

# GATEWAY TO DOWNTOWN PORT CHESTER



169 NORTH MAIN ST.  
PORT CHESTER, NY

**Retail/Restaurant**  
1,075+ SQ FT

**New Construction**  
Delivery Spring 2025

STUNNING, NEW MIXED-USE DEVELOPMENT OPPORTUNITY





# HIGHLIGHTS & DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Population</b>	30,429	74,989	138,232
<b>Average HHI</b>	\$144,686	\$238,748	\$289,116
<b>Average Daytime Demographics</b>	1,838	7,273	11,707
<b>Annual Consumer Retail Expenditure</b>	\$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.







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# EXCLUSIVE LEASING AGENTS

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