The Mutual Trust Building

16 North Main Street, Port Chester, NY

Building Approx 3,350 SF | $9,750/Month (NNN)

For pricing or additional information,
Contact Scott R. Gance at (203) 762-9990.

For Lease - Retail Space at the Center of it All

www.thepartnersrealestate.net

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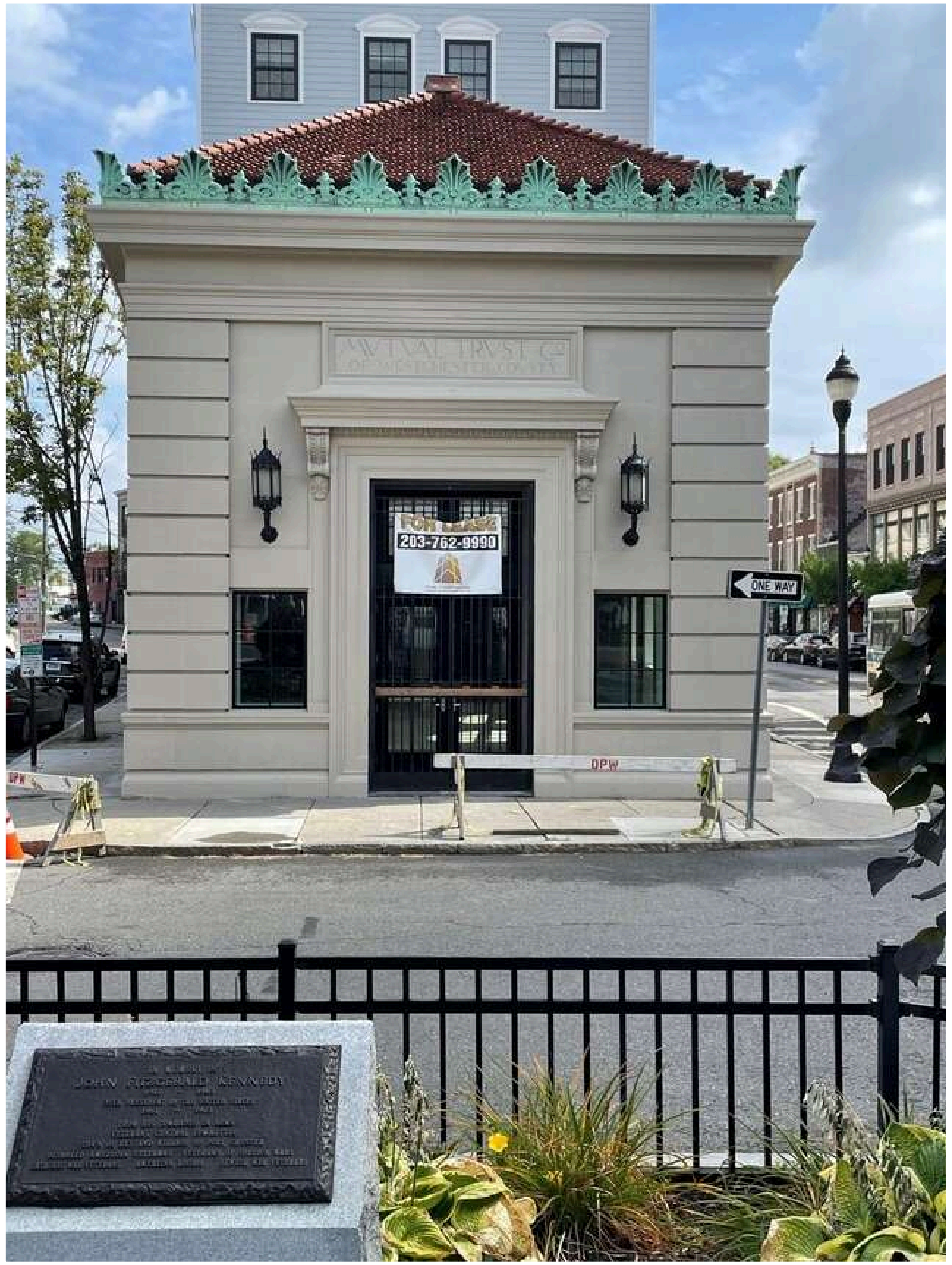
DESCRIPTION

Located at 16 North Main Street in Port Chester, New York, this former bank presents a premier opportunity for a restaurant or retail tenant in the heart of downtown. The recently renovated Mutual Trust Building preserves its historic architectural character while incorporating modern updates, creating a distinctive and inviting commercial space. Original design elements, including ornate crown molding, dramatic arched cathedral windows, and an impressive 20-foot vaulted ceiling that have been carefully restored by Ridberg & Associates of Greenwich, Connecticut, ensuring the building retains its timeless appeal while complementing the surrounding streetscape.

