

GATEWAY TO DOWNTOWN PORT CHESTER



169 NORTH MAIN ST.
PORT CHESTER, NY

Retail/Restaurant
1,075-5,445 SF Divisible

New Construction
Delivery Q2 2025

STUNNING, NEW MIXED-USE DEVELOPMENT OPPORTUNITY





HIGHLIGHTS & DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	30,429	74,989	138,232
Average HHI	\$144,686	\$238,748	\$289,116
Average Daytime Demographics	1,838	7,273	11,707
Annual Consumer Retail Expenditure	\$478.82 M	\$1.84 B	\$3.88 B

New construction six-story, mixed-use retail and 200+ residential unit development encompassing one full block.

270+ parking spots in valet operated parking garage.

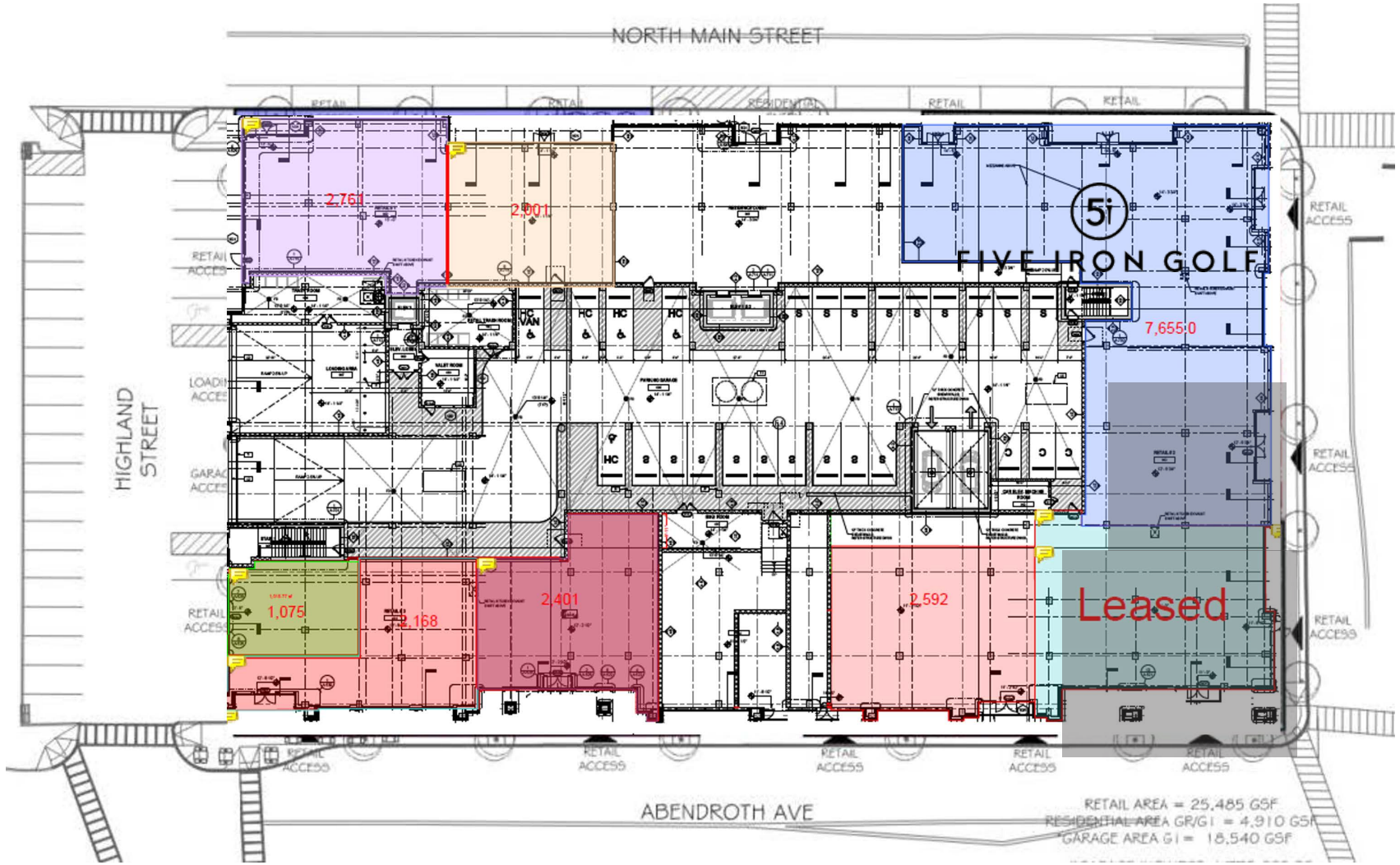
Ground floor retail with “corner” exposure and window-lined street level access and branding.

Easy access to I-95 and I-287.

Hard corners with signalized intersections and high traffic counts; average daily traffic (ADT) of 28,000+.

Six-minute walk to the Port Chester Metro-North New Haven line and easy walk to Gateway Port Chester Shopping Center (Ulta, Kohl’s, and HomeGoods).

The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

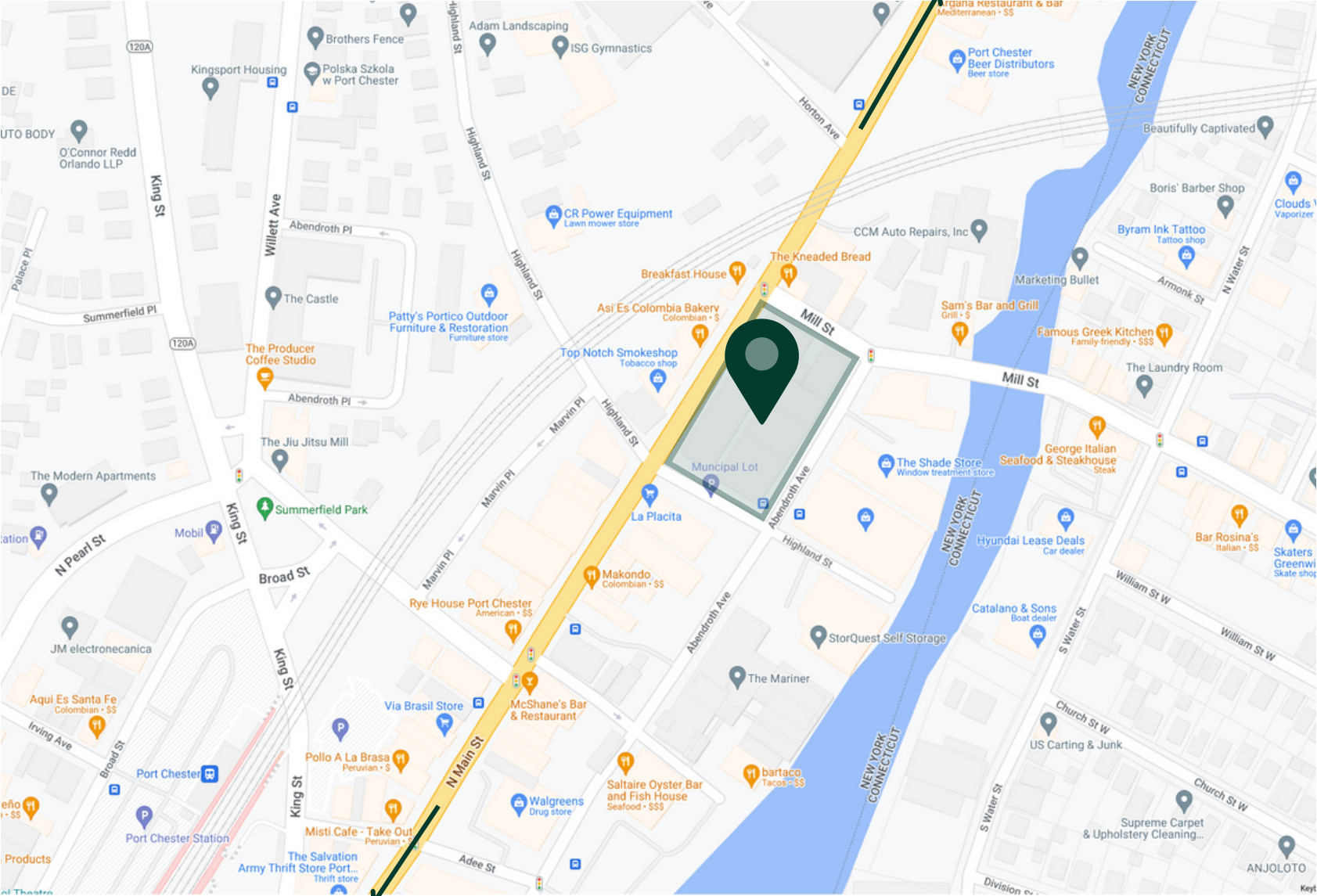


SITES AVAILABLE

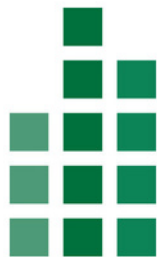
All 19.2 Ceiling Height

- Retail Space 1 - 4,621 SF
- Retail Space 5 - 4,286 SF
- Retail Space 6 - 5,445 SF

Greenwich



Gateway Shopping Center



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