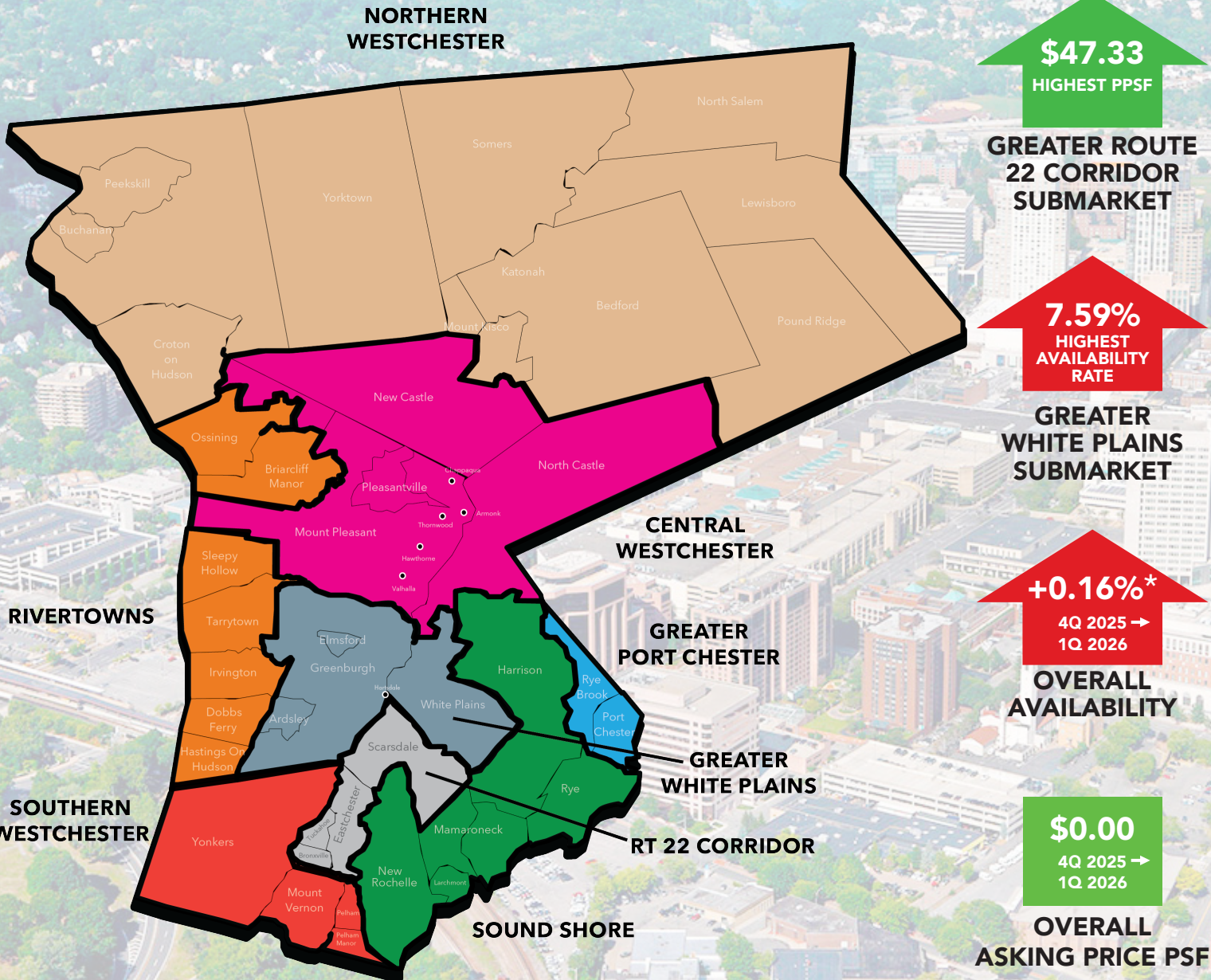


2026 WESTCHESTER Q1 RETAIL LEASING Market Insight Report



*AS A FUNCTION OF QUARTER OVER QUARTER AVAILABILITY PERCENTAGE

Q1

SUMMARY

The Westchester retail market entered 2026 with positive momentum, as availability edged up only slightly quarter over quarter to 5.12% while leasing activity remained strong – driven in large part by the continued dominance of experiential users. Average asking rents held firm at \$42.45 per SF, reflecting sustained landlord confidence and a healthy demand environment across the county's key retail corridors.

