

THE ABENDROTH

1,075 SF – 25,000 SF
RETAIL/RESTAURANT

*NEW MIXED-USE DEVELOPMENT
GATEWAY TO GREENWICH*



169 NORTH MAIN ST.
PORT CHESTER, NY

200+ NEW RESIDENTIAL UNITS ■ AVAILABLE NOW!

JOIN **5i** FIVE IRON GOLF & **IMAGE** STUDIOS®

 SAUGATUCK
COMMERCIAL
REAL ESTATE LLC
LICENSED IN CT, NY, MA, RI, NH, FL

HIGHLIGHTS & DEMOGRAPHICS

New, six-story mixed-use development with 200+ luxury residential units with exceptional amenities; directly above retail/restaurant.

270 onsite valet parking spaces.

Ground floor exposure with window-lined, street level view and access. Up to 25,000+ retail/restaurant, minimum unit 1,000 SF with maximum contiguous 6,015 SF.

Area retailers include; bartaco, Colony Grill, The Kneaded Bread, Burlington, Ulta, Target, Kohl's, HomeGoods, Whole Foods, Felice Port Chester, McShane's Bar & Restaurant.

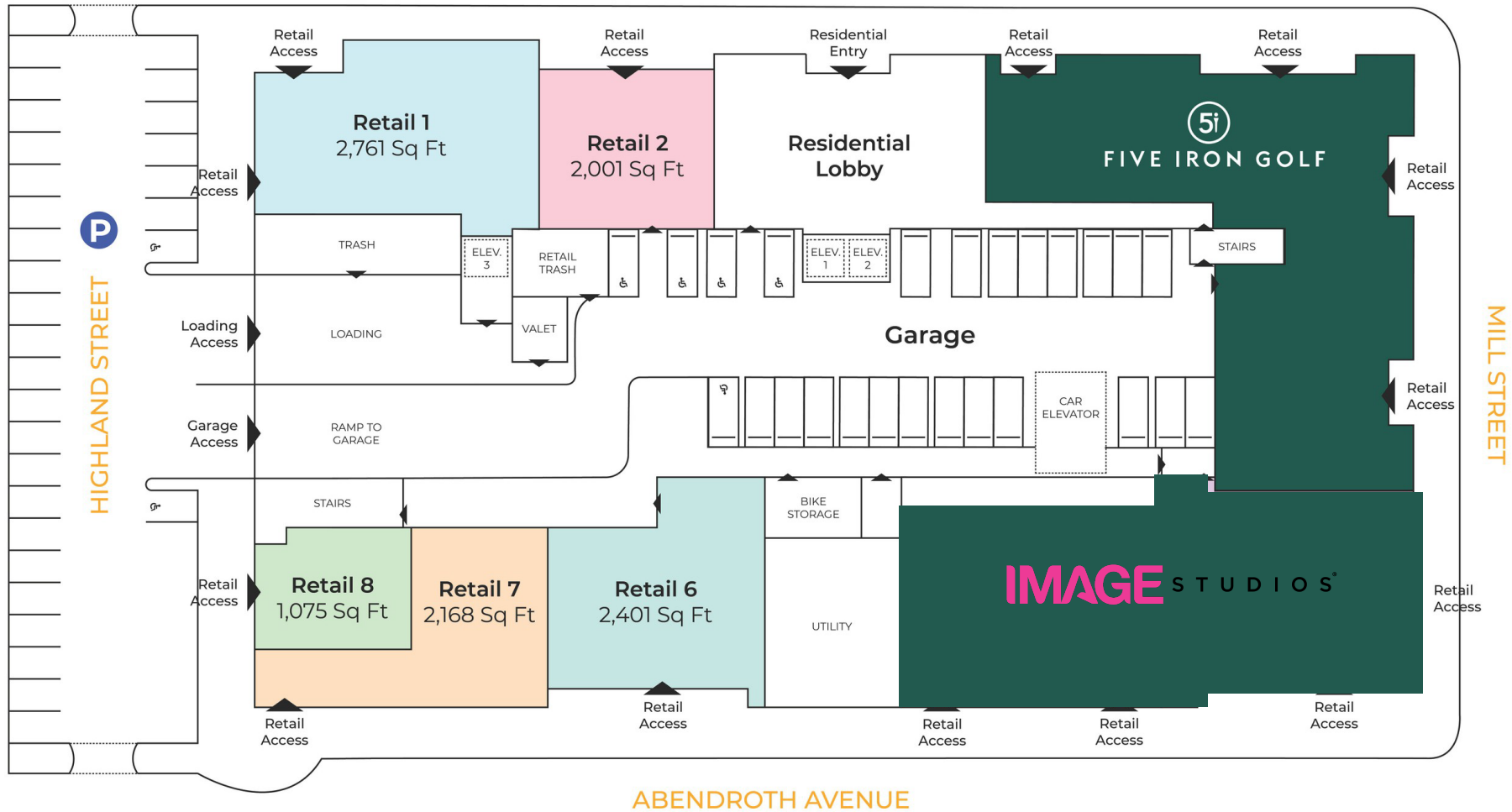
Rapidly growing Port Chester offers 700 residential units under construction within 0.5 miles and 2,100 additional units approved for construction.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|------------|-----------|-----------|
| Population | 32,198 | 76,985 | 139,765 |
| Average HHI | \$143,862 | \$244,799 | \$298,111 |
| Average Daytime Demographics | 1,861 | 7,314 | 11,759 |
| Annual Consumer Retail Expenditure | \$641.36 M | \$1.8 B | \$3.34 B |

JOIN  FIVE IRON GOLF &




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.



Up to 19.2' Ceiling Height

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Retail Space 4 - 3,423 SF

Retail Space 8 - 1,075 SF



EXCLUSIVE LEASING AGENTS

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