



RETAIL SPACE

PORT CHESTER, NY

POST ROAD PLAZA

262 BOSTON POST ROAD

SIZE

Up to 6,600 SF

ASKING RENT

Upon Request

CO-TENANTS

LA Fitness, Wah Yuan Chinese Restaurant, Subway, Pet Spa Center, Edible Arrangements, Domino's Pizza, KFC, Mattress Firm, Apple Farms

NEIGHBORS

Restaurant Depot, TD Bank, Popeyes Louisiana Kitchen, Taco Bell, McDonald's, Dunkin'

Port Chester Shopping Center - Whole Foods Market, The Vitamin Shoppe, Staples, buybuy BABY, Kohl's, DSW, Party City, Ulta, Old Navy, GameStop, HomeGoods, Target (Coming Soon)

COMMENTS

Immediate occupancy

On-site parking

Over 24,000 vehicles pass this site daily on Boston Post Road

Easy access from Cross Westchester Expy (I-287) and Connecticut Turnpike (I-95)

CONTACT EXCLUSIVE AGENTS

LISA DANIEL

ldaniel@ripcony.com

203.302.1701

JEFFREY L. NABLE

jnable@ripcony.com

203.302.1701

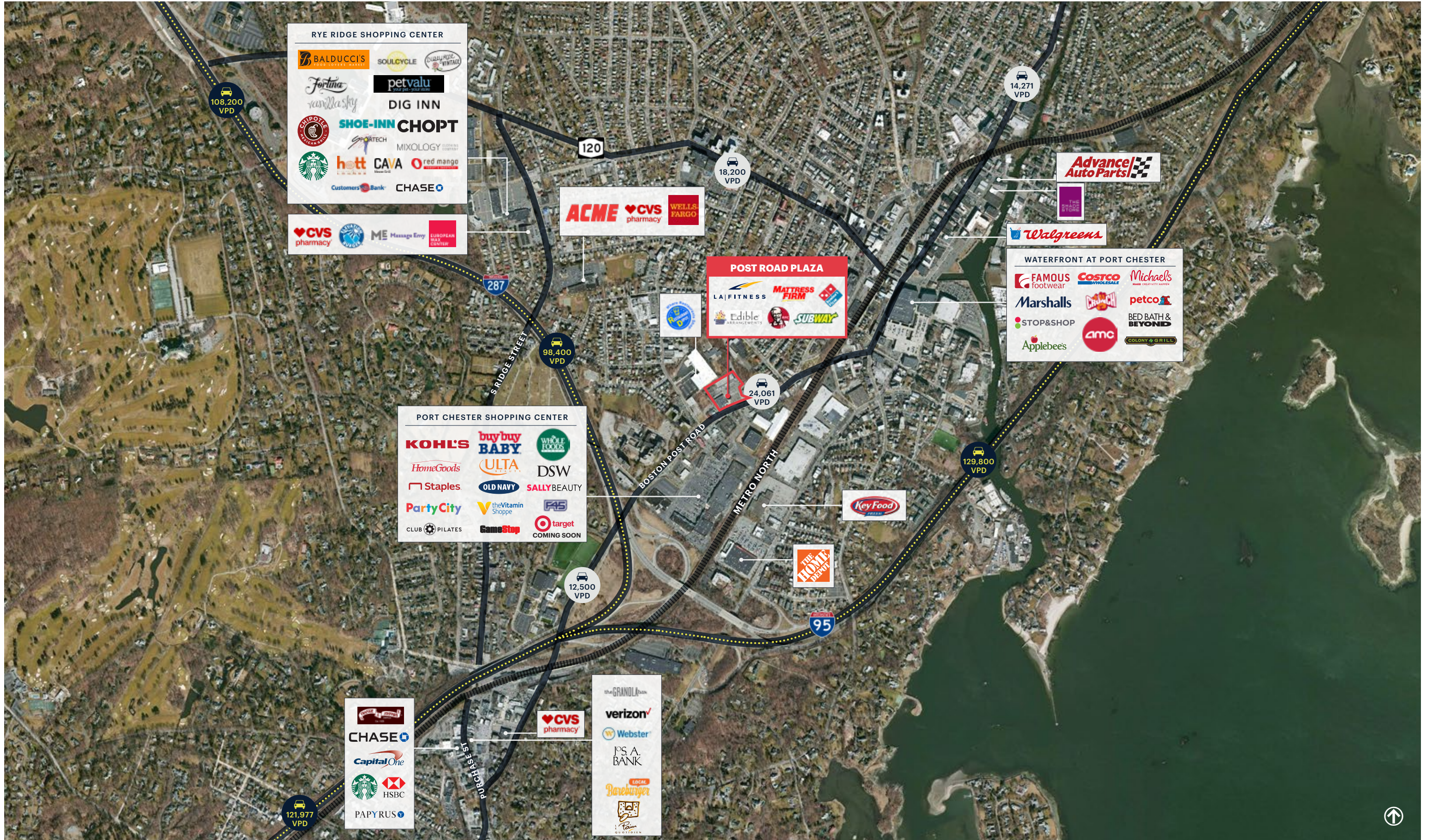


2 Greenwich Office Park
3rd Floor
Greenwich, CT 06831
203.302.1701

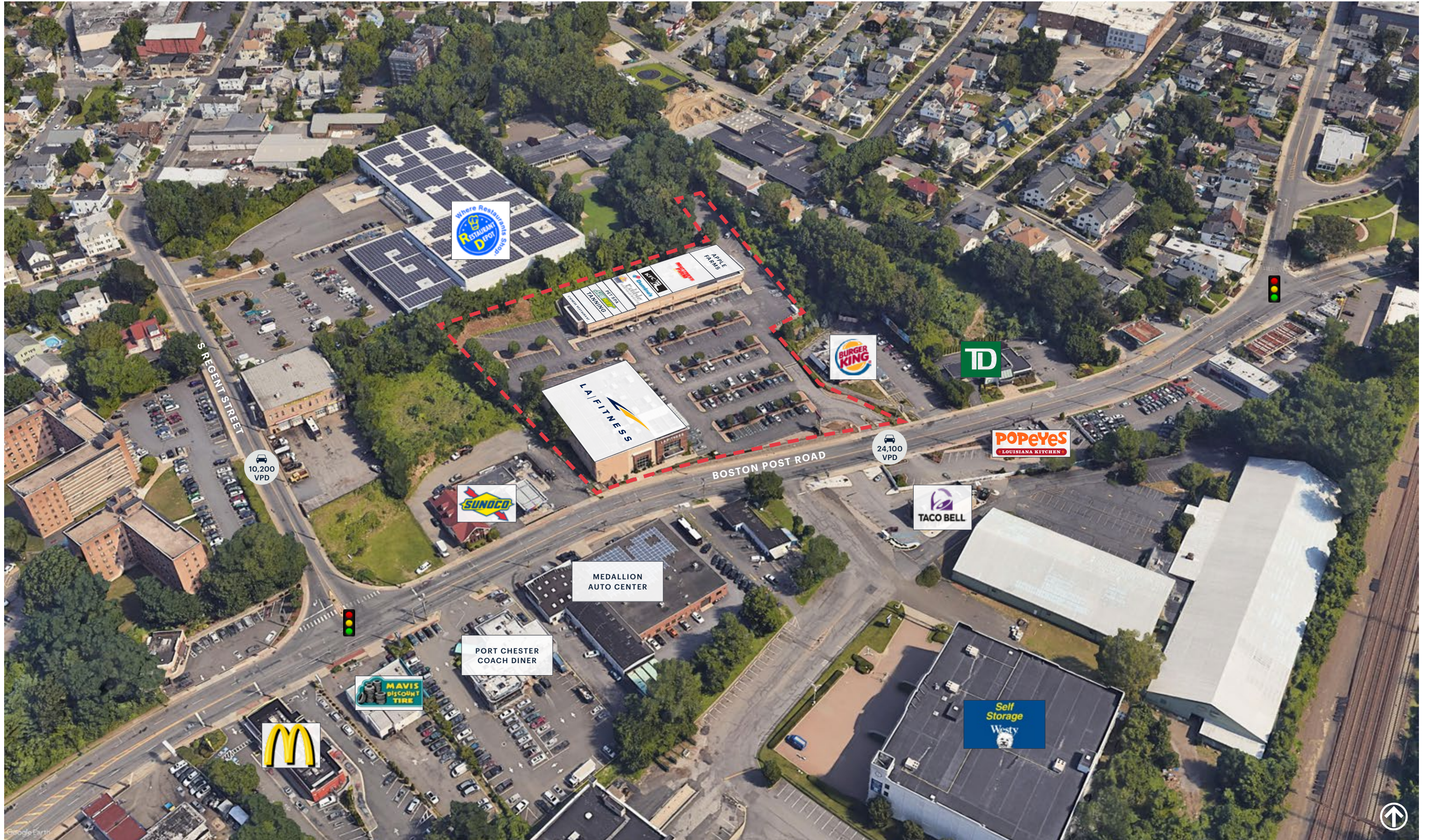
Please visit us at ripcony.com for more information

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. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



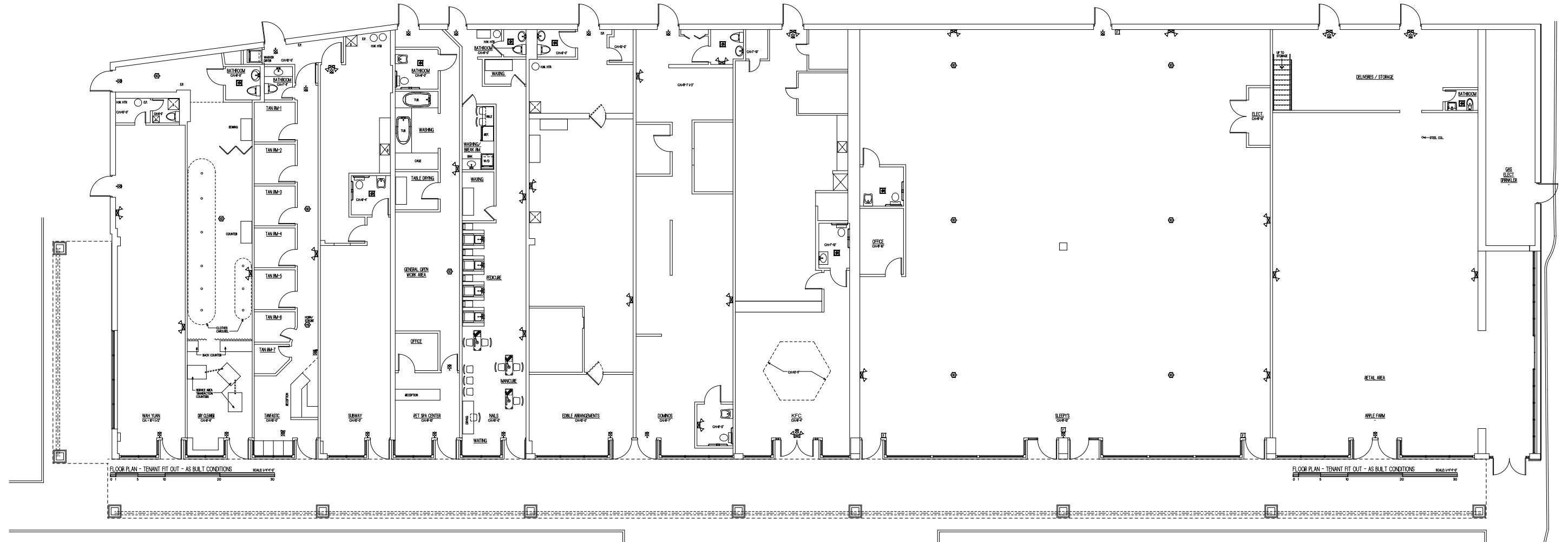
AERIAL



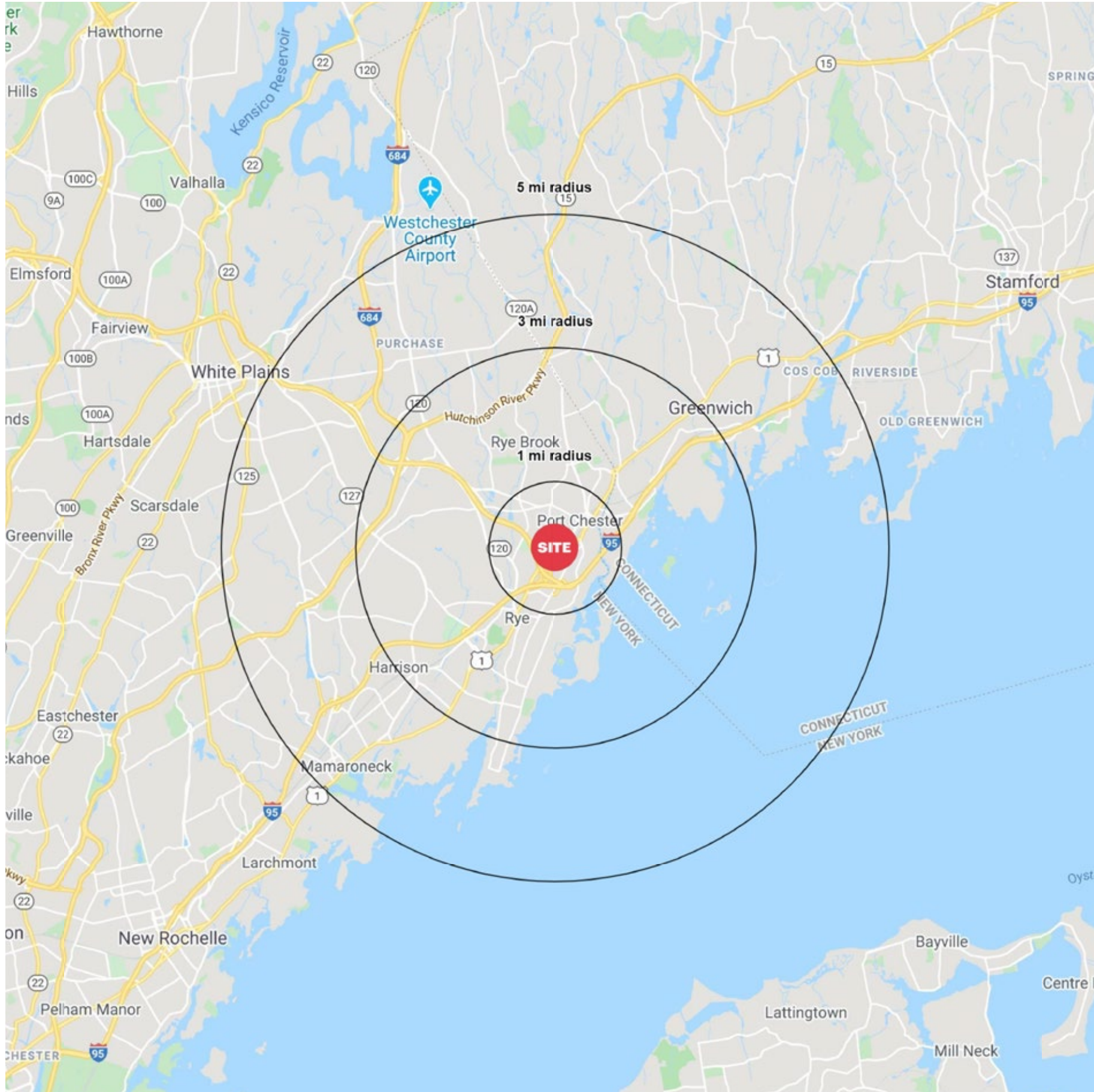
PHOTOS



SITE PLAN



AREA DEMOGRAPHICS



262 BOSTON POST ROAD PORT CHESTER, NEW YORK

1 MILE RADIUS

POPULATION
27,391
HOUSEHOLDS
9,057
AVERAGE HOUSEHOLD INCOME
\$123,550
MEDIAN HOUSEHOLD INCOME
\$79,279

COLLEGE GRADUATES (BACHELOR'S +)
6,306 - 33.5%
TOTAL BUSINESSES
1,647
TOTAL EMPLOYEES
12,396
DAYTIME POPULATION (W/ 16 YR +)
19,604

3 MILE RADIUS

POPULATION
77,278
HOUSEHOLDS
28,145
AVERAGE HOUSEHOLD INCOME
\$192,345
MEDIAN HOUSEHOLD INCOME
\$118,931

COLLEGE GRADUATES (BACHELOR'S +)
26,833 - 49.7%
TOTAL BUSINESSES
5,216
TOTAL EMPLOYEES
45,728
DAYTIME POPULATION (W/ 16 YR +)
68,102

5 MILE RADIUS

POPULATION
144,114
HOUSEHOLDS
52,650
AVERAGE HOUSEHOLD INCOME
\$210,014
MEDIAN HOUSEHOLD INCOME
\$126,502

COLLEGE GRADUATES (BACHELOR'S +)
55,332 - 55.6%
TOTAL BUSINESSES
11,025
TOTAL EMPLOYEES
106,021
DAYTIME POPULATION (W/ 16 YR +)
150,620

AREA DEMOGRAPHICS

