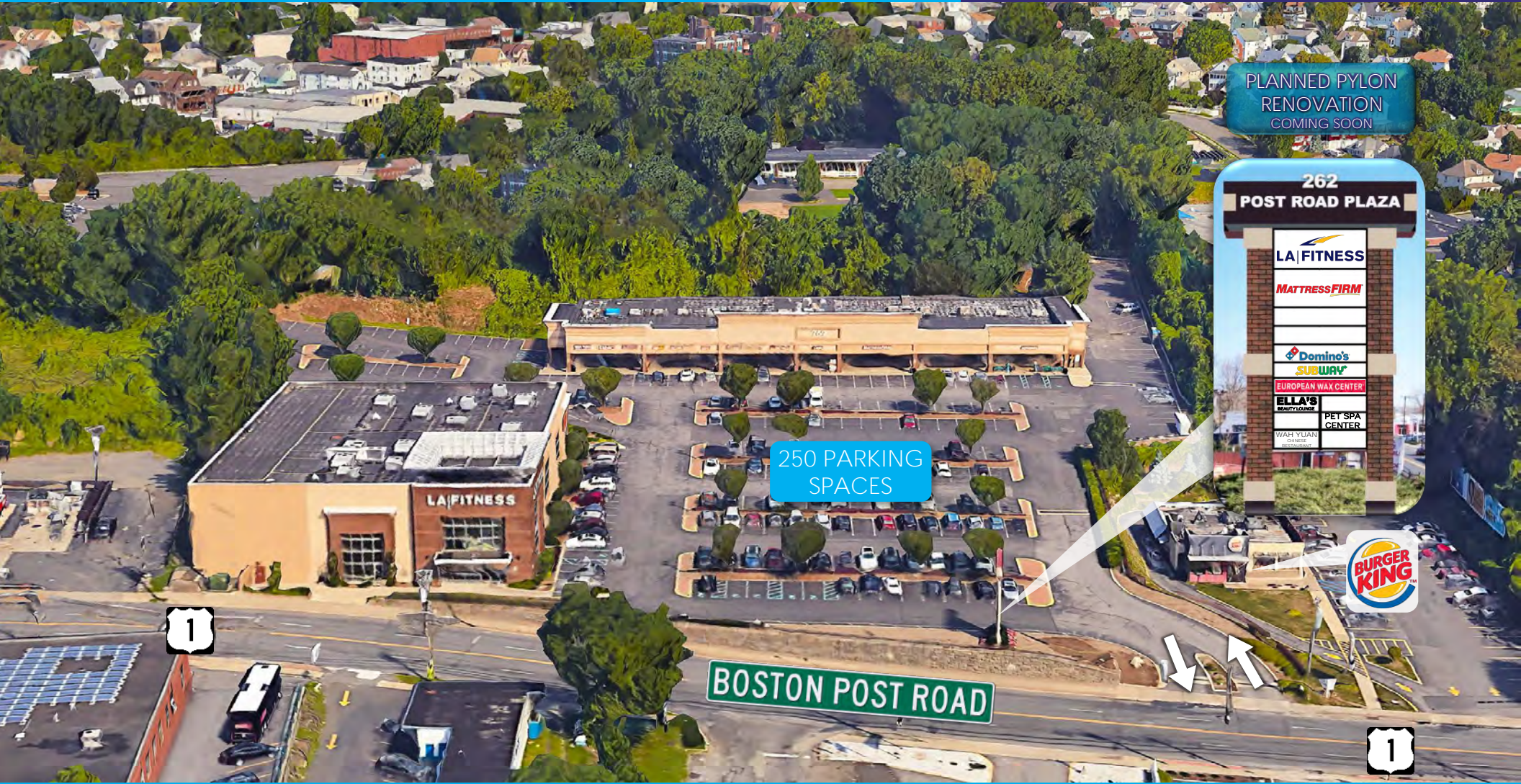


SPACE FOR LEASE 1,000 – 3,485 SF AVAILABLE

POST ROAD PLAZA PORT CHESTER, NY 262 Boston Post Road (Rt. 1)



FOR MORE INFORMATION, PLEASE CONTACT:

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Owned & Managed by
SIMONE
DEVELOPMENT COMPANIES

RETAIL/RESTAURANT/MEDICAL/DENTAL SPACE FOR LEASE



AVAILABLE:

- 1,000 SF
- 3,485 SF End Cap (Divisible)

CO-TENANTS:

LA Fitness, Mattress Firm, Subway, Domino's, European Wax, Nothing Bundt Cakes, Nailed It Spa & Nail Salon, Ella's Beauty Lounge, Wah Yuan Chinese Restaurant and Pet Spa Center

