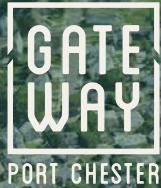


Gateway Shopping Center - Port Chester

421 BOSTON POST ROAD | WESTCHESTER | NEW YORK

RIPCO
REAL ESTATE





MARKET MAP AERIAL

PORTCHESTER
STATION

MTA

John F. Kennedy
Elementary School

Air Riderz
Adventure Park
COSTCO
WHOLESALE
Stop&Shop
Marshalls
amc
THEATRES
14 screens

GREENWICH
POP: 63,518



RESTAURANT
DEPOT

LA FITNESS

BOSTON POST ROAD

1

Drive-through

Building A

Building B

DSW
DESIGNER SHOE WAREHOUSE

HomeGoods

KOHL'S

Burlington
Coat Factory

ULTA
BEAUTY



target

SHAKE SHACK

STAPLES

WHOLE
FOODS
MARKET

ZACHY'S WINE

FLOOR
DECOR &

THE HOME
DEPOT

Port Chester Village Hall

Edgewood Park

CONNECTICUT

INTERSTATE
95

INTERSTATE
287

INTERSTATE
287

98,000
VPD

120,000
VPD

98,000
VPD

13,235
VPD

98,000
VPD

CROSS WESTCHESTER EXPRESSWAY

RYE STATION

RYE
POP: 47,662

ACCESS MAP



SITE PLAN





target

ULTA
BEAUTY

Burlington

OLD NAVY

KOHL'S

HomeGoods®

DSW

WHOLE
FOODS
MARKET

SHAKE SHACK

BUILDING B

BUILDING A

DRIVE-
THROUGH

1100 RESIDENTIAL UNITS
UNDER CONSTRUCTION

BUILDING B



BUILDING A



2,420 SF
DRIVE
THROUGH

DRIVE-THROUGH

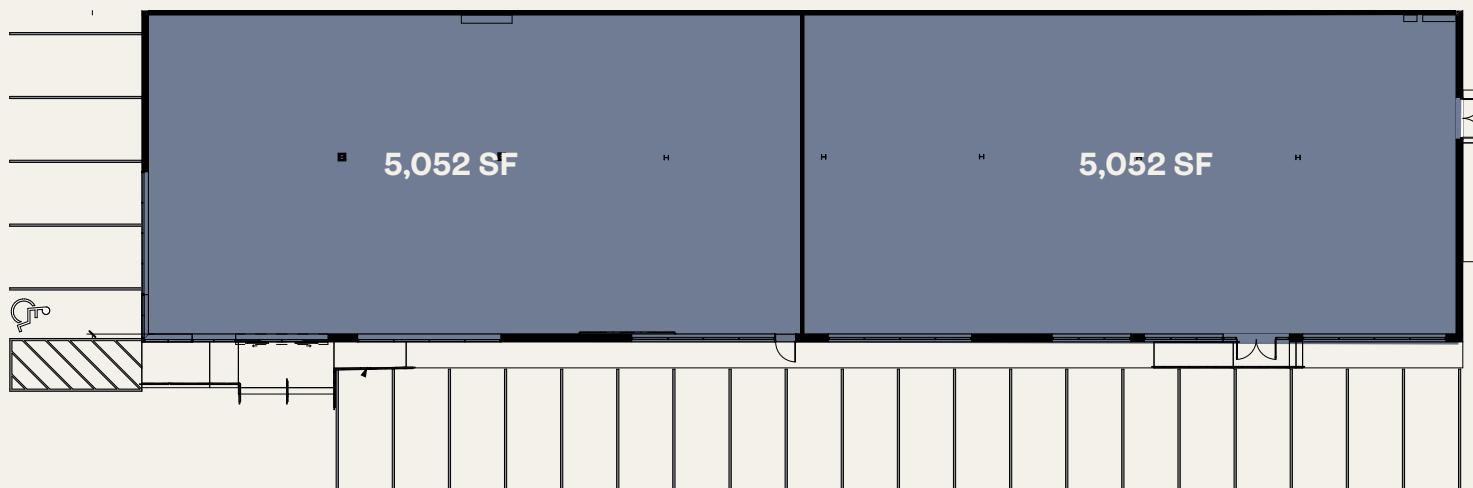


BUILDING A PROPOSED NEW CONSTRUCTION





BUILDING B FORMER PARTY CITY





PROPOSED
DRIVE
THROUGH



AVAILABILITIES SOUTH





AVAILABILITIES EAST

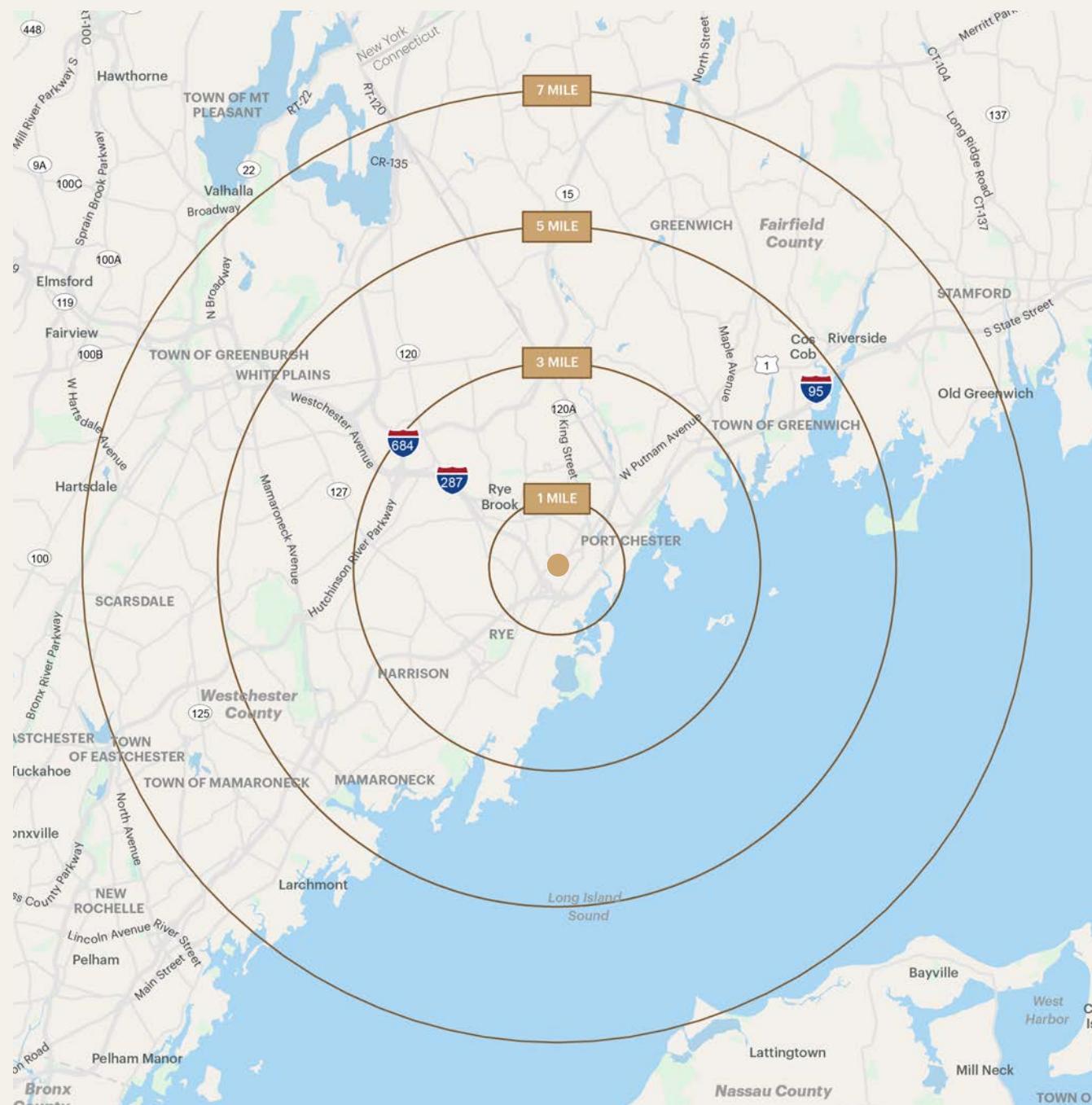




NOTABLE NEIGHBORS



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
26,775
HOUSEHOLDS
8,874
AVERAGE HOUSEHOLD INCOME
\$127,974
MEDIAN HOUSEHOLD INCOME
\$89,748

COLLEGE GRADUATES (BACHELOR'S)
4,125 / 23%
TOTAL BUSINESS
1,401
TOTAL DAYTIME WORKERS
12,113
DAYTIME POPULATION (W/16 YR+)
25,149

3 MILE RADIUS

POPULATION
83,697
HOUSEHOLDS
29,474
AVERAGE HOUSEHOLD INCOME
\$191,589
MEDIAN HOUSEHOLD INCOME
\$127,172

COLLEGE GRADUATES (BACHELOR'S)
17,267 / 30%
TOTAL BUSINESS
4,483
TOTAL DAYTIME WORKERS
47,296
DAYTIME POPULATION (W/16 YR+)
88,781

5 MILE RADIUS

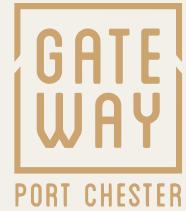
POPULATION
150,506
HOUSEHOLDS
52,769
AVERAGE HOUSEHOLD INCOME
\$205,515
MEDIAN HOUSEHOLD INCOME
\$137,643

COLLEGE GRADUATES (BACHELOR'S)
32,068 / 31%
TOTAL BUSINESS
9,439
TOTAL DAYTIME WORKERS
107,127
DAYTIME POPULATION (W/16 YR+)
184,056

7 MILE RADIUS

POPULATION
299,668
HOUSEHOLDS
107,573
AVERAGE HOUSEHOLD INCOME
\$211,763
MEDIAN HOUSEHOLD INCOME
\$144,155

COLLEGE GRADUATES (BACHELOR'S)
63,207 / 31%
TOTAL BUSINESS
17,106
TOTAL DAYTIME WORKERS
197,495
DAYTIME POPULATION (W/16 YR+)
347,162



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421 BOSTON POST ROAD | WESTCHESTER | NEW YORK



EXCLUSIVE
REPRESENTATION

JEFFREY HOWARD

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BRIAN RIPKA

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516.933.8880

RIPCO
REAL ESTATE

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ripcony.com

Please visit us at 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.