Experiential tenants continued to account for the most significant large-block activity of the quarter. RM Friedland's David Scott spearheaded two notable transactions one at the Waterfront in Port Chester where Level Fitness took over the old Crunch Fitness and the The Pickler at 1019 Central Park Avenue (which received site approval in March), with the two deals together totaling approximately 45,000 SF. The fitness category further demonstrated its strength with Lifetime Fitness committing to approximately 60,000 SF at 1 Maple Avenue in White Plains at The Source, underscoring the outsized role that health, wellness, and activity-based concepts are playing in driving large-format leasing across the county.

The quarter was not without its challenges. Saks Off Fifth announced the closure of two Westchester locations – one in the Greater White Plains submarket and one in the Route 22 Corridor – highlighting the continued headwinds facing traditional soft-goods and department store retail. Despite this, the overall outlook for Westchester retail heading further into 2026 remains optimistic, as ongoing residential development and a developer-driven emphasis on activated streetscapes continue to create favorable conditions for retail demand.

2026 WESTCHESTER TOTAL MARKET SIZE

48,062,170

TOP PERFORMING SUBMARKETS

LOWEST AVAILABILITY RATE: RIVER TOWNS

HIGHEST ASKING PPSF: GREATER ROUTE 22 CORRIDOR

Q1 AVERAGE AVAILABILITY RATE*:

5.12%

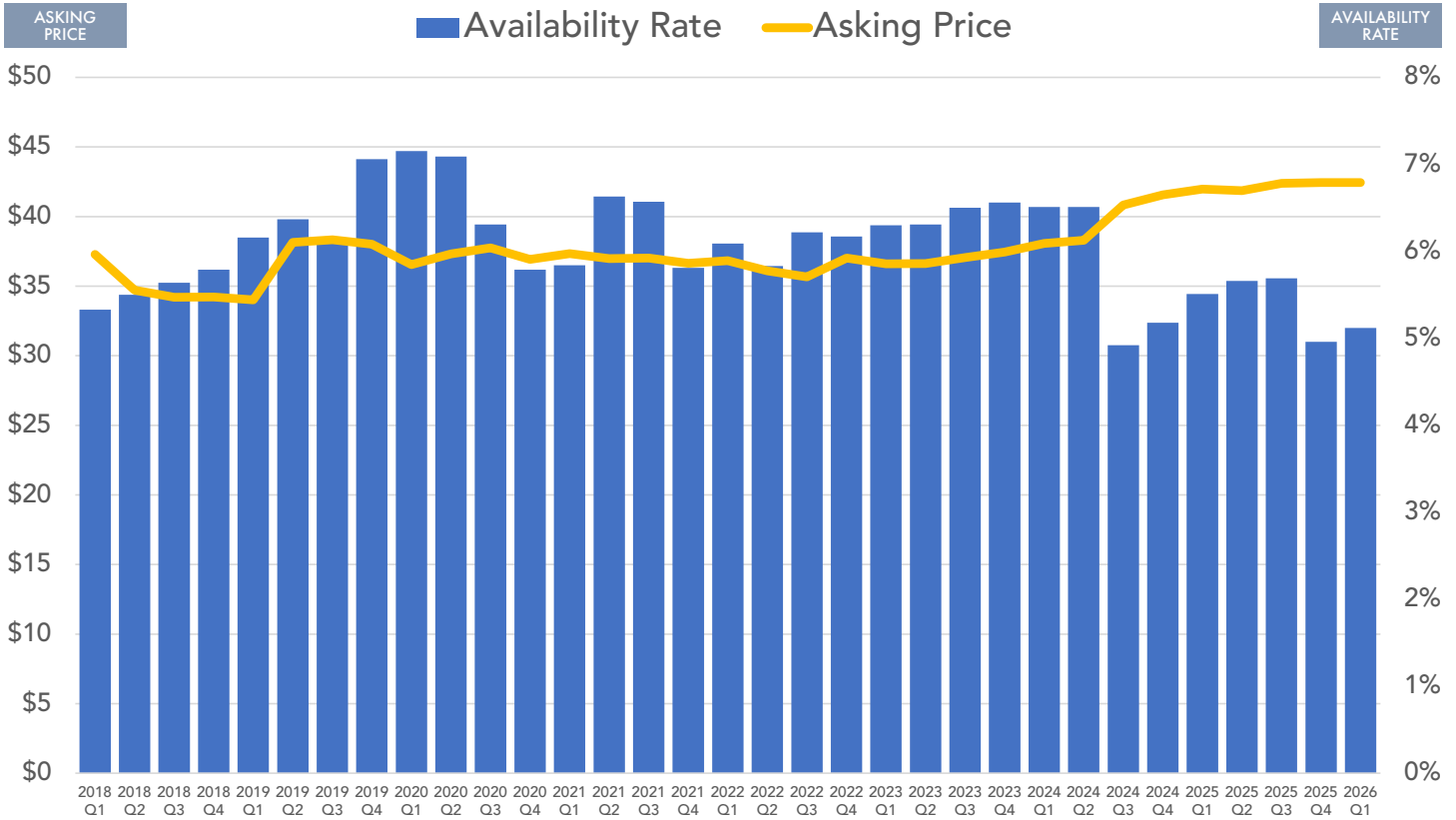
Q1 AVERAGE ASKING PRICE*:

\$42.45

*These are weighted averages, rental rates are quoted on a gross basis using a formula for net cost

Q1

AVAILABILITY RATE AND ASKING PRICE TRENDS

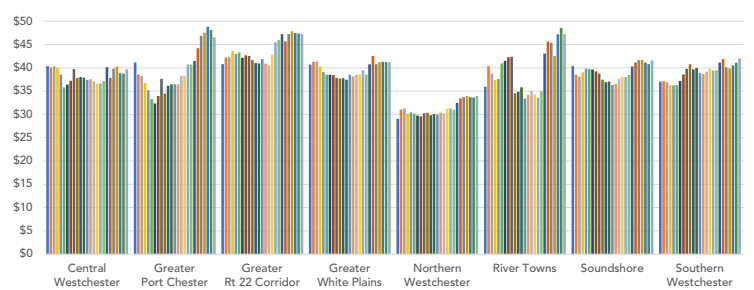
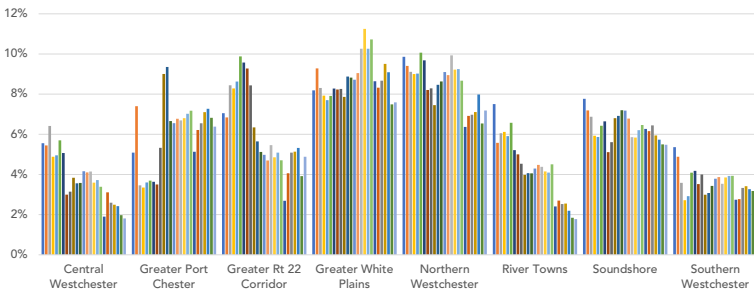


OVERALL AVAILABILITY RATE and ASKING PRICES 2020-2026 QTR OVER QTR

2020 to 2026 AVAILABILITY RATE BY SUBMARKET

2020 to 2026 ASKING PRICE BY SUBMARKET

Legend for Submarket Charts:
 ■ 2020 Q1 ■ 2020 Q2 ■ 2020 Q3 ■ 2020 Q4 ■ 2021 Q1 ■ 2021 Q2 ■ 2021 Q3 ■ 2021 Q4 ■ 2022 Q1 ■ 2022 Q2 ■ 2022 Q3 ■ 2022 Q4 ■ 2023 Q1
 ■ 2023 Q2 ■ 2023 Q3 ■ 2023 Q4 ■ 2024 Q1 ■ 2024 Q2 ■ 2024 Q3 ■ 2024 Q4 ■ 2025 Q1 ■ 2025 Q2 ■ 2025 Q3 ■ 2025 Q4 ■ 2026 Q1



AVAILABILITY RATE TRENDS



QUARTER OVER QUARTER INCREASE

5.12%

Q1 WESTCHESTER OVERALL AVAILABILITY RATE



YEAR OVER YEAR DECREASE

ASKING PRICE TRENDS



NO CHANGE QUARTER OVER QUARTER

\$42.45

Q1 WESTCHESTER AVERAGE ASKING PRICE



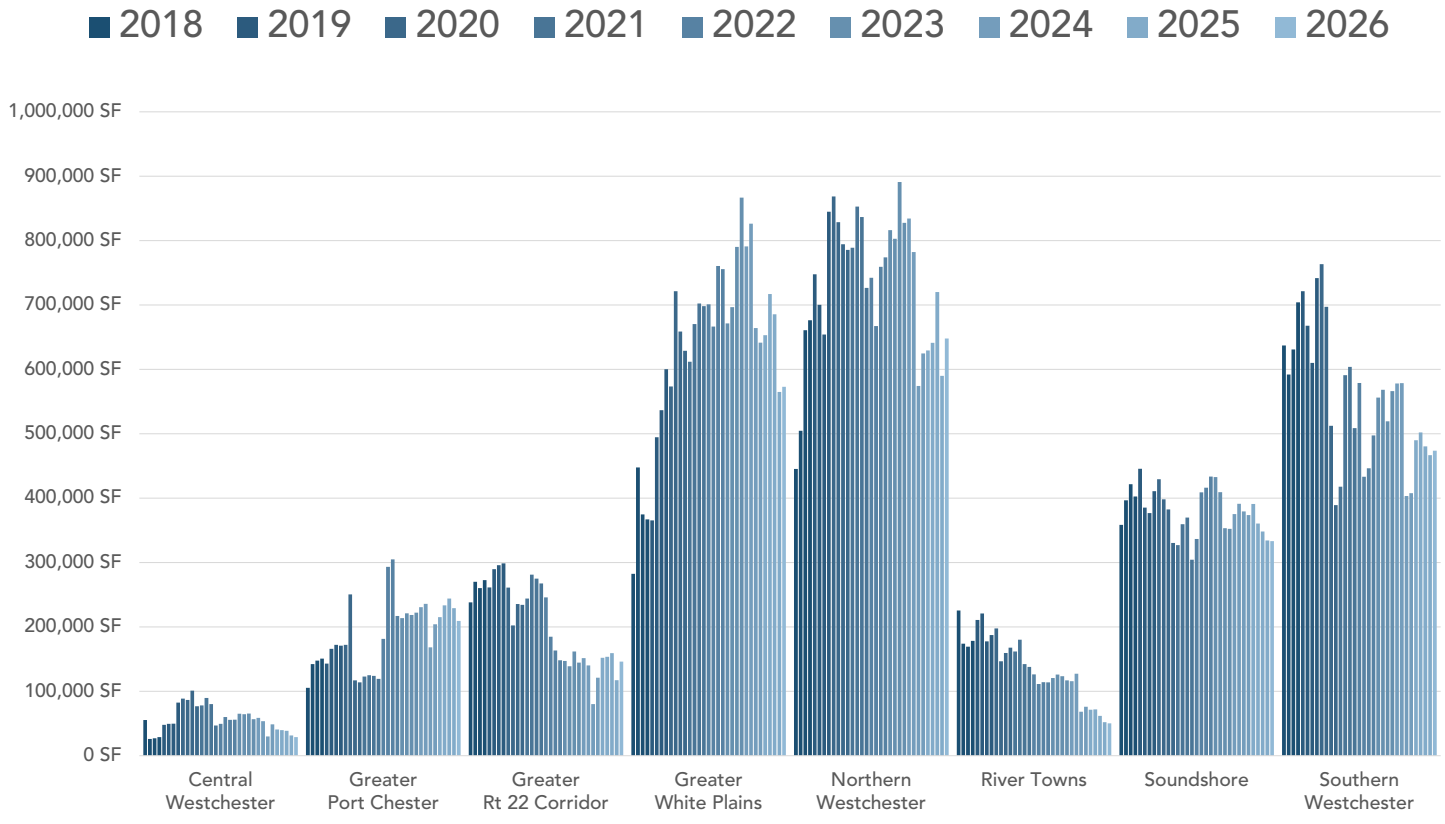
YEAR OVER YEAR INCREASE

Rental rates are quoted on a gross basis using a formula for net costs*

Q1

TOTAL AVAILABILITY

WESTCHESTER SUBMARKETS 2018-2026 QTR OVER QTR



HIGHEST AVAILABILITY RATE:
Greater White Plains

HIGHEST ASKING PPSF:
Greater Rt 22 Corridor

MOST AVAILABLE SF:
Northern Westchester

LOWEST AVAILABILITY RATE:
River Towns

LOWEST ASKING PPSF:
Northern Westchester

LEAST AVAILABLE SF:
Central Westchester

Rental rates are quoted on a gross basis using a formula for net costs*

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