



Ground Floor 4,910 SF
Mezzanine 1,310 SF
Basement 5,626 SF

Total Available
11,846 SF
Drive-thru

RETAIL SPACE

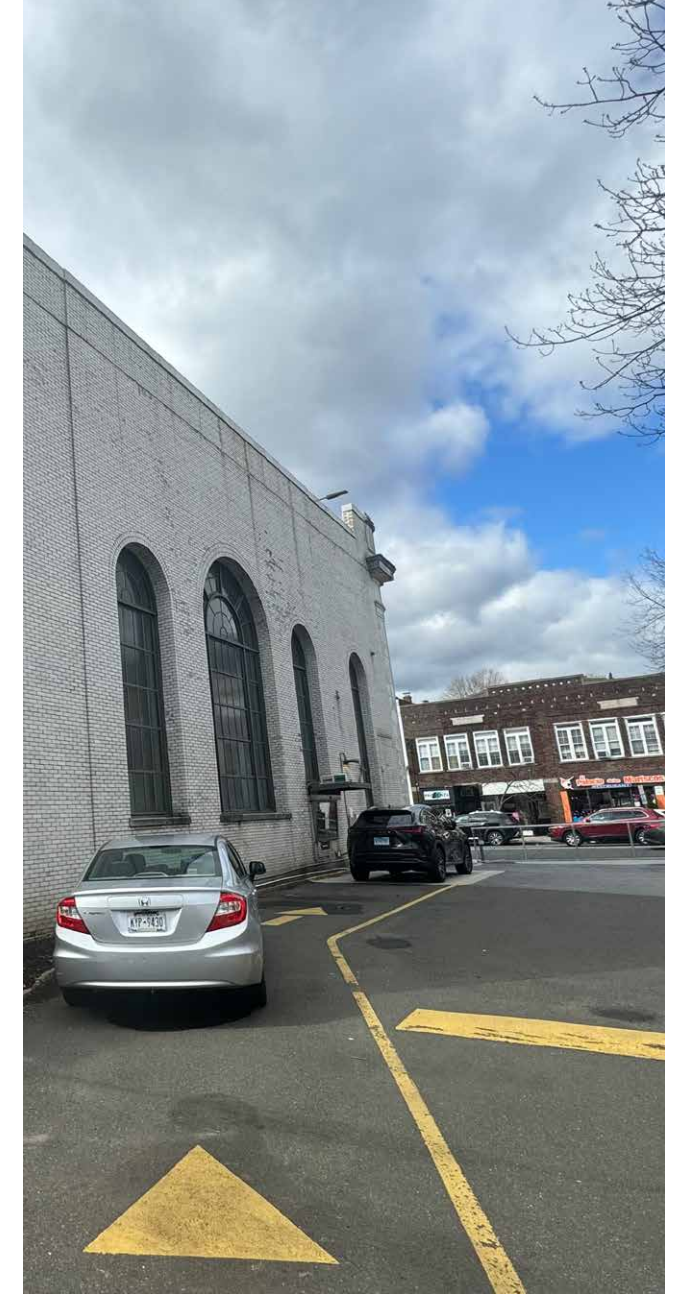
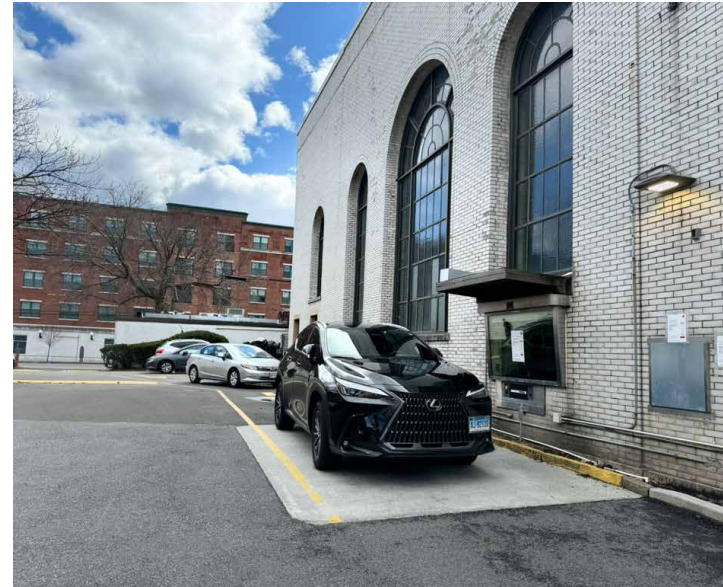
133 N MAIN STREET

