

PORT & MAIN

1 North Main Street | Port Chester, NY



4,092 SF
DIVISIBLE

**BRAND NEW
CONSTRUCTION**

80
RESIDENTIAL UNITS ABOVE

12,000 CPD
ON WESTCHESTER AVE
6,000 CPD
ON N MAIN ST

- Rental Rate: Upon Request
- At signalized intersection of N Main St & Westchester Ave
- Over 180' of wraparound frontage
- Steps to the Port Chester Metro North Train Station
- Across from the Waterfront Shopping Center
- Parking available at the Marina Lot (Abendroth Ave)
- Restaurant capable with kitchen exhaust duct shaft in place



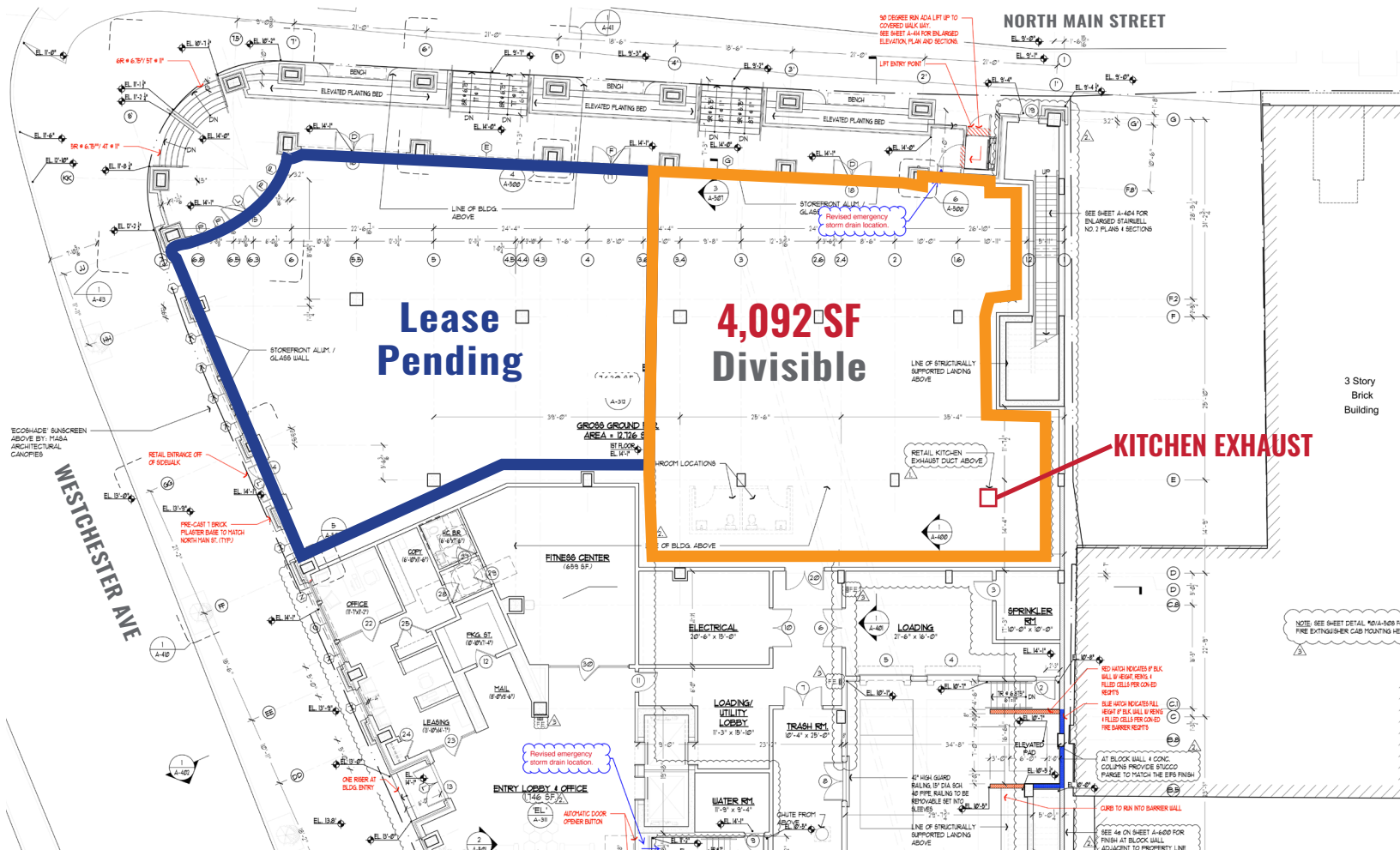
CONTACT EXCLUSIVE AGENT:
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dscotto@rmfriedland.com

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

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4,092 SF FOR LEASE



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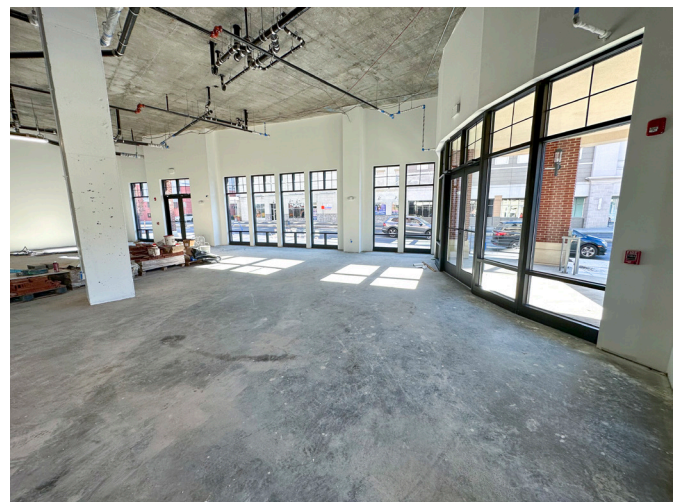
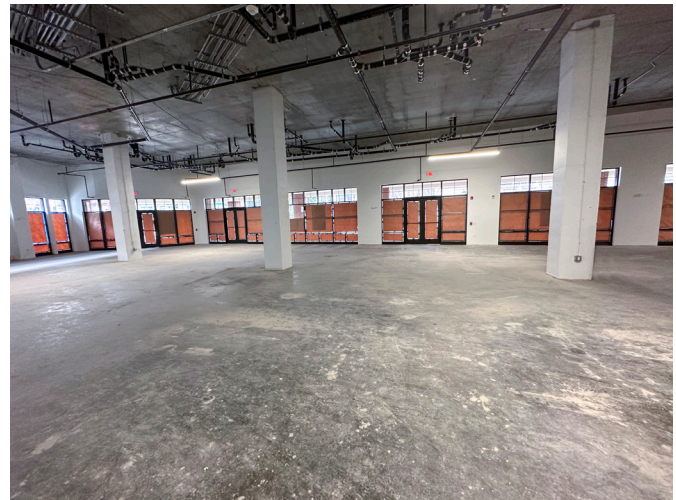
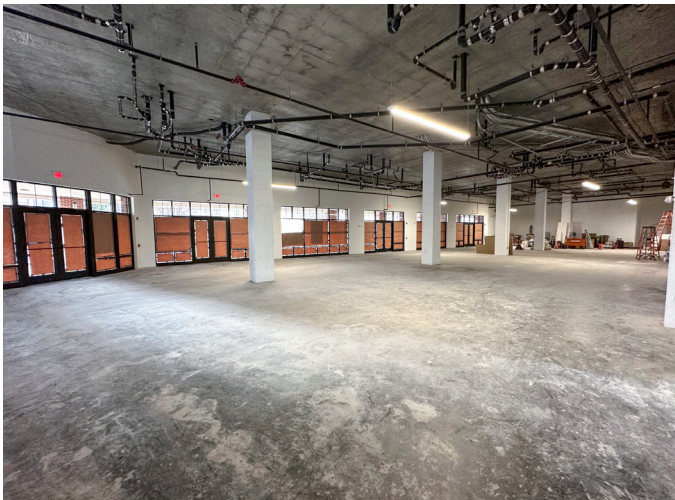
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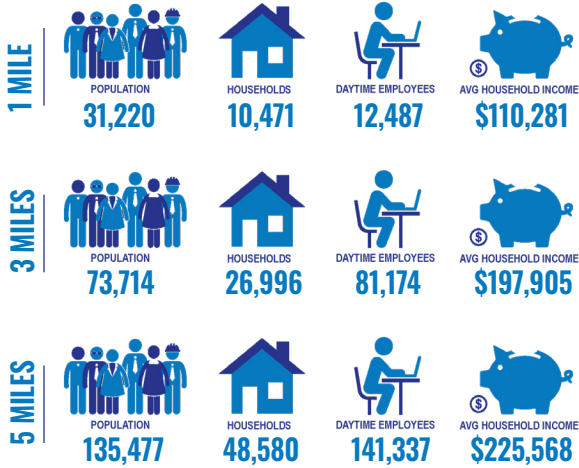
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IN THE NEIGHBORHOOD

DEMOGRAPHICS



RESTAURANTS



ENTERTAINMENT



FITNESS



TRANSPORTATION



DIRECT ACCESS TO PORT CHESTER METRO NORTH STATION

NATIONAL BRANDS



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DOWNTOWN PORT CHESTER

Join an eclectic mix of ethnic, fine-dining and award-winning restaurants and retail destinations.



WALKING DISTANCE TO THE CAPITOL THEATER



CAPITOL THEATER



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PROPOSED NEW DEVELOPMENTS

Demand for dining, retail and entertainment venues in the downtown area will increase exponentially



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