NEIGHBORING RETAILERS:

Whole Foods Market, Target, Kohl's, The Vitamin Shoppe, Optum, Burger King, St. Joseph's Medical Center, Staples, Old Navy, Northeast Medical Group, Home Goods, Popeyes, Taco Bell, Greenwich Hospital, DSW, Open Door Family Medical Center, ULTA, Home Depot, TD Bank, McDonald's, Dunkin', DaVita Dialysis and many more

TRAFFIC COUNTS:

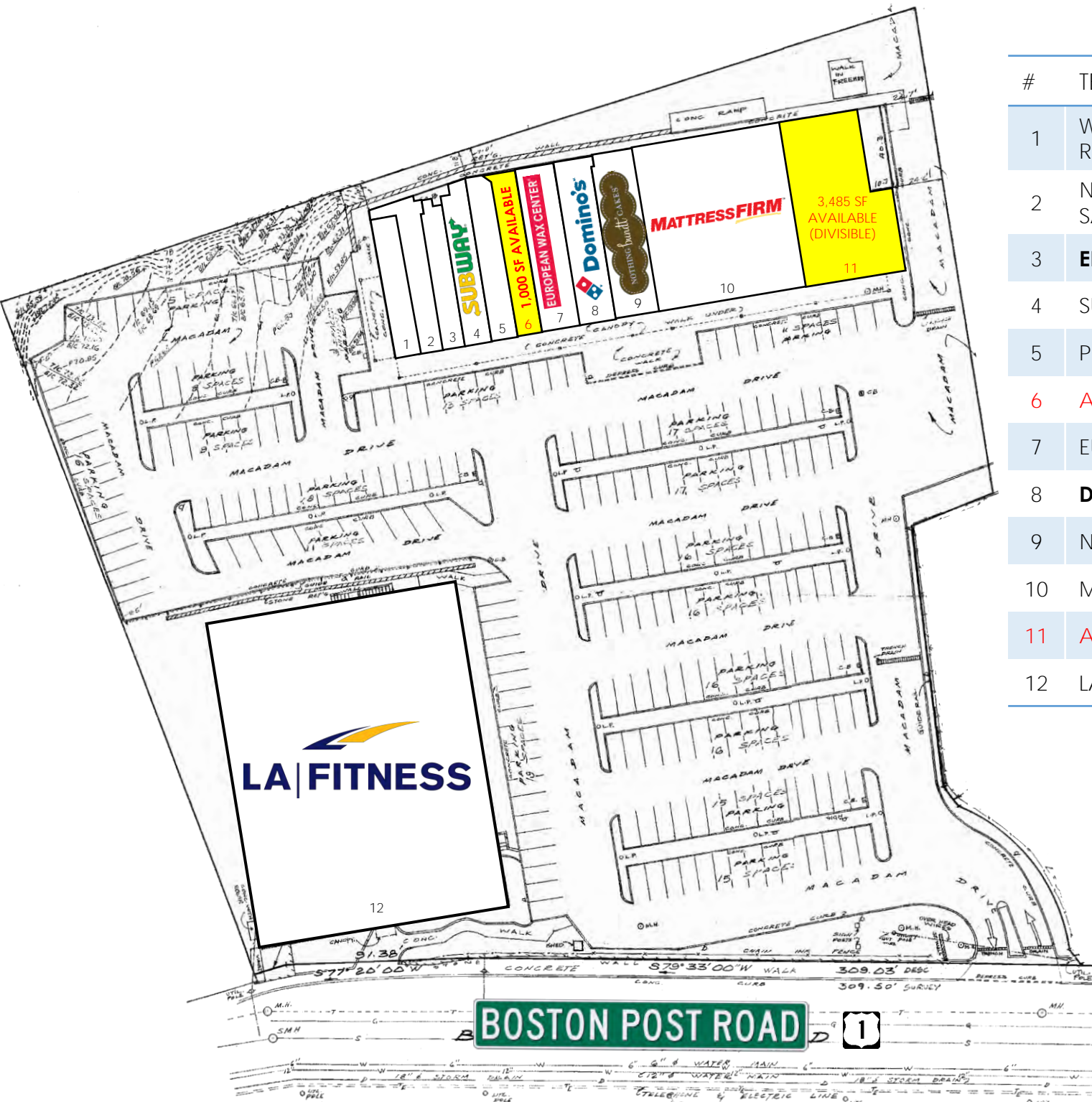
25,326 Cars Per Day Along Boston Post Road (Rte. 1)

FEATURES:

