

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 ■ DELIVERY Q2 2025

JOIN (5i) FIVE IRON GOLF!

 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.

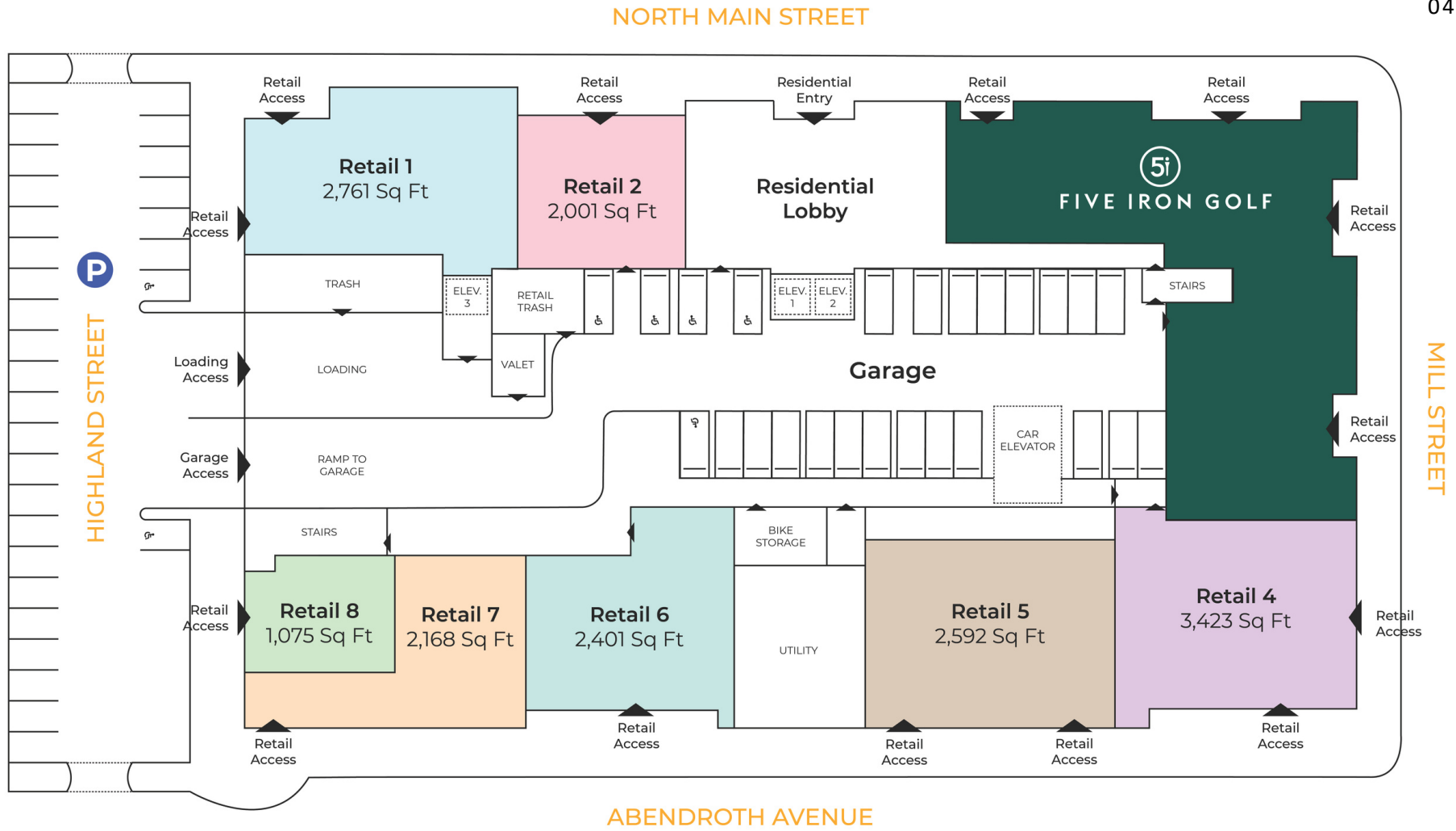
Rapidly growing Port Chester offers 700 residential units under construction within 0.5 miles and 2,100 additional units approved for construction.

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!







SITES AVAILABLE

Up to 19.2' Ceiling Height

Retail Space 1 - 2,761 SF

Retail Space 2 - 2,001 SF

RETAIL SPACE 3 – Five Iron Golf

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

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.



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

EXCLUSIVE LEASING AGENTS

Penny Wickey

☎ 203.222.4194

✉ pwickey@saugatuckcommercial.com

Oliver Bork

☎ 203.222.4195

✉ obork@saugatuckcommercial.com

