

THE WATERFRONT AT PORT CHESTER

BOX SPACE OPPORTUNITY IN SOUGHT AFTER PORT CHESTER, NY

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RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

THE WATERFRONT AT PORT CHESTER

AVAILABILITIES



37,000 SF

FORMER BED BATH & BEYOND
18' Clear Ceiling Height

5,369 SF + 2,288 SF*

2ND GENERATION RESTAURANT
*(MEZZANINE)



THE WATERFRONT AT PORT CHESTER

SITE PLAN

4.6 MILLION

Visits Annually to The Waterfront

AVAILABLE SPACES

1 | 37,000 SF
(FORMER BED BATH & BEYOND)

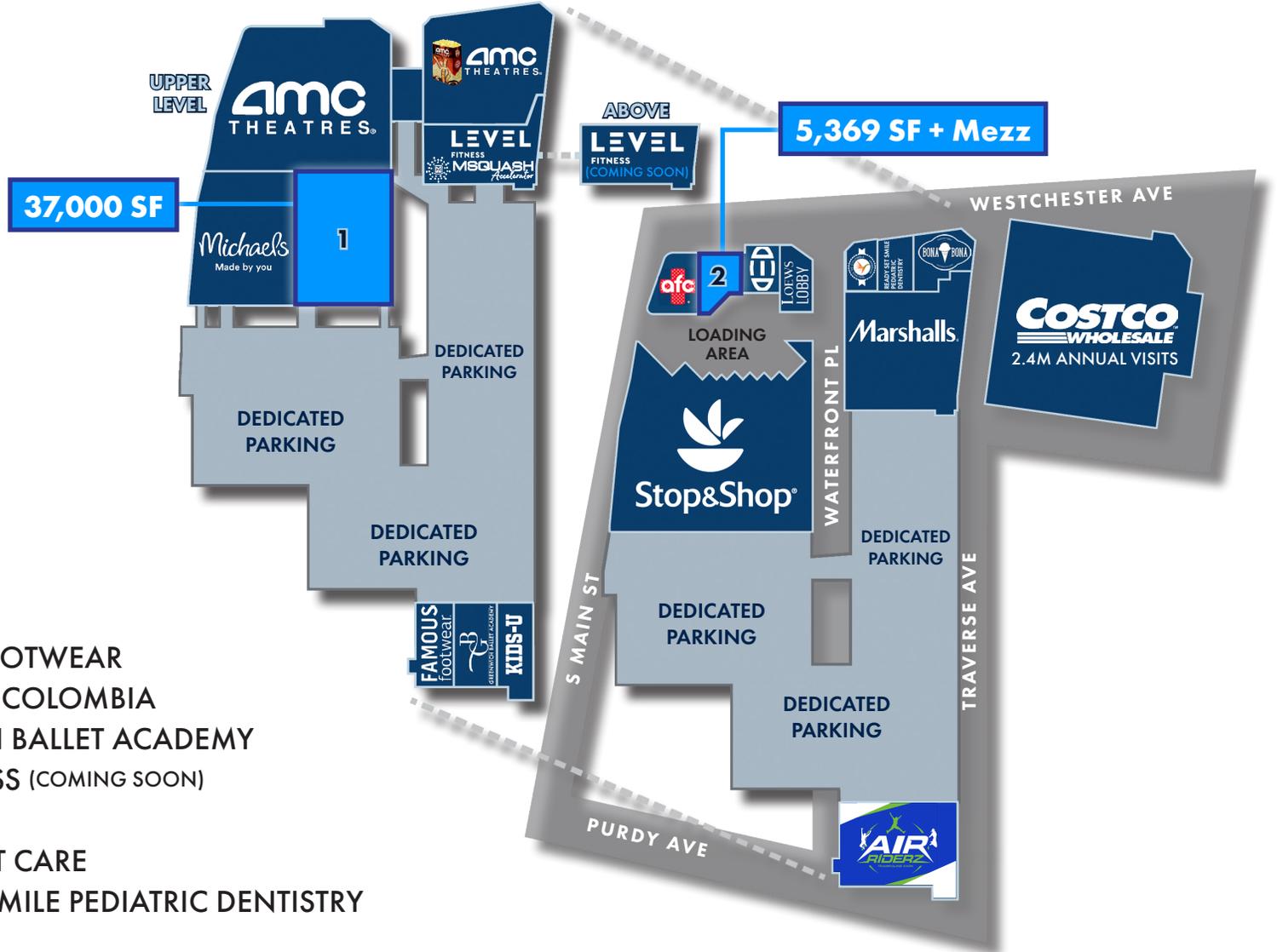
2 | 5,369 SF & 2,288 SF*
2ND GENERATION RESTAURANT
*(MEZZANINE)

