

THE WATERFRONT AT PORT CHESTER

BOX SPACE OPPORTUNITY IN SOUGHT AFTER PORT CHESTER, NY

CONTACT EXCLUSIVE LISTING AGENT: 914.968.8500 x306
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RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

THE WATERFRONT AT PORT CHESTER

AVAILABILITIES

37,000 SF

FORMER BED BATH & BEYOND

18' Clear Ceiling Height



5,369 SF + 2,288 SF*

2ND GENERATION RESTAURANT

*(MEZZANINE)



THE WATERFRONT AT PORT CHESTER

SITE PLAN

AVAILABLE SPACES

#2 | 5,369 SF & 2,288 SF (MEZZANINE)
2ND GENERATION RESTAURANT

#5 | 37,000 SF
(FORMER BED BATH & BEYOND)

PARKING

2,246 ON-SITE SPACES

CO-TENANTS

AMC THEATRES

MICHAELS

MSQUASH

CRUNCH

BONA BONA

COSTCO (1.3M ANNUAL VISITS)

DED GAMING

AFC URGENT CARE

AIR RIDERZ

KIDS-U

STOP & SHOP

MARSHALLS

FAMOUS FOOTWEAR

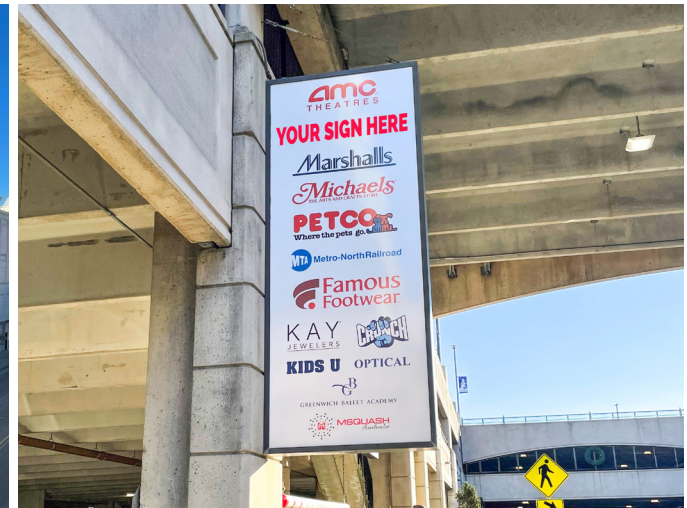
NOCHES DE COLOMBIA

GREENWICH BALLET ACADEMY



THE WATERFRONT AT PORT CHESTER

ABUNDANT SIGNAGE



WHAT'S AT THE WATERFRONT AT PORT CHESTER? EVERYTHING!

TRANSPORTATION



DIRECT ACCESS TO PORT CHESTER METRO NORTH STATION

NATIONAL BRANDS



1.3M ANNUAL VISITS

RESTAURANTS



ENTERTAINMENT



FITNESS



RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com • 914.968.8500

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A LINE ON THE LOCAL! The newly renovated Capitol Theater is steps away from The Waterfront shopping center and attracts additional shoppers. Eclectic restaurants span the streets of downtown Port Chester. Come and join in the new energies that have been injected into this downtown! **THE WATERFRONT AT PORT CHESTER** sits directly adjacent to the Metro North train stop, which provides convenient access to Manhattan in less than 40 minutes. Billboard signage is visible from I-95.

DOWNTOWN PORT CHESTER

Home to an eclectic mix of ethnic, fine-dining and award-winning restaurants

RYE
HOUSE

COLONY GRILL
EST. 1991

COPACABANA
BRAZILIAN STEAKHOUSE

coals
PIZZA GRILLED

SALTAIRE
DRESSY BAR AND FISH HOUSE
MAKE A RESERVATION

bartaco

WALKING DISTANCE TO THE CAPITOL THEATER



CAPITOL THEATER

**PORT CHESTER METRO
NORTH TRAIN STATION**



**5,369 SF-37,000 SF
RETAIL AVAILABLE
FOR LEASE**

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THE WATERFRONT AT PORT CHESTER

