUE



\$654,750

KEY FACTS

104,100

POPULATION

\$189,894

AVE. HH INCOME

93,132

DAYTIME POP

41

MEDIAN AGE

TAPESTRY SEGMENTATION



Affluent Suburbanites

Affluent professionals, executives, and families from Greenwich, Rye, and Westchester County prioritize upscale dining, premium ingredients, and sophisticated experiences. With high disposable income, they frequent high-end restaurants, craft cocktail bars, and chef-driven eateries, valuing quality over price and seeking destination dining experiences.

Age: 35-65



Urban Millenials & Young Professionals

Young professionals and couples, many living in transit-oriented apartments near the Metro-North station, seek trendy, Instagrammable dining, global flavors, and nightlife. Prioritizing walkability and convenience, they favor fast-casual spots, craft cocktails, artisanal coffee, and small-plate/tapas concepts, often dining out multiple times per week.

Age: 22-40

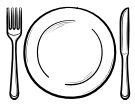


Culturally Diverse Locals

Port Chester's diverse community includes longtime local families, Hispanic and multicultural residents, and middle-income earners who value authentic, family-friendly dining and comfort food with cultural ties. They are loyal to local bakeries, taquerias, pizzerias, and diners, prioritizing affordability, large portions, and family-style meals.s.

Age: 25-55

ANNUAL HH SPENDING



\$11,648

DINING OUT



\$3,568

ENTERTAINMENT



\$2,529

APPAREL & SERVICES



\$7,816

GROCERIES



\$5,463

HEALTH CARE



24 NORTH MAIN PORT CHESTER

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