A close-up portrait of a woman with brown, wavy hair, smiling and wearing dark sunglasses. She is wearing a mustard yellow coat over a teal blue button-down shirt. The background is a blurred outdoor scene with bokeh light effects. The image is framed by a large, semi-circular graphic element in shades of blue and yellow.

421 BOSTON POST ROAD • PORT CHESTER, NEW YORK









## 493,459 Square Foot Community Shopping Center

**The market's leading retail destinations.**

Home to a 45,710 square-foot Whole Foods, Ulta Beauty, Kohl's, DSW, HomeGoods and BuyBuy Baby.

89,769 square-foot Target coming soon!

Excellent frontage on the Boston Post Road (Route 1) with ample surface parking.

Outstanding, high-traffic location in affluent Westchester County with direct access to I-95 and I-287.



## 3 MILE RADIUS



**TOTAL RETAIL SALES  
(INCLUDES F&B)  
\$1.7B**



**MEDIAN  
AGE  
40.1**



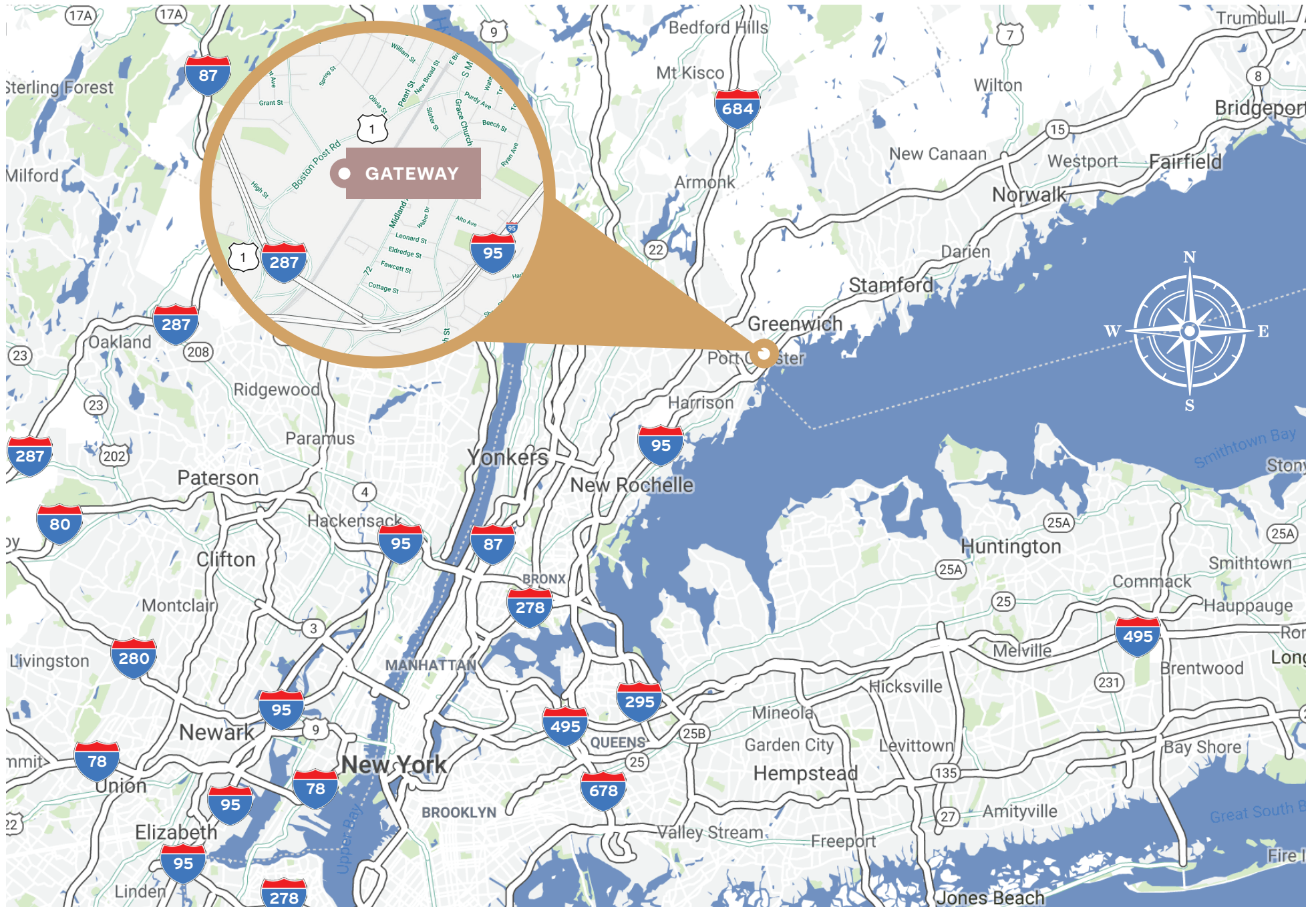
**AVERAGE  
HOME VALUE  
\$1,031,072**

### DEMOGRAPHICS

	Neighborhood (3 Miles)	15 Minutes	Westchester
2018 Population	81,645	289,689	977,073
2018 Avg. HH Income	\$157,458	\$172,218	\$146,887
2018 Daytime Population	91,756	358,751	958,400