- Ideal Retail/Restaurant/Medical/Dental Location
- 59,797 SF Shopping Center
- Steps from Port Chester Shopping Center – Anchored by Whole Foods & Target
- Within Close Distance To Several Hospitals and Other Medical Groups/Urgent Care Including White Plains Hospital Physicians Associates, Greenwich Hospital, and St. Vincent's
- At Entrance/Exit to I-287 and I-95



ROYAL
PROPERTIES



#	TENANT	SF
1	WAH YUAN CHINESE RESTAURANT	800
2	NAILED IT SPA & NAIL SALON	1,000
3	ELLA'S BEAUTY LOUNGE	1,040
4	SUBWAY	1,040
5	PET SPA CENTER	1,000
6	AVAILABLE	1,000
7	EUROPEAN WAX CENTER	1,500
8	DOMINO'S	1,400
9	NOTHING BUNDT CAKES	1,760
10	MATTRESS FIRM	6,000
11	AVAILABLE (DIVISIBLE)	3,485
12	LA FITNESS	20,110



RYE RIDGE SHOPPING CENTER

BALDUCCI'S, LESTER'S, RYE RIDGE, red mango, ME Massage Envy, GAVA, Fortina, SOULCYCLE, COCO NAIL SPA, CHOPT, SHOE-INN, SLT

RYE BROOK PLAZA

YaleNewHavenHealth, Greenwich Hospital, nypediatric Dentistry & orthodontics, WP HOSPITAL physician associates, Northeast Medical Group

WASHINGTON PARK PLAZA

ACME, CVS, DUNKIN', WELLS FARGO

GATEWAY

WHOLE FOODS, TARGET, KOHL'S, ULTA, HomeGoods, DSW, F&S, verizon, BANK OF AMERICA

POST ROAD PLAZA SITE

LA FITNESS, SUBWAY, Domino's, MATTRESS FIRM, NOTHING BUTT CAKES, EUROPEAN WAX CENTER

AMI SURGERY

WHI MALLY INVASIVE SURGERY

OPTUM

St. Joseph Medical Center

EXIT 11
EXIT 12

OPEN DOOR
FAMILY MEDICAL CENTER

PORT CHESTER STATION
MTA Metro-North Railroad

RYE STATION
MTA Metro-North Railroad

DOWNTOWN RYE

WELLS FARGO, CHASE, PAPERUS, FODAMA, BAREBURGER, bluemercury, UNITED STATES POSTAL SERVICE, GRANDA, TOWN DOCK, CVS, SOCIAL, Ruby's, JackRabbit, water moon, HSBC

COURTYARD
BY MARRIOTT

HOME DEPOT

THE WATERFRONT AT PORT CHESTER

STOP & SHOP, Marshalls, COSTCO WHOLESALE, Michaels, Famous Footwear, PETCO, LOEWS CINEPLEX ENTERTAINMENT, COLONY GRILL, BONA BONA, MSQUASH, KIDS

OPEN DOOR
FAMILY MEDICAL CENTER

PC DENTAL GROUP

147,599 CPO



POST ROAD PLAZA – 262 BOSTON POST ROAD (ROUTE 1) – PORT CHESTER, NY

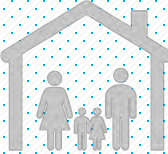
1 MILE RADIUS

POPULATION



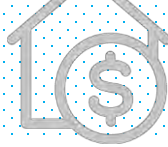
28,448

HOUSEHOLDS



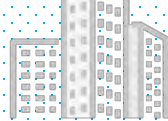
9,400

AVERAGE HH INCOME



\$130,693

TOTAL BUSINESSES



1,939

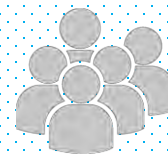
TOTAL EMPLOYEES



12,860

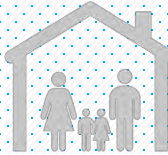
3 MILE RADIUS

POPULATION



77,132

HOUSEHOLDS



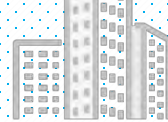
27,815

AVERAGE HH INCOME



\$201,494

TOTAL BUSINESSES



6,098

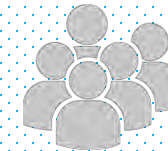
TOTAL EMPLOYEES



72,763

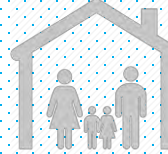
5 MILE RADIUS

POPULATION



145,703

HOUSEHOLDS



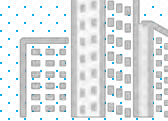
52,623

AVERAGE HH INCOME



\$217,568

TOTAL BUSINESSES



12,099

TOTAL EMPLOYEES



145,701

FOR MORE INFORMATION, PLEASE CONTACT:

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