The property also features seven luxury apartments above the ground-floor retail space, providing a built-in residential customer base. Just steps away are numerous multifamily apartment communities, shopping destinations, banks, restaurants, the Port Chester Metro-North station, movie theaters, and the renowned Capitol Theatre.

Positioned in one of downtown Port Chester's busiest corridors, the property is surrounded by a vibrant mix of entertainment, retail, dining, and residential uses that generate consistent pedestrian and vehicular traffic throughout the day and evening. Its highly walkable location offers convenient access for commuters, local residents, and visitors attending nearby events, making the Mutual Trust Building an exceptional destination for dining, shopping, or a casual gathering.



LOCATION ADVANTAGES

- Located at center of 3 major crossroads- North Main St (Route 1), Westchester Ave (Route 112), and King St (Route 120A)
- Exceptional pedestrian and vehicular visibility
- Signalized intersection in front of property
- Strategically located in Port Chester’s downtown
- Easy access to both Interstate 95 and Interstate 287 providing regional connectivity
- Located in and surrounded by affluent towns
- Over 10,000,000 SF of class “A” and “B” office space in immediate trade area

INTERIOR

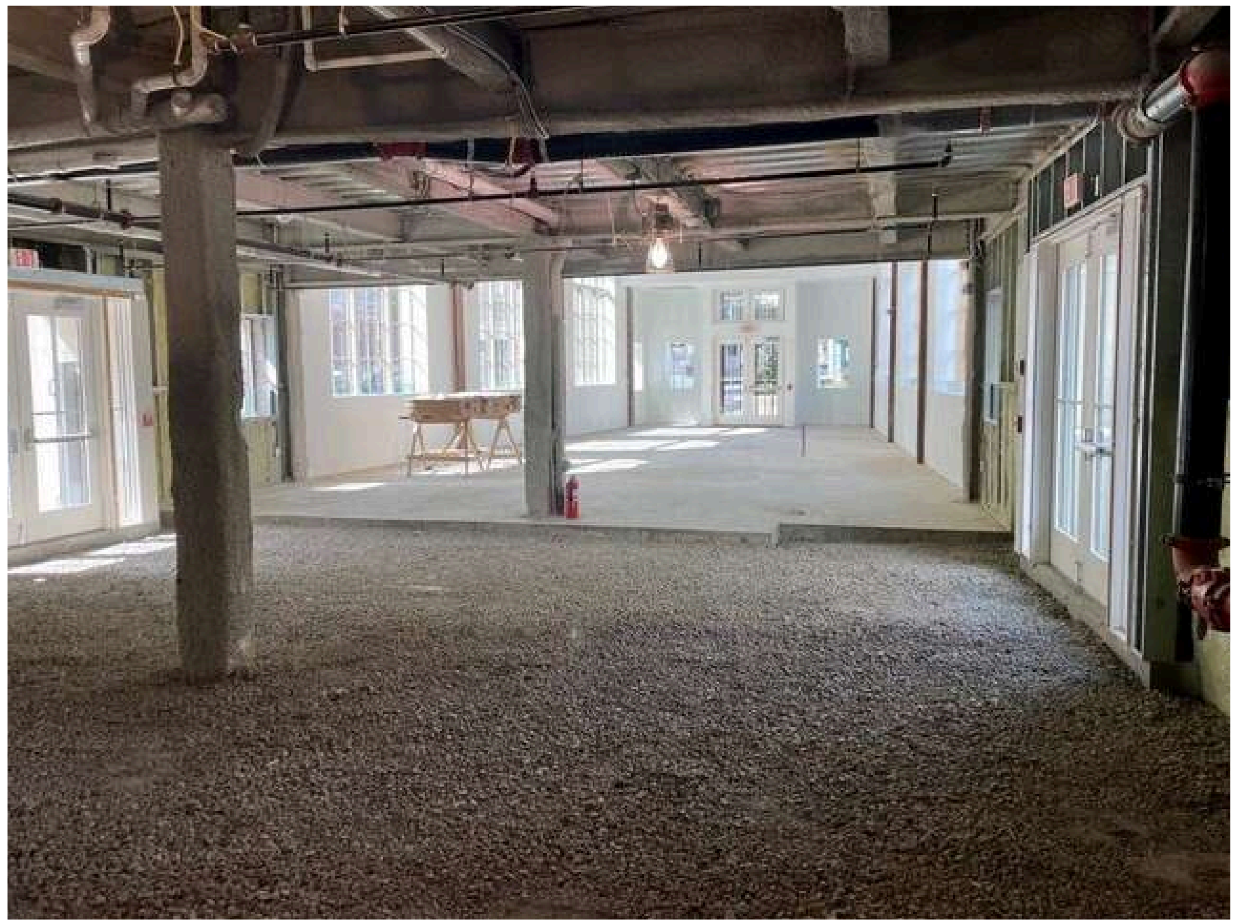
- ***Restored Historical Medallions***
- ***Bush Mansion 