Former Wells Fargo

PORT CHESTER | NY

RIPCO
REAL ESTATE

SPACE DETAILS



AVAILABLE SPACE

— Ground Floor	4,910 SF
— Mezzanine	1,310 SF
— Basement	5,626 SF
Total	11,846 SF

FRONTAGE

N Main Street	97 FT
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RENT

Upon Request - on 4,910 SF Ground Floor

CEILING HEIGHTS

Ground Floor 27 FT

NEIGHBORS

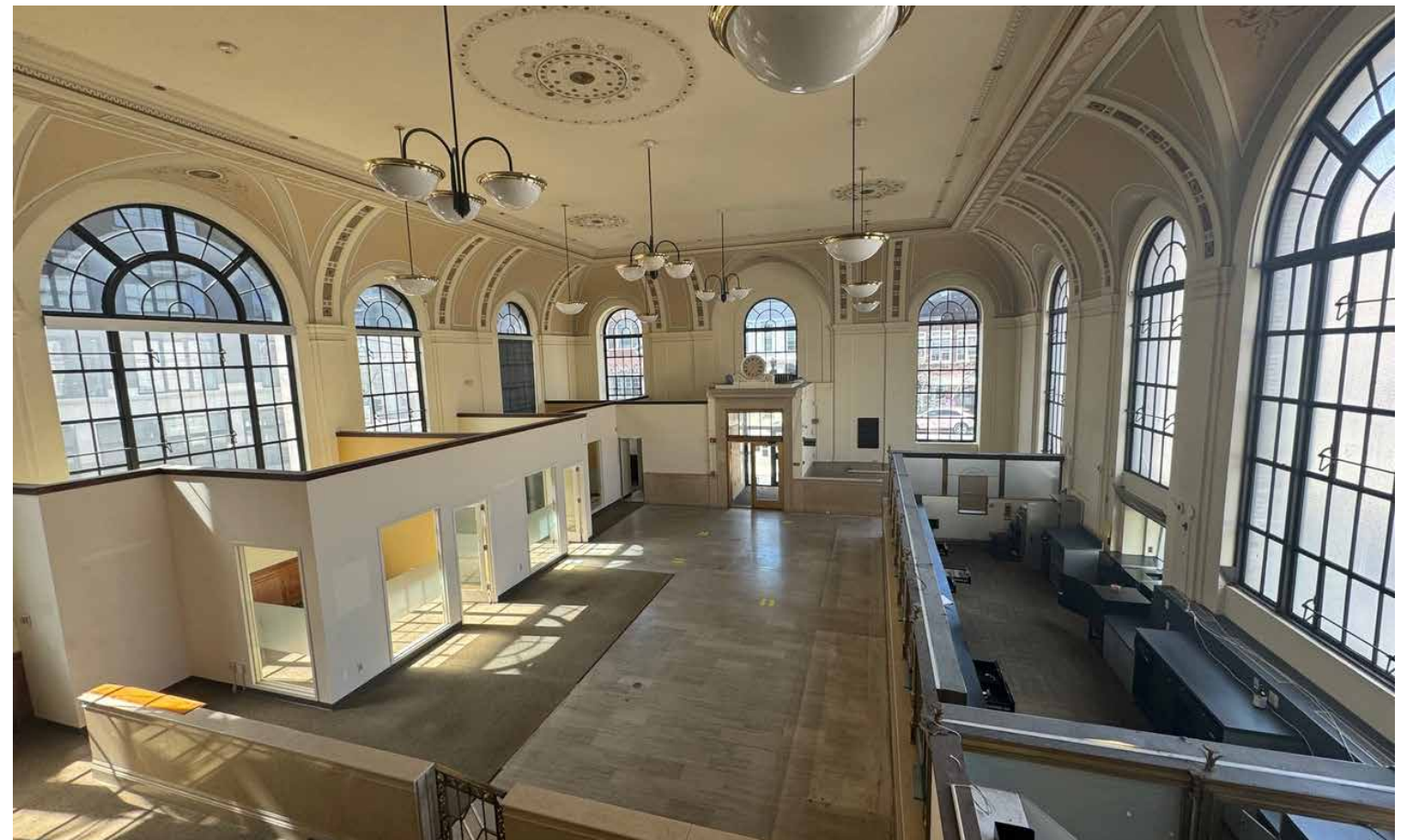
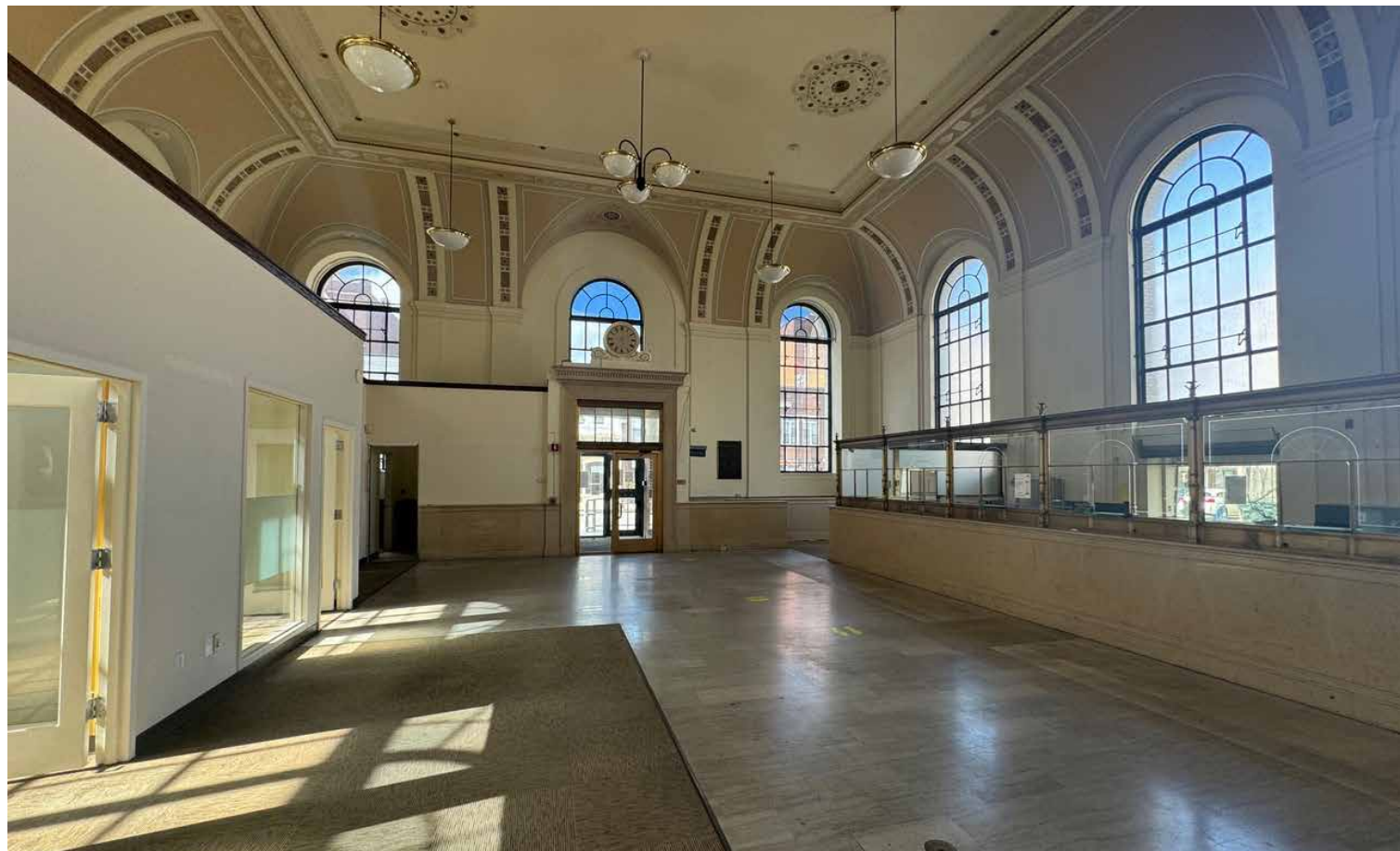
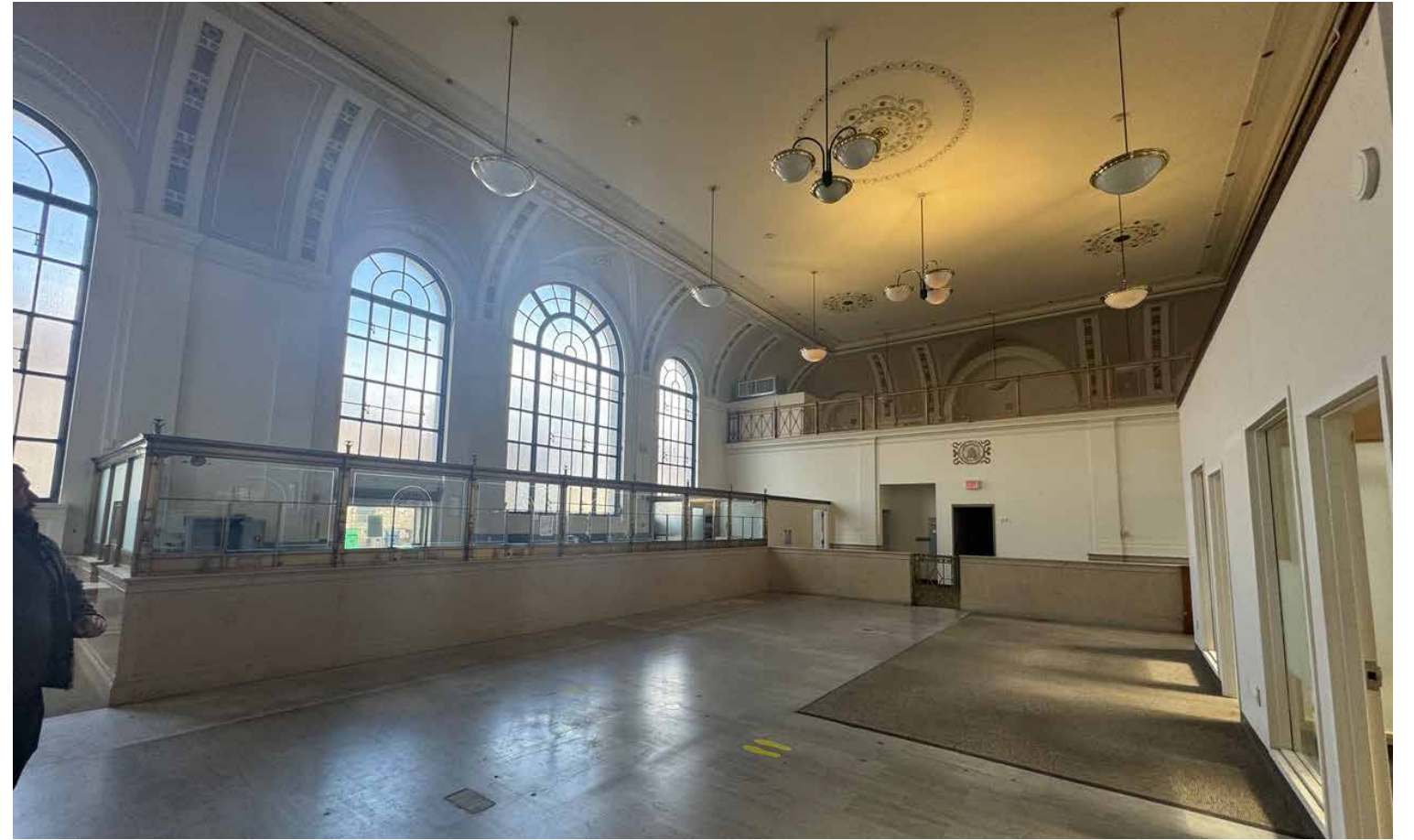
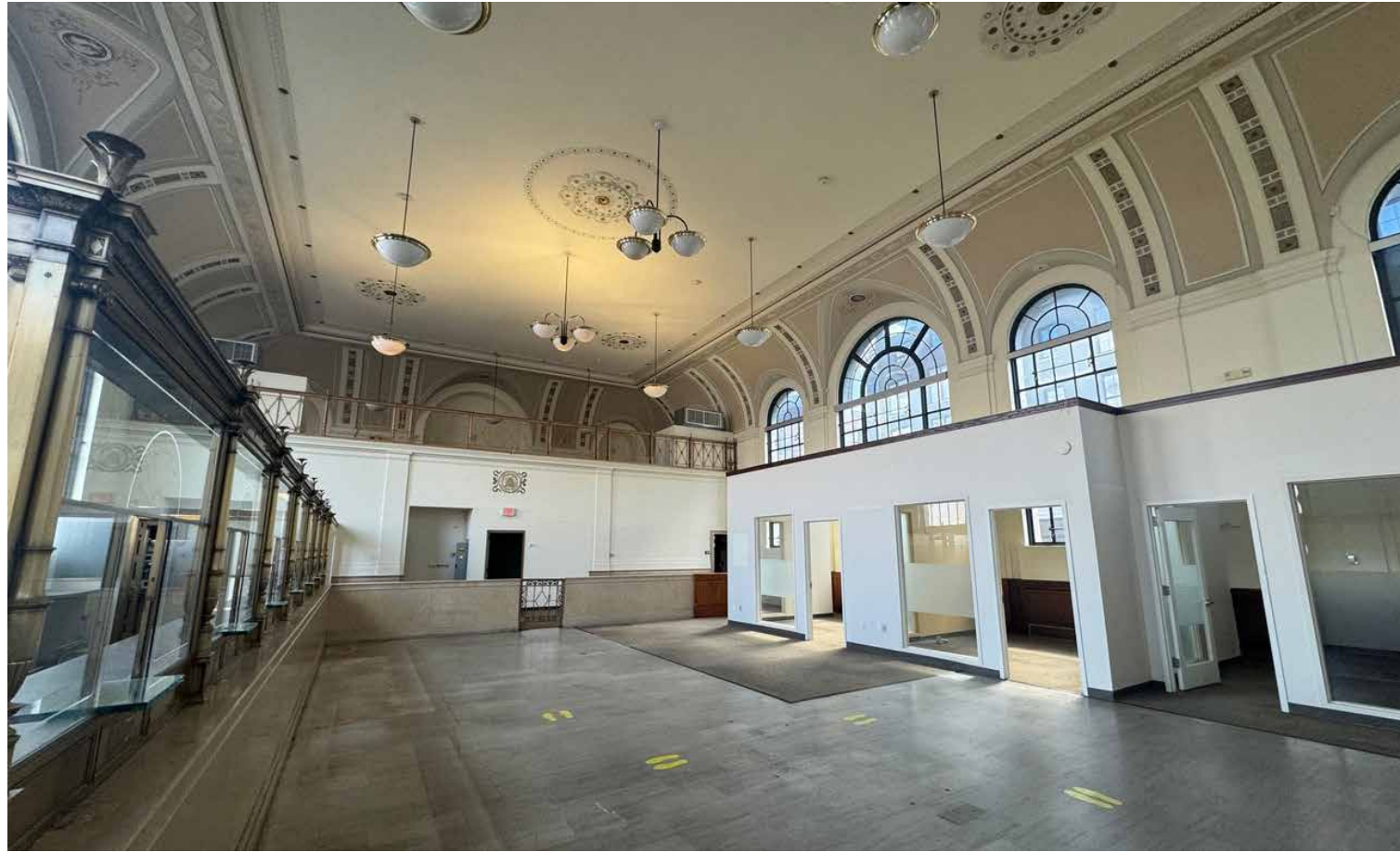
Bar Taco, Chase Bank, Rye House Bar & Grill, Haven, Colony Pizza, Costco, The Kneaded Bread, Papa John's, Saltaire Oyster House