PARKING

2,246 ON-SITE SPACES

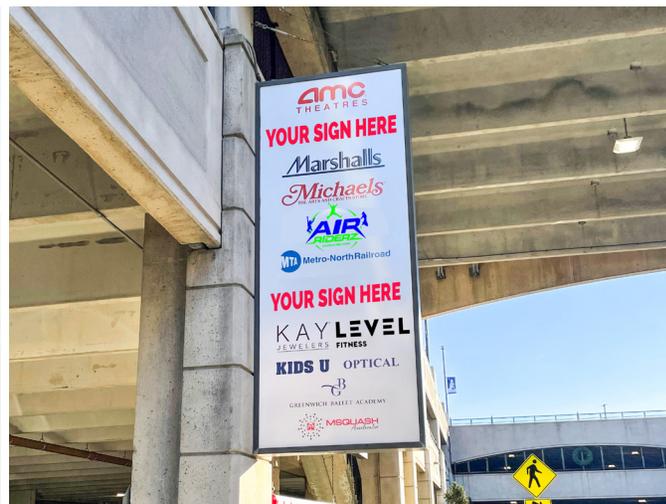
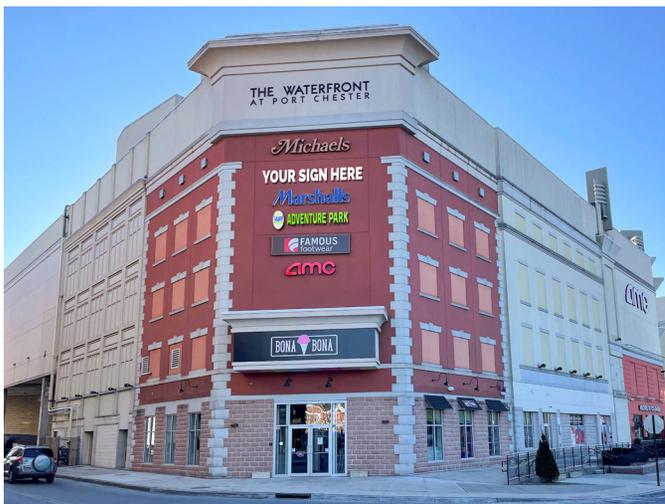
CO-TENANTS

| | |
|--------------|-------------------------------------|
| AMC THEATRES | MARSHALLS |
| MICHAELS | FAMOUS FOOTWEAR |
| MSQUASH | NOCHES DE COLOMBIA |
| BONA BONA | GREENWICH BALLET ACADEMY |
| COSTCO | LEVEL FITNESS (COMING SOON) |
| DED GAMING | AIR RIDERZ |
| KIDS-U | AFC URGENT CARE |
| STOP & SHOP | READY SET SMILE PEDIATRIC DENTISTRY |



THE WATERFRONT AT PORT CHESTER

ABUNDANT SIGNAGE



WHAT'S AT THE WATERFRONT AT PORT CHESTER? EVERYTHING!

TRANSPORTATION



DIRECT ACCESS TO PORT CHESTER METRO NORTH STATION

NATIONAL BRANDS



RESTAURANTS



ENTERTAINMENT



FITNESS





A LINE ON THE LOCAL! The newly renovated Capitol Theater is steps away from The Waterfront shopping center and attracts additional shoppers. Eclectic restaurants span the streets of downtown Port Chester. Come and join in the new energies that have been injected into this downtown! **THE WATERFRONT AT PORT CHESTER** sits directly adjacent to the Metro North train stop, which provides convenient access to Manhattan in less than 40 minutes. Billboard signage is visible from I-95.

DOWNTOWN PORT CHESTER

Home to an eclectic mix of ethnic, fine-dining and award-winning restaurants



WALKING DISTANCE TO THE CAPITOL THEATER



MTA
PORT CHESTER METRO NORTH TRAIN STATION

4.6M ANNUAL VISITS

W
5,369 SF-37,000 SF
RETAIL AVAILABLE
FOR LEASE



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THE WATERFRONT AT PORT CHESTER

