



# Gateway Shopping Center - Port Chester

421 BOSTON POST ROAD | WESTCHESTER | NEW YORK

**RIPCO**  
REAL ESTATE







# MARKET MAP AERIAL

PORT CHESTER  
STATION



**COSTCO**  
WHOLESALE

Michaels

GREENWICH  
POP: 63,518

Stop&Shop

Marshalls

AMC  
THEATRES  
14 screens

RESTAURANT  
DEPOT

LA FITNESS

ZACHY'S WINE

BOSTON POST ROAD



Building A

Drive-through

Building B

DSW  
DESIGNER SHOE WAREHOUSE

HomeGoods

KOHL'S

Burlington

ULTA



WHOLE  
FOODS  
MARKET

SHAKE SHACK

STAPLES

FLOOR  
DECOR



Port Chester Village Hall



RYE STATION

RYE  
POP: 47,662

CROSS WESTCHESTER EXPRESSWAY





# ACCESS MAP



DRIVE-THROUGH

BUILDING A

BUILDING B

MTA METRO NORTH

Target

WHOLE FOODS



13,235  
VPD



GATEWAY  
PORT CHESTER

INTERSTATE 287

98,000  
VPD

CROSS WESTCHESTER EXPRESSWAY



# SITE PLAN







target

ULTA  
BEAUTY

Burlington

OLD NAVY

KOHL'S

HomeGoods®

DSW



SHAKE SHACK

BUILDING B

BUILDING A

DRIVE-THROUGH

1100 RESIDENTIAL UNITS  
UNDER CONSTRUCTION



BUILDING B



BUILDING A



DRIVE-THROUGH



2,420 SF  
DRIVE  
THROUGH



Burlington

KOHL'S

2 LEVELS

HomeGoods®

DSW

JEMBRO

HUDSON  
WINE & LIQUOR

verizon

Bank of America

5,052  
SF

5,052  
SF

10,000 SF

2,310 SF

2,310 SF

2,310 SF

2,310 SF

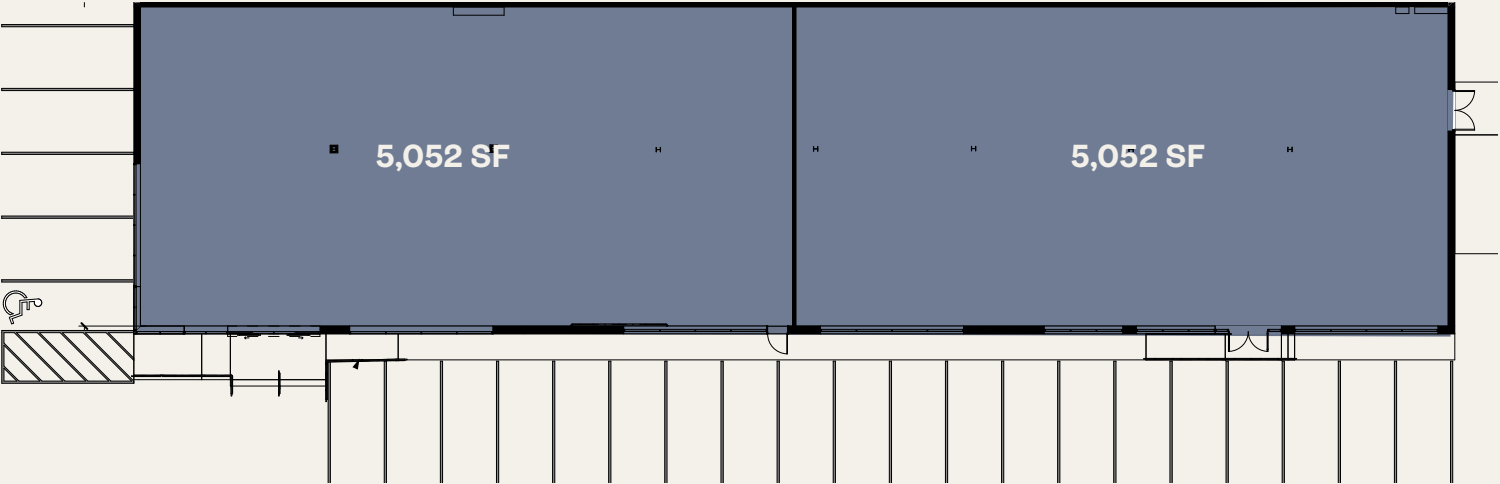
