### GATEWAY TO DOWNTOWN PORT CHESTER

# 169 NORTH MAIN ST. PORT CHESTER, NY

**Retail/Restaurant** 1,075+ SQ FT **New Construction** Delivery Spring 2025

SAUGATUCK COMMERCIAL REAL ESTATE LLC LICENSED IN CT.NY. MA. RI. NH. FI

The main

STUNNING, NEW MIXED-USE DEVELOPMENT OPPORTUNITY

#### CONCEPTUAL RENDERINGS













# HIGHLIGHTS & DEMOGRAPHICS

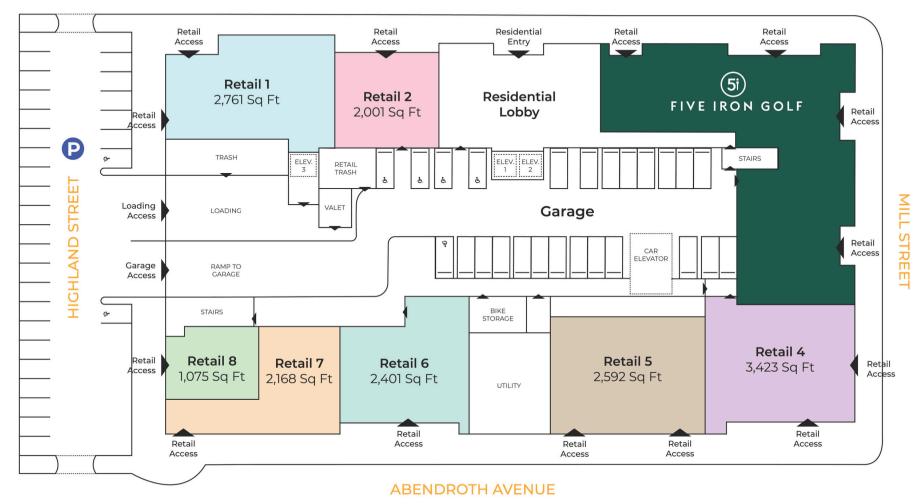
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	30,429	74,989	138,232
Average HHI	\$144,686	\$238,748	\$289,116
Average Daytime Demographics	1,838	7,273	11,707
Annual Consumer Retail Expenditure	\$478.82 M	\$1.84 B	\$3.88 B

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).	

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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.

#### NORTH MAIN STREET



SITES AVAILABLE

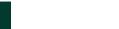
All 19.2' Ceiling Height

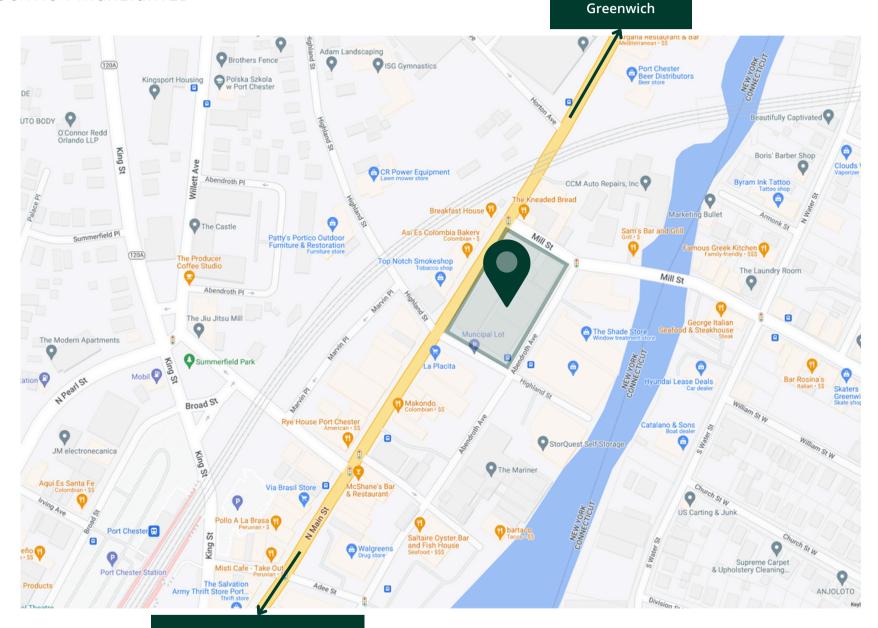
Retail Space 1 - 2,761 SF Retail Space 2 - 2,001 SF *RETAIL SPACE 3 - LEASED* Retail Space 4 - 3,423 SF Retail Space 5 - 2,592 SF Retail Space 6 - 2,401 SF

Retail Space 7 - 2,168 SF

Retail Space 8 - 1,075 SF

#### LOCATION HIGHLIGHTED





Gateway Shopping Center



# EXCLUSIVE LEASING AGENTS

### Penny Wickey

- **C** 203.222.4194
- pwickey@saugatuckcommercial.com

## **Oliver Bork**

- **C** 203.222.4195
- obork@saugatuckcommercial.com