PROPOSED NEW DEVELOPMENTS



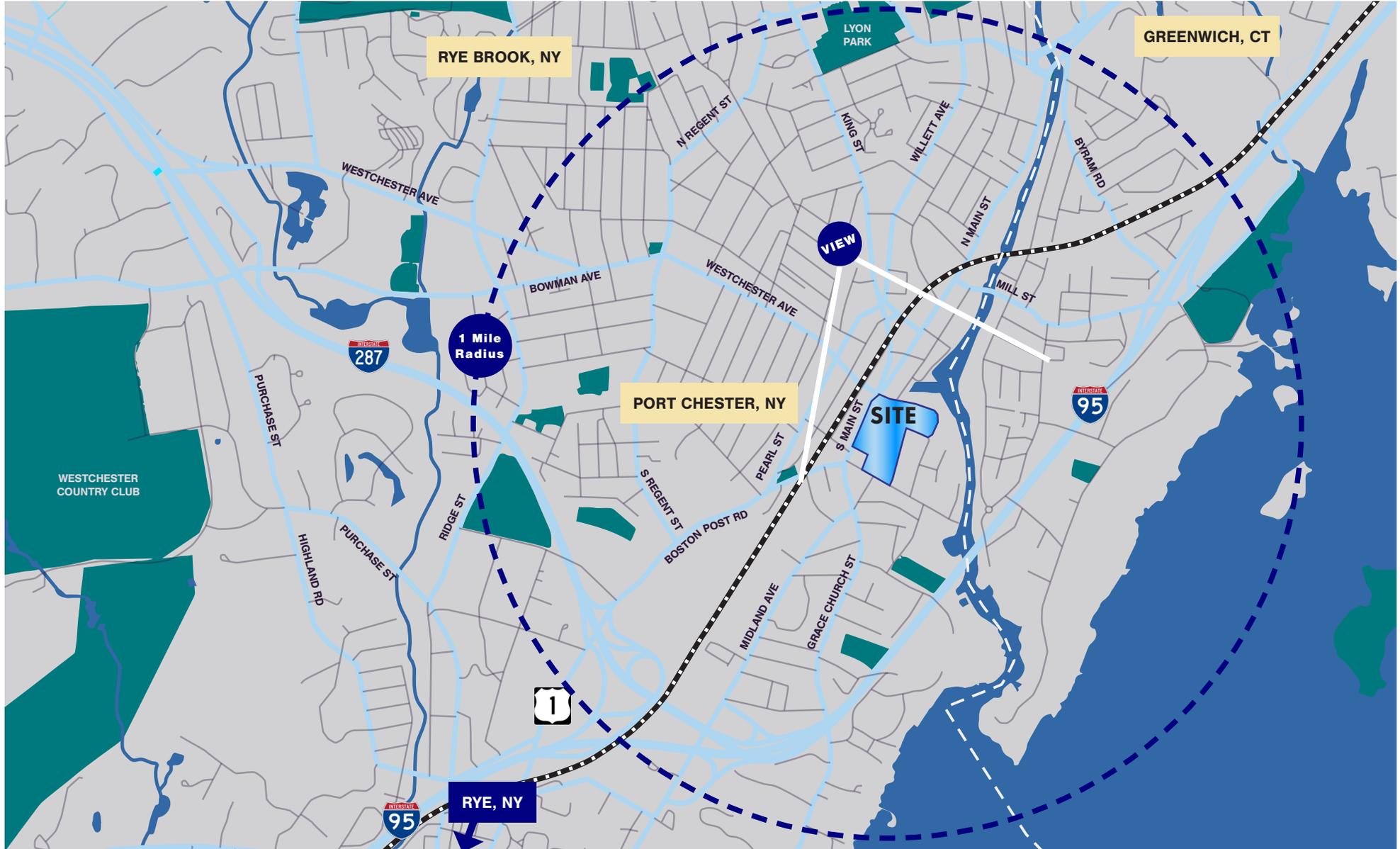
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THE WATERFRONT AT PORT CHESTER in Westchester County, NY is easily accessible to shoppers from Greenwich, Lower Fairfield County, CT, Rye and Harrison, NY. A strong concentration of national retailers in this 20-acre center attracts shoppers from all over Westchester County, NY and Fairfield County, CT. Boston Post Road and Interstate-95 lead residents from Rye and Harrison to the Waterfront from the south, I-287 and Westchester Avenue bring shoppers from White Plains, and Boston Post Road and visible signage from Interstate-95 ensures customers from Greenwich and lower Fairfield County know how to find this thriving downtown. Shoppers can always use any of the free 2,246 parking spots on the site.



THE WATERFRONT AT PORT CHESTER

4.6M
VISITS PER YEAR

378,619
GROSS LEASABLE AREA

ANCHOR TENANTS:

COSTCO
WHOLESALE

AMC
THEATRES.

Marshalls. Michaels
Stop&Shop®

14 SCREEN
AMC LOEWS CINEMA

20 ACRES
TOTAL SIZE OF CENTER

OVER \$303,000
AVERAGE HOUSEHOLD INCOME
WITHIN 5-MILES OF CENTER

AFFLUENT
WESTCHESTER COUNTY, NEW YORK IS THE 7TH
WEALTHIEST COUNTY IN THE U.S. AND THE 2ND
WEALTHIEST COUNTY IN NEW YORK STATE.



| DEMOGRAPHICS | | | |
|-------------------------------------|-----------|------------|------------|
| | 1 MILE | 3 MILES | 5 MILES |
| Population | 31,691 | 78,861 | 139,899 |
| Number of Households | 10,992 | 28,835 | 49,890 |
| Average HH Income | \$151,306 | \$265,166 | \$303,476 |
| Annual HH Expenditure | \$1.38 B | \$4.2 B | \$7.6 B |
| Annual Retail Expenditure | \$624.9 M | \$1.87 B | \$3.37 B |
| Annual Food & Beverages Expenditure | \$67.8 M | \$202.5 M | \$365.1 M |
| Annual Entertainment Expenditure | \$77.36 M | \$227.89 M | \$409.61 M |

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THE WATERFRONT
AT PORT CHESTER

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YOUR SIGN HERE

Michaels

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o/c
URGENT CARE
FAMILY CARE

S. Main St

APPOINTMENT
NEEDED

ESPAÑOL

DRUG/ALCOHOL
TESTING

VAC
ATIONS
PHYSICALS

o/c

OCCUPATIONAL
MEDICINE

CUIDADO MEDICO
DE CALIDAD PARA
LISTED Y SU FAMILIA