COMMENTS

- Rent Rates are based on 4,910 SF - Ground Floor
- QSR and Bank Allowed
- Drive-thru available with two curb cuts
- 17 Parking Spaces in the buildings lot
- 11,800 vehicles per day on Main Street

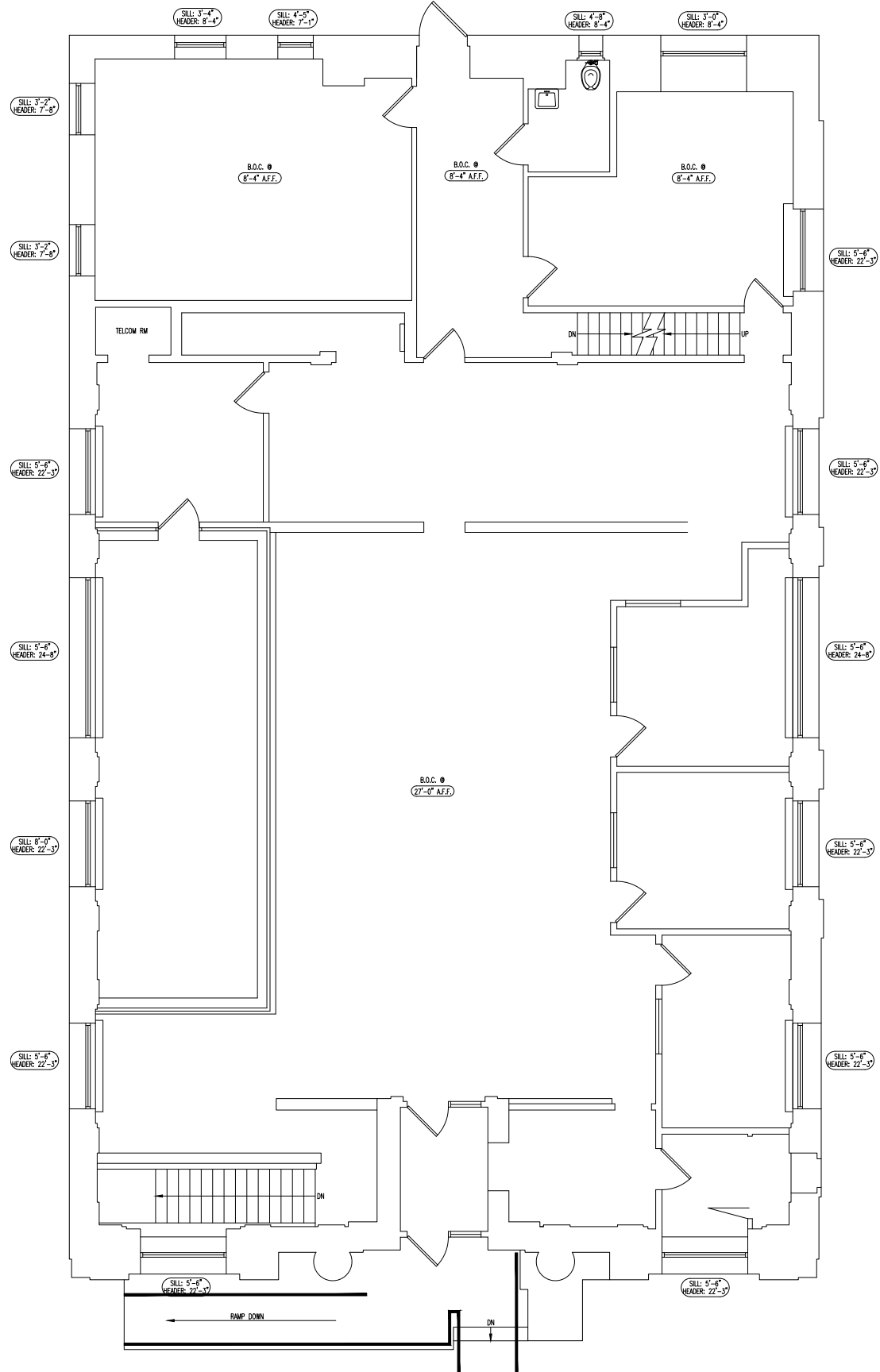
- 0.2 Miles to Metro North Train Station
- In the heart of Port Chester's retail corridor
- 27 FT high ceiling interior
- Brand New 20 Ton HVAC Unit
- Almost 3,000 Planned and Brand New Residential Units Surrounding the Building