# BUILDING A PROPOSED NEW CONSTRUCTION



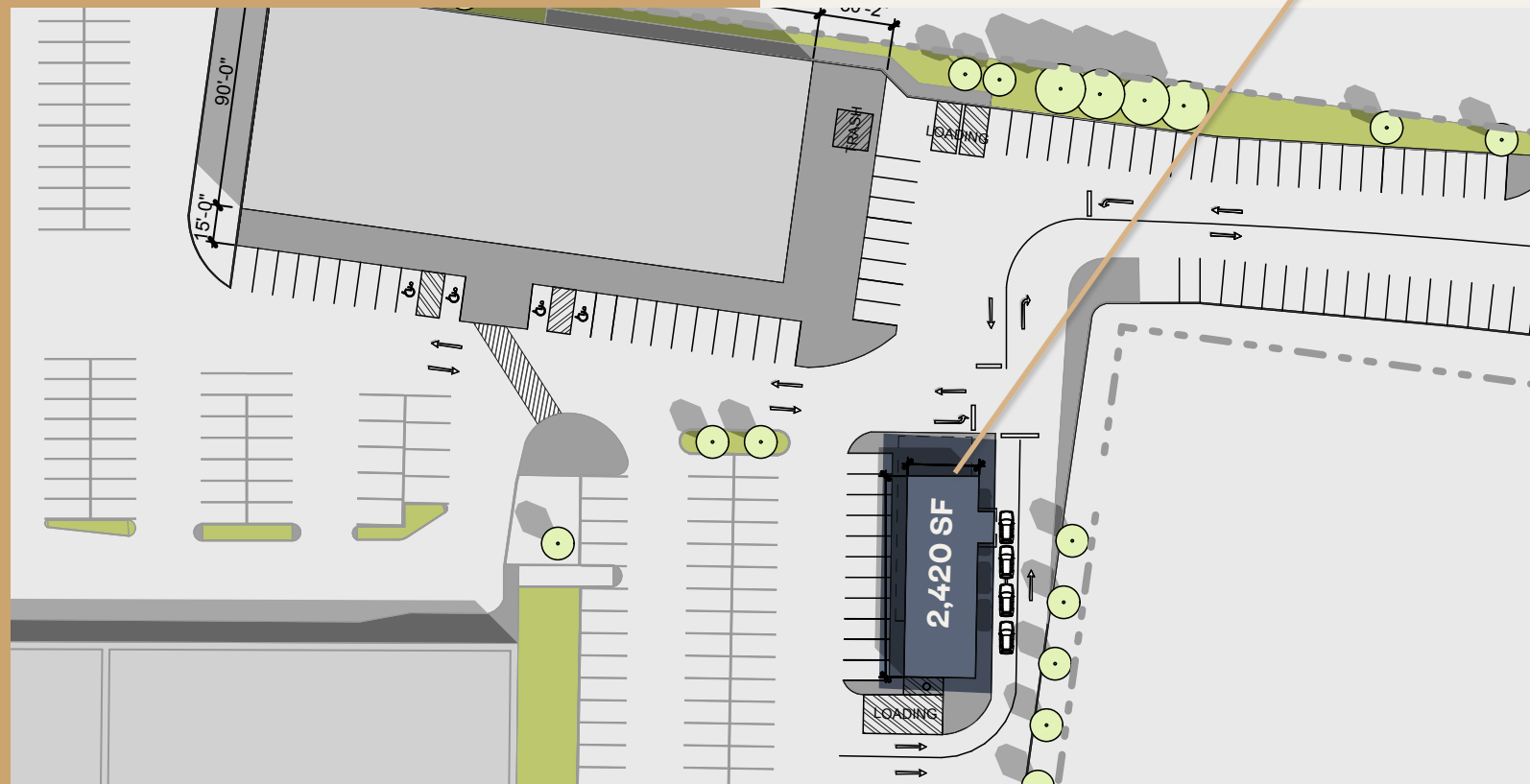




# BUILDING B FORMER PARTY CITY







PROPOSED  
DRIVE  
THROUGH





# AVAILABILITIES SOUTH



1,900 SF

Add your name here

2,000 SF

Add your name here

Lease Out





# AVAILABILITIES EAST



OLD NAVY

2,462 SF

Add your  
name here

target

J. CRE

CVS





## NOTABLE NEIGHBORS





This map illustrates the geographic context of Port Chester, New York, centered on the town's location. Four concentric circles are drawn around Port Chester, representing distances of 1, 3, 5, and 7 miles. The map shows the town's proximity to major transportation corridors, including Interstate 684 (I-684) and Interstate 287 (I-287). Surrounding municipalities such as White Plains, Scarsdale, Mamaroneck, and Harrison are labeled, along with the Long Island Sound to the south. The map also indicates the boundaries of Westchester County and the Town of Mamaroneck.

<b>POPULATION</b> 26,775	<b>COLLEGE GRADUATES (BACHELOR'S)</b> 4,125 / 23%
<b>HOUSEHOLDS</b> 8,874	<b>TOTAL BUSINESS</b> 1,401
<b>AVERAGE HOUSEHOLD INCOME</b> \$127,974	<b>TOTAL DAYTIME WORKERS</b> 12,113
<b>MEDIAN HOUSEHOLD INCOME</b> \$89,748	<b>DAYTIME POPULATION (W/16 YR+)</b> 25,149

<b>POPULATION</b> 83,697	<b>COLLEGE GRADUATES (BACHELOR'S)</b> 17,267 / 30%
<b>HOUSEHOLDS</b> 29,474	<b>TOTAL BUSINESS</b> 4,483
<b>AVERAGE HOUSEHOLD INCOME</b> \$191,589	<b>TOTAL DAYTIME WORKERS</b> 47,296
<b>MEDIAN HOUSEHOLD INCOME</b> \$127,172	<b>DAYTIME POPULATION (W/16 YR+)</b> 88,781

<b>POPULATION</b> 150,506	<b>COLLEGE GRADUATES (BACHELOR'S)</b> 32,068 / 31%
<b>HOUSEHOLDS</b> 52,769	<b>TOTAL BUSINESS</b> 9,439
<b>AVERAGE HOUSEHOLD INCOME</b> \$205,515	<b>TOTAL DAYTIME WORKERS</b> 107,127
<b>MEDIAN HOUSEHOLD INCOME</b> \$137,643	<b>DAYTIME POPULATION (W/16 YR+)</b> 184,056

<b>POPULATION</b> 299,668	<b>COLLEGE GRADUATES (BACHELOR'S)</b> 63,207 / 31%
<b>HOUSEHOLDS</b> 107,573	<b>TOTAL BUSINESS</b> 17,106
<b>AVERAGE HOUSEHOLD INCOME</b> \$211,763	<b>TOTAL DAYTIME WORKERS</b> 197,495
<b>MEDIAN HOUSEHOLD INCOME</b> \$144,155	<b>DAYTIME POPULATION (W/16 YR+)</b> 347,162





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EXCLUSIVE  
REPRESENTATION

**JEFFREY HOWARD**

jhoward@ripcony.com

**BRIAN RIPKA**

bripka@ripcony.com

516.933.8880

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**RIPCO**  
REAL ESTATE

**WOODBURY OFFICE** 1000 Woodbury Road, Suite 100,  
Woodbury, New York, NY 11797 | 516.933.8880  
ripcony.com

**Please visit us at [ripcony.com](http://ripcony.com) for more information**

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. Tenant or Buyer must verify the information and bears all risk for any inaccuracies.