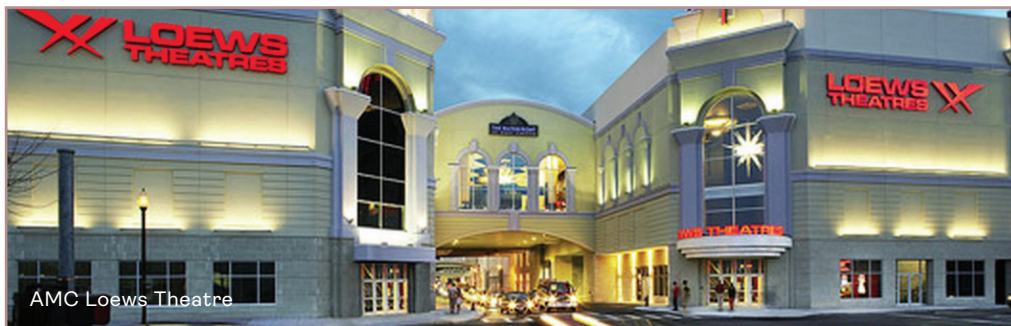


## REGIONAL MAP





## NEIGHBORHOOD



Port Chester is an entertainment and cultural hub with highlights including The Capitol Theatre, AMC Loews 14 Screen Movie Theatre, bartaco, Rye House and more!



**POPULATION**  
**150,837**

Number of people living within 5 miles of Gateway



**INCOME**  
**\$172,218**

Port Chester has an average household income of \$172,218 within a 5-mile radius



**EDUCATION**  
**54.3%**

of people within 5 miles have a bachelor's degree or higher

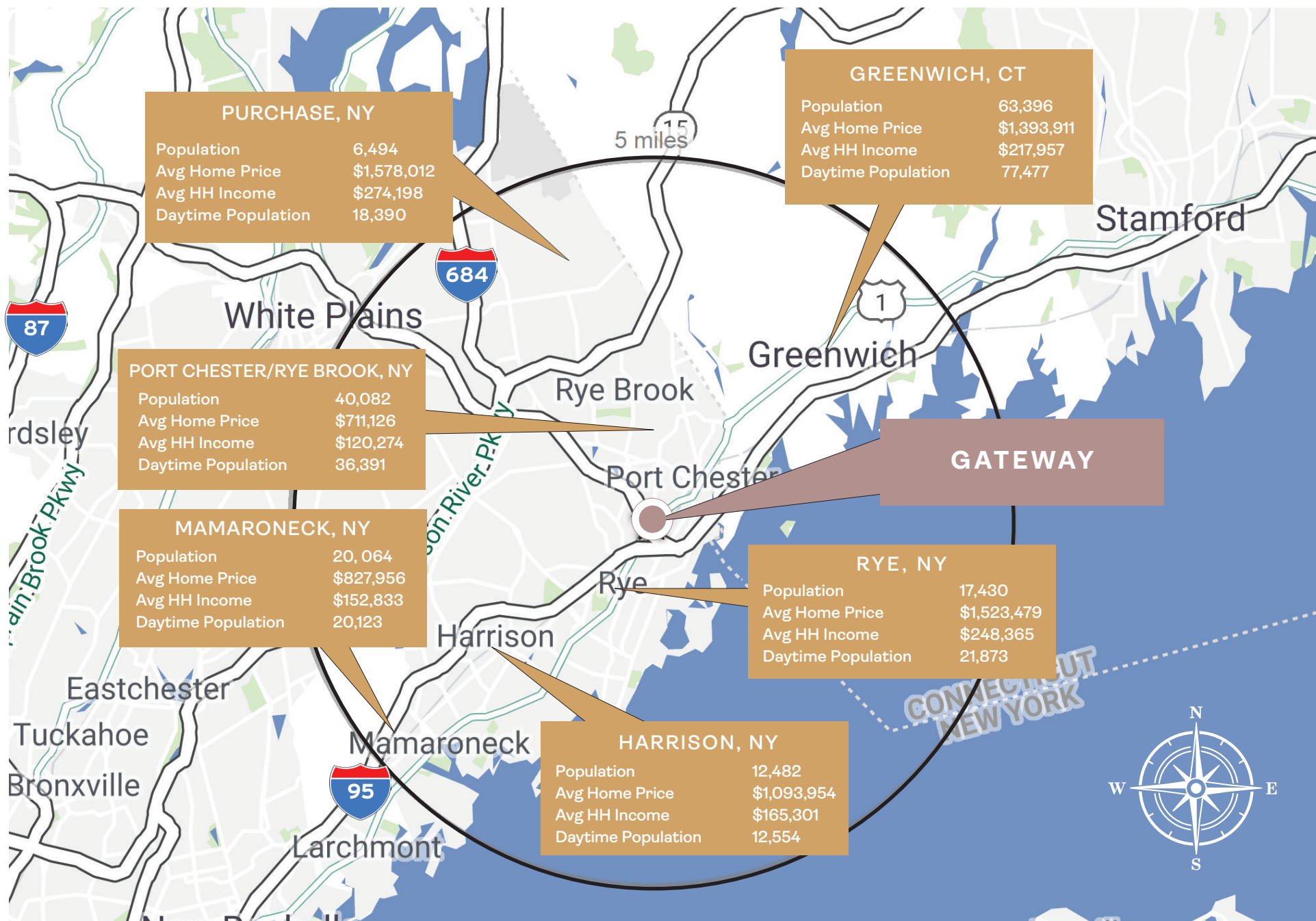


**TRAFFIC COUNT**  
**24,520**

Port Chester has an average daily traffic count of 24,520 on Route 1.



## GATEWAY





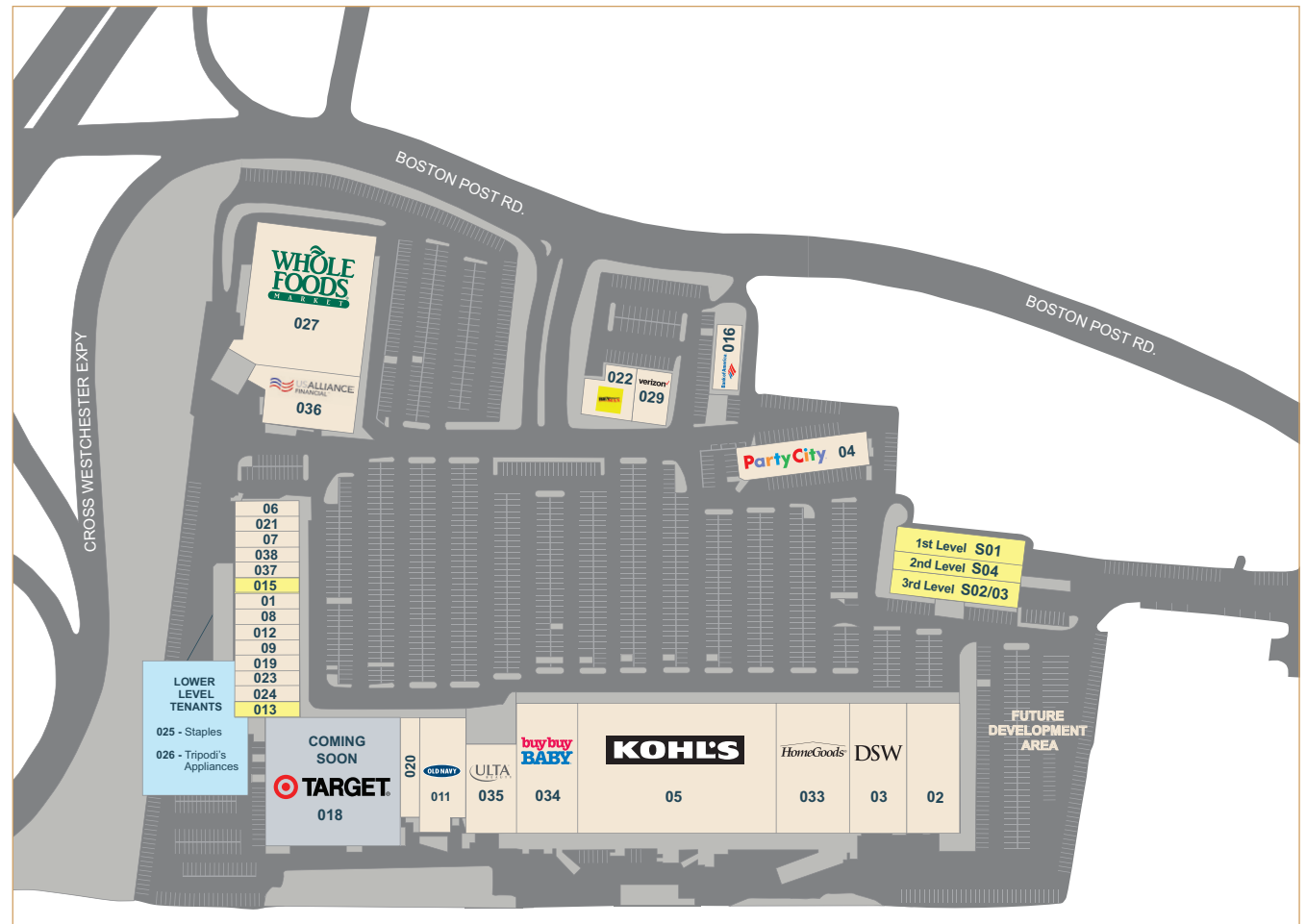




## Property Highlights

- Prime location on the Boston Post Road (Route 1) with direct access to Interstates 287 & 95
- Traffic counts of 24,520 VPD on Route 1, 76,115 VPD on I-287 and 141,883 VPD on I-95 at the NY/CT state border
- Join co-tenants Whole Foods, Ulta Beauty, Buy Buy Baby, Kohls, HomeGoods, DSW and Old Navy
- Port Chester is located 30 miles north of midtown Manhattan and is bordered by the affluent towns of Rye Brook, Rye and Greenwich, CT
- Proximate to SUNY Purchase and Manhattanville College, with a combined undergraduate enrollment of nearly 6,000 students

TENANTS		
01	Angel Tips Nails	900 sf
02	Jembro/Dollar Dave's	12,977 sf
03	DSW Designer Shoe Warehouse	19,000 sf
04	Party City	10,000 sf
05	Kohl's	120,327 sf
06	The Vitamin Shoppe	4,500 sf
07	Clino's Pizza Pasta & Things	2,250 sf
08	Evergreen Cleaners	1,000 sf
09	Elite Furniture	4,480 sf
011	Old Navy	12,171 sf
012	GameStop	2,228 sf
013	VACANT	4,250 sf
015	VACANT	1,600 sf
016	Bank of America	4,000 sf
018	Target (Coming Soon)	89,769 sf
019	Vision World	2,000 sf
020	Carvel	2,462 sf
021	Maselli's Delicatessen & Catering	1,250 sf
022	BevMax	7,200 sf
023	F45 Training	3,000 sf
024	Tyson Jewelers	1,110 sf
025	Staples	17,967 sf
026	Tripodi's Appliances	3,781 sf
027	Whole Foods	45,710 sf
029	Verizon	2,300 sf
033	HomeGoods	25,000 sf
034	buybuy Baby	25,000 sf
035	ULTA Beauty	10,181 sf
036	US Alliance	6,000 sf
037	Sally Beauty	1,500 sf
038	Club Pilates	2,000 sf
S01	VACANT	17,815 sf
S04	VACANT	20,000 sf
S02	VACANT	10,000 sf
S03	VACANT	10,000 sf
TOTAL		493,459 sf





Downtown  
Greenwich

Belle Haven



Rye Country  
Day School

AVON



Downtown  
Rye

95 South to Manhattan

Apawamis Club

## THE WATERFRONT AT PORT CHESTER



## GATEWAY



## PORT CHESTER/GREENWICH BORDER AREA RESTAURANTS

- Acuario
- Alba's
- Bartaco
- Char
- Coals
- Colony Grill
- Eugene's Diner
- Famous Greek Kitchen
- Pasquale
- Pollo a la Brasa
- Rye House
- Saltaire Oyster Bar & Fish House
- The Kneaded Bread

## DOWNTOWN RYE AREA RESTAURANTS

- Aurora
- Bareburger
- Fogama
- Frankie & Johnnie's Steakhouse
- Little Thai Kitchen
- Pureganic Cafe
- Ruby's Oyster Bar & Bistro
- Rye Grill & Bar
- Starbucks
- The Granola Bar
- Town Dock
- Village Social
- Water Moon

## DOWNTOWN RYE

- Angela's
- Benefit Cosmetics Boutique & Brow Bar
- Bluemercury
- Core Pilates Studio
- Crisfield's Market
- CVS
- Havana Jeans
- Jos. A Bank
- June & Ho
- Lola
- Palmer & Purchase
- Papyrus







**Prime location on the Boston  
Post Road (Route 1) with direct  
access to Interstates 287 & 95**





**TARGET**  
Coming Soon

**OLD NAVY**

**ULTA**

**buybuyBABY**

**KOHL'S**

**HomeGoods**

**DSW**  
DISCOUNT SPORTSWEAR

**STAPLES**

**WHOLE FOODS**  
MARKET

**verizon** wireless

**PartyCity**

**BOSTON POST ROAD**

**LA FITNESS**





# WHOLE FOODS MARKET

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