INTERIOR PHOTOS

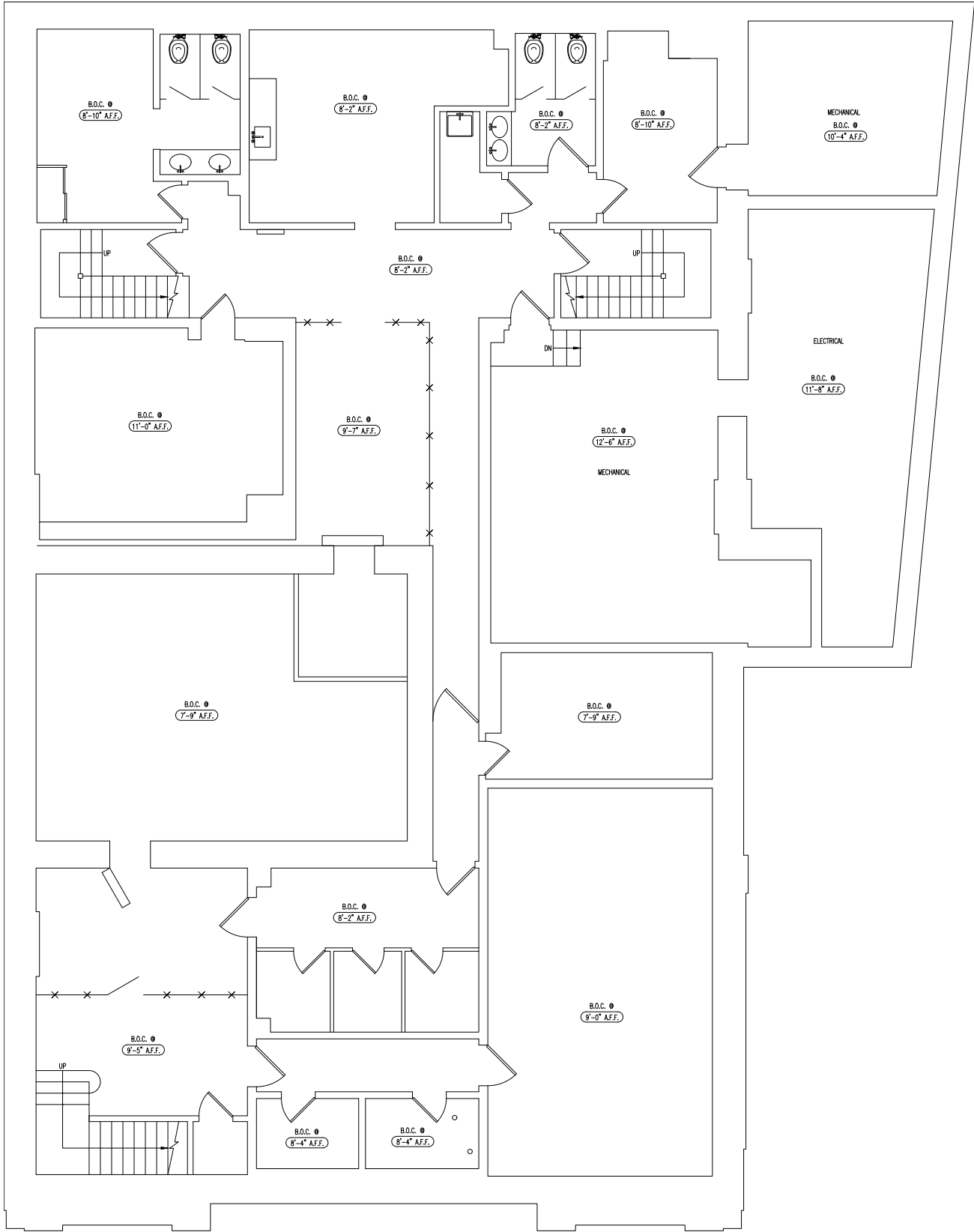


GROUND FLOOR AND BASEMENT - FLOOR PLANS

GROUND FLOOR

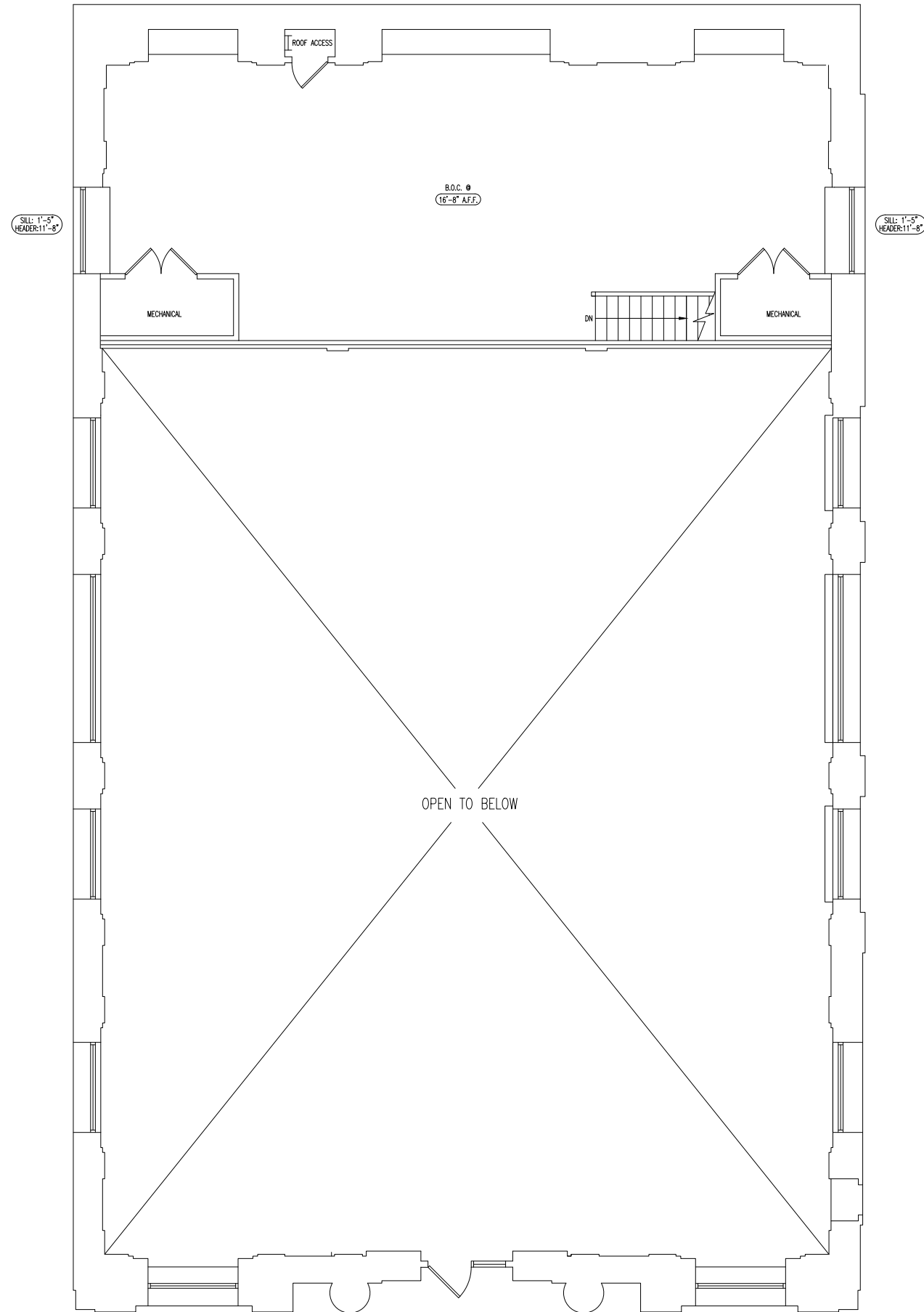


BASEMENT

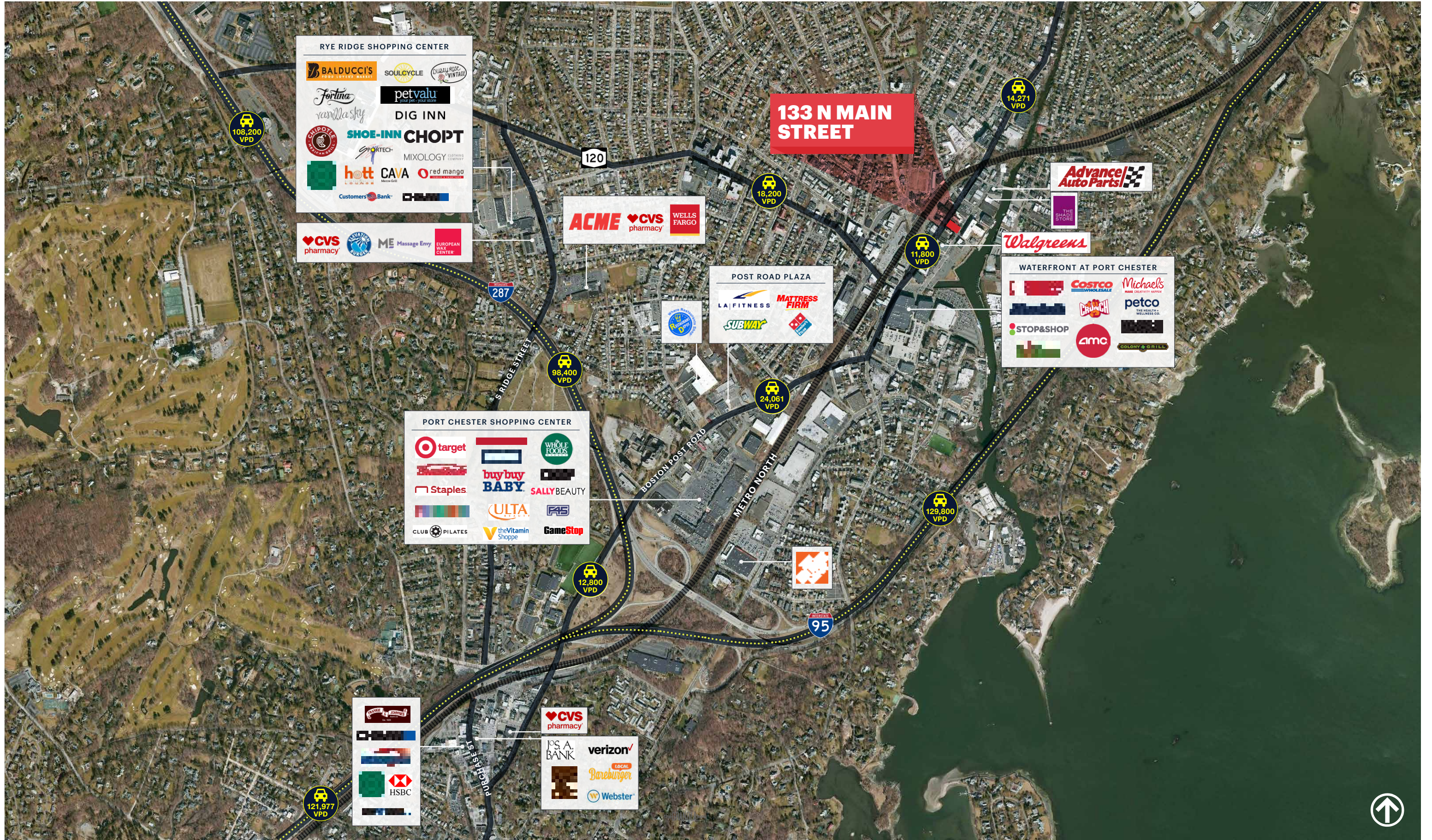


MEZZANINE FLOOR PLANS

MEZZANINE



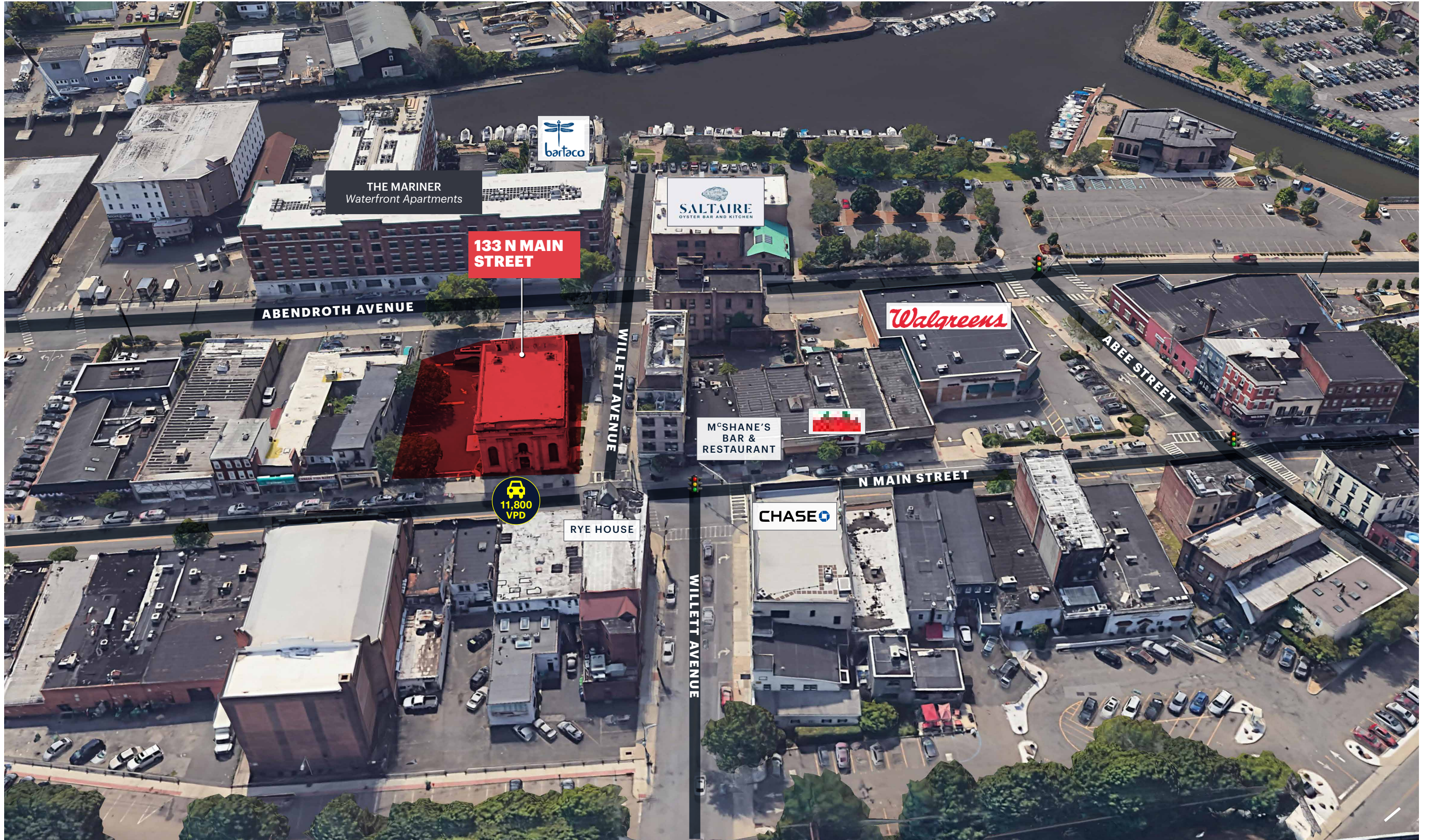
MARKET AERIAL



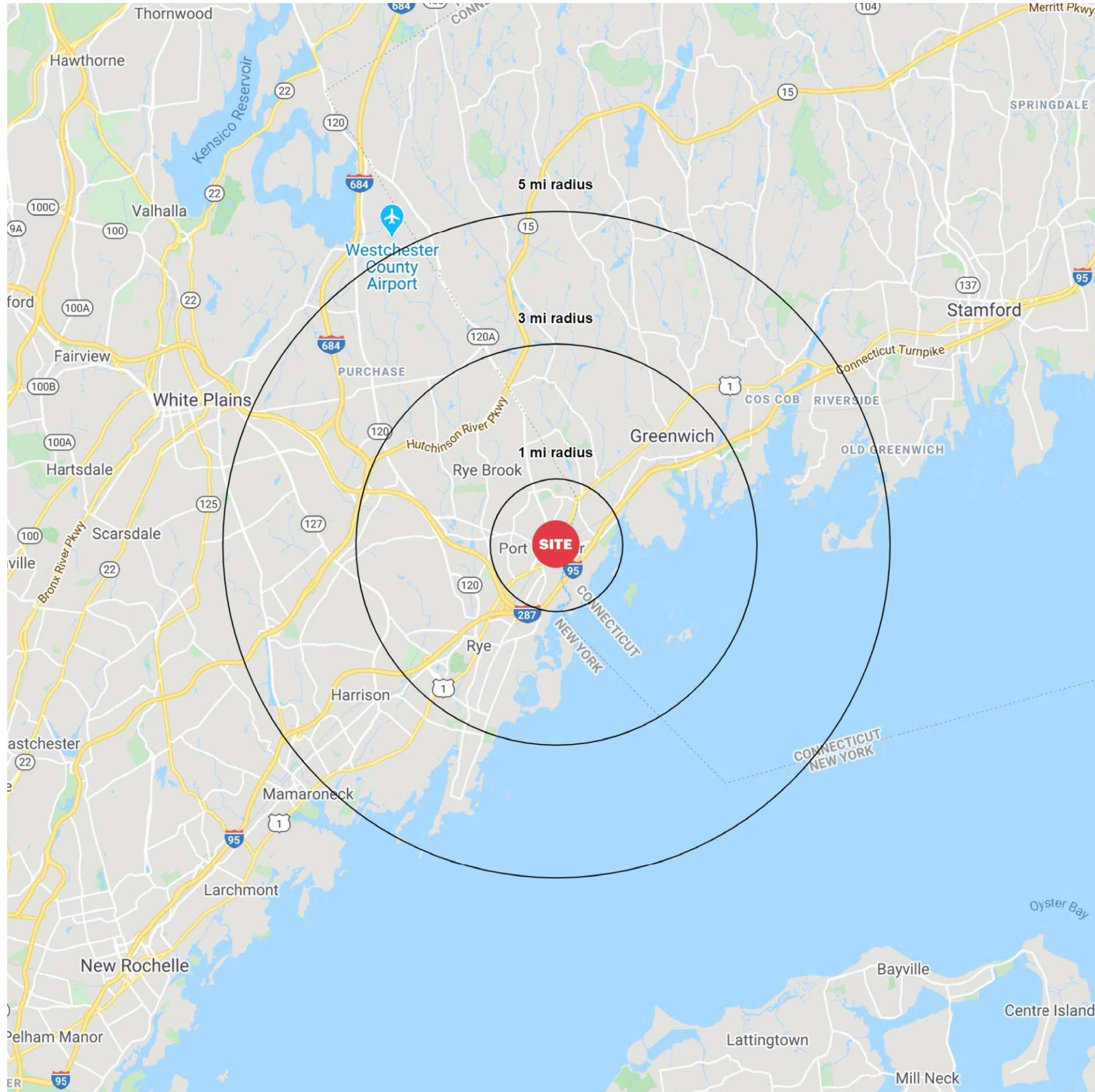
NEW RESIDENTIAL DEVELOPMENTS



AERIAL



AREA DEMOGRAPHICS



125 N MAIN STREET PORT CHESTER, NEW YORK

1 MILE RADIUS

POPULATION
34,568
HOUSEHOLDS
12,038
AVERAGE HOUSEHOLD INCOME
\$122,796
MEDIAN HOUSEHOLD INCOME
\$86,971

COLLEGE GRADUATES (BACHELOR'S +)
8,377 - 35%
TOTAL BUSINESSES
1,541
TOTAL EMPLOYEES
12,414
DAYTIME POPULATION (W/ 16 YR +)
29,415

3 MILE RADIUS

POPULATION
77,921
HOUSEHOLDS
28,300
AVERAGE HOUSEHOLD INCOME
\$189,884
MEDIAN HOUSEHOLD INCOME
\$68,998

COLLEGE GRADUATES (BACHELOR'S +)
29,326 - 54%
TOTAL BUSINESSES
5,702
TOTAL EMPLOYEES
54,392
DAYTIME POPULATION (W/ 16 YR +)
93,132

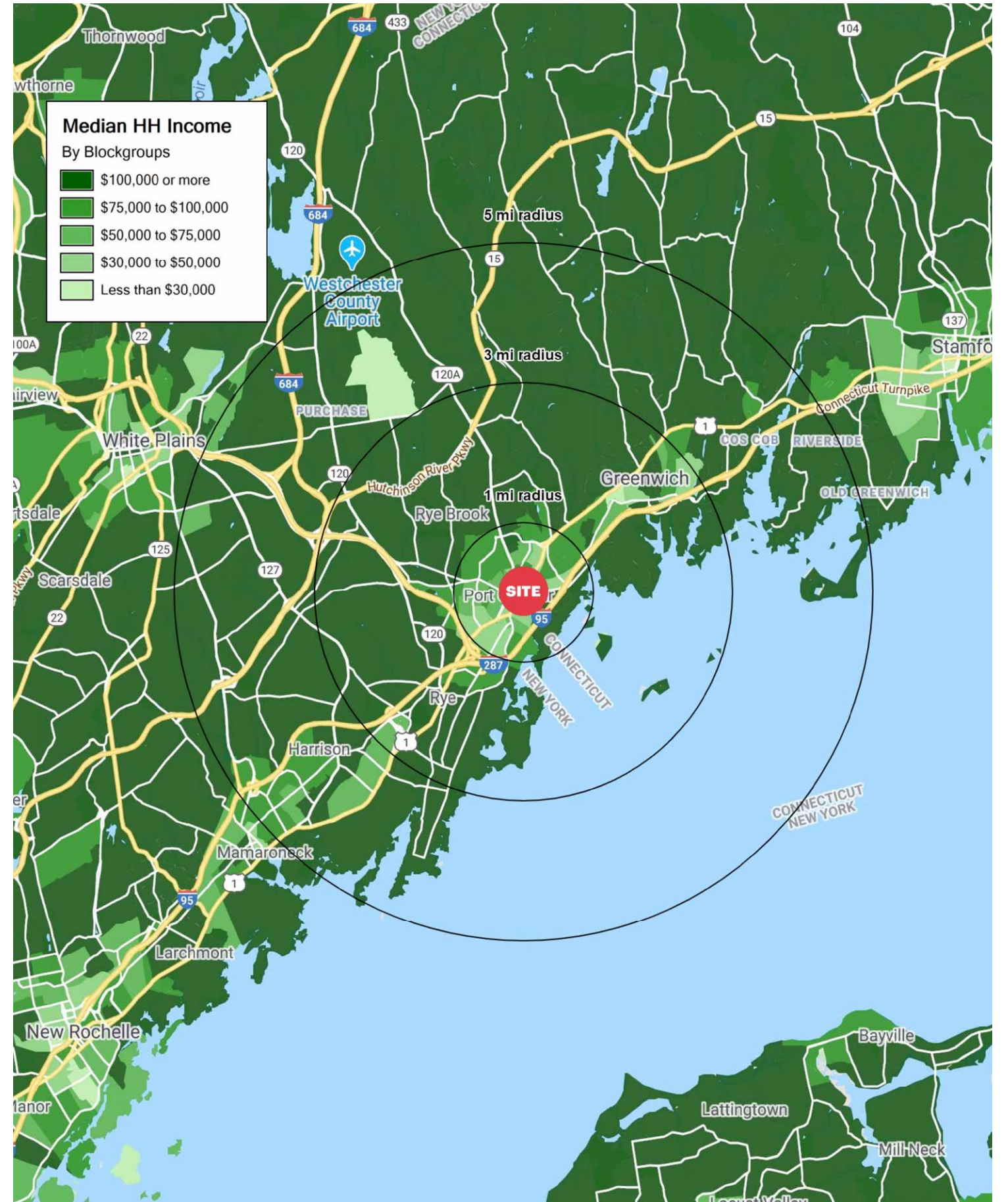
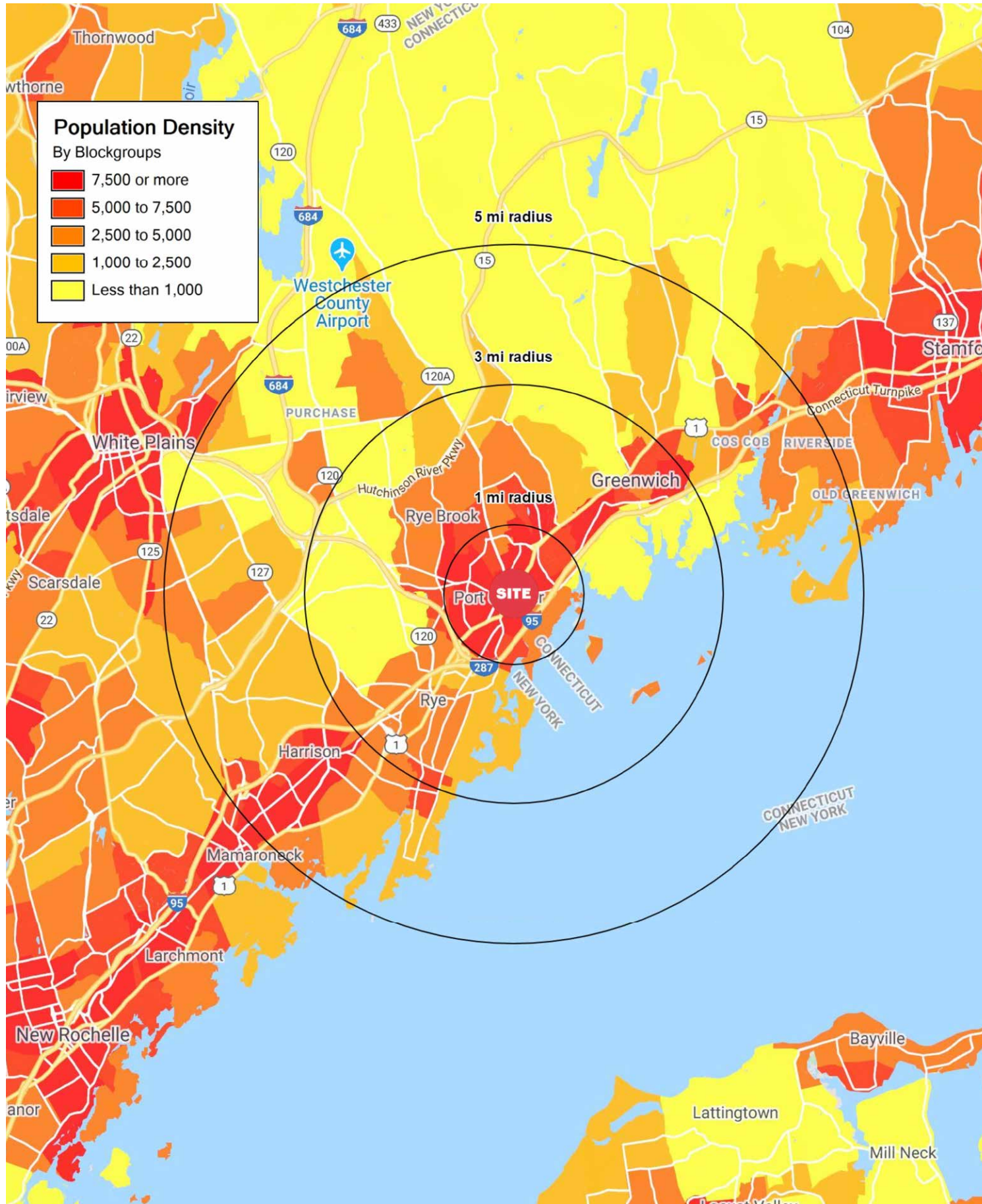
5 MILE RADIUS

POPULATION
139,800
HOUSEHOLDS
49,229
AVERAGE HOUSEHOLD INCOME
\$217,235
MEDIAN HOUSEHOLD INCOME
\$139,304

COLLEGE GRADUATES (BACHELOR'S +)
58,816 - 54%
TOTAL BUSINESSES
8,718
TOTAL EMPLOYEES
102,028
DAYTIME POPULATION (W/ 16 YR +)
173,966

*2024 estimates

AREA DEMOGRAPHICS



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