



DINER PROPERTY FOR GROUND LEASE
317 BOSTON POST ROAD, PORT CHESTER, NY 10573

Presented By:

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To the extent Owner or any agent of Owner corresponds with any prospective tenant, any prospective tenant should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective tenant proceeds at its own risk.

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PROPERTY OVERVIEW

This existing diner property is in the heart of the retail corridor of Port Chester, NY. This .91 acre property is located at the signalized intersection of Boston Post Road and South Regent Street and is one of the first buildings you see coming into town! The accessibility to the property is unmatched for the area.

The surrounding area is densely populated and boasts strong income demographics. The site is nearby many national retailers including Multiple Banks, Whole Foods, Kohl's, Target, DSW, Burlington Shake Shack, McDonald's, Taco Bell, many more! Also, There are over 1,500 new residential units coming available(in all phases of construction) in Port Chester.

Please do not visit the property without making an appointment, there is still an active business on site!



DEAL POINTS

BEST SIGNALIZED INTERSECTION IN PORT CHESTER!

ZONED: CD-4MU – GENERAL URBAN MIXED USE

7,000SF EXISTING DINER BUILDING

77 PARKING SPACES

TRAFFIC COUNTS: 25,326 VPD

OFFERING SPECIFICATIONS

ASKING GROUND RENT	PLEASE CALL
SQUARE-FOOTAGE	7,000
LAND SIZE	.91 AC (141' X 286')
YEAR BUILT	1970

LOCATION AERIAL



Under Construction:
775 Residential Units
120 Room Hotel
19,000SF Retail

Gateway Shopping Center

WHOLE FOODS MARKET	TARGET	ULTA BEAUTY
SHAKE SHACK	DSW DESIGNER SHOE WAREHOUSE	BANK OF AMERICA
KOHL'S	Burlington	
OLD NAVY	STAPLES	
J.CREW FACTORY	HomeGoods	

EXTERIOR PHOTOS





392 Main Street | Wyckoff, NJ | 07481

PLEASE CALL FOR MORE INFORMATION!

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