PROPOSED NEW DEVELOPMENTS



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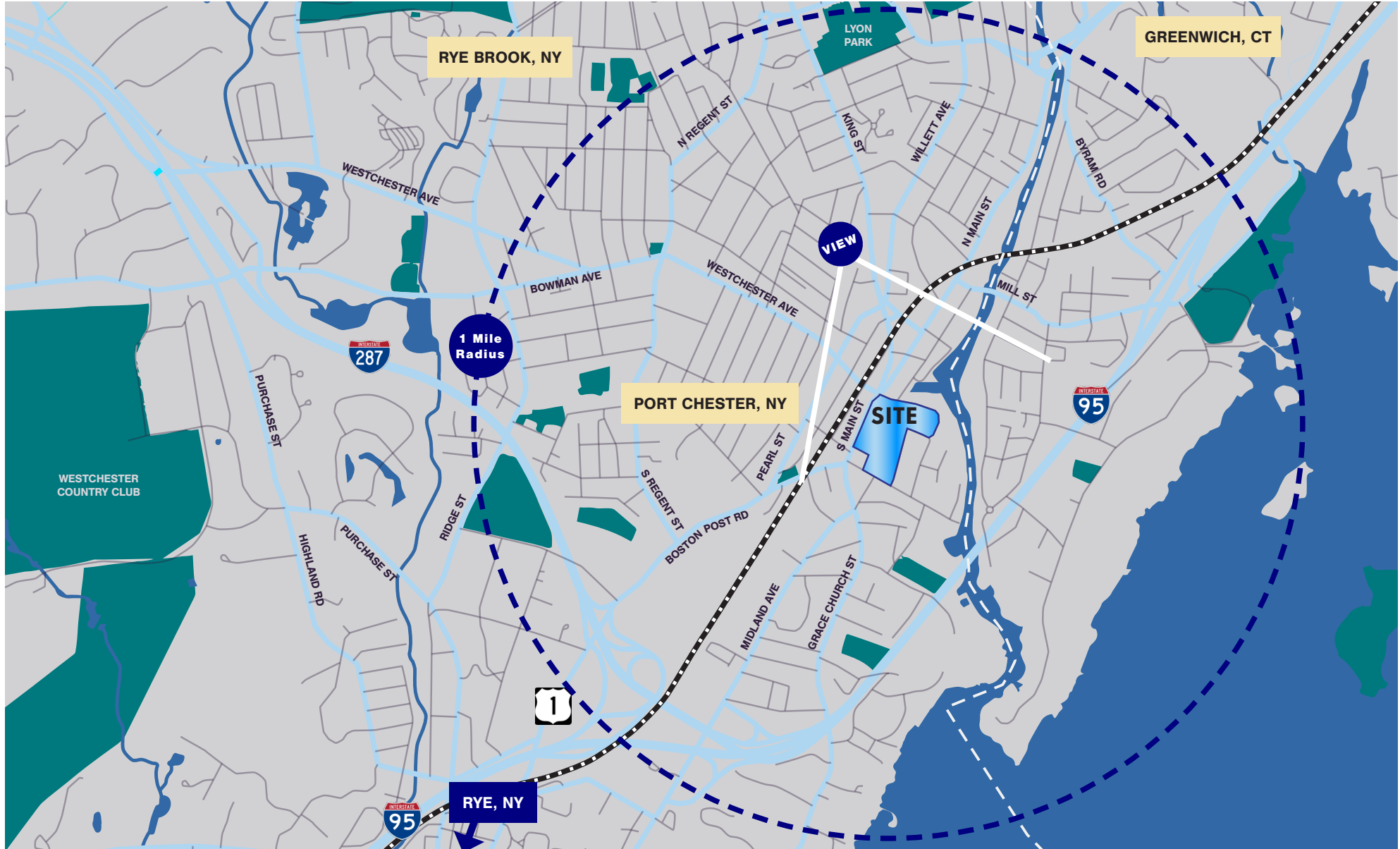
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THE WATERFRONT AT PORT CHESTER in Westchester County, NY is easily accessible to shoppers from Greenwich, Lower Fairfield County, CT, Rye and Harrison, NY. A strong concentration of national retailers in this 20-acre center attracts shoppers from all over Westchester County, NY and Fairfield County, CT. Boston Post Road and Interstate-95 lead residents from Rye and Harrison to the Waterfront from the south, I-287 and Westchester Avenue bring shoppers from White Plains, and Boston Post Road and visible signage from Interstate-95 ensures customers from Greenwich and lower Fairfield County know how to find this thriving downtown. Shoppers can always use any of the free 2,246 parking spots on the site.



THE WATERFRONT AT PORT CHESTER

378,619
GROSS LEASABLE AREA

ANCHOR TENANTS:

COSTCO
WHOLESALE
1.3M ANNUAL VISITS

AMC
THEATRES

Marshalls *Michael's*
Stop&Shop

14 SCREEN
AMC LOEWS CINEMA

20 ACRES
TOTAL SIZE OF CENTER

OVER \$220,000
AVERAGE HOUSEHOLD INCOME
WITHIN 5-MILES OF CENTER

AFFLUENT

WESTCHESTER COUNTY, NEW YORK IS THE
7TH WEALTHIEST COUNTY IN THE U.S. AND
THE 2ND WEALTHIEST COUNTY IN NEW YORK

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THE WATERFRONT
AT PORT CHESTER

amc
YOUR SIGN HERE
Michaels

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URGENT CARE
FAMILY CARE

DRUG/ALCOHOL
TESTING

VAC
ATIONS
PHYSICALS

OCCUPATIONAL
MEDICINE

CUIDADO MEDICO
DE CALIDAD PARA
USTED Y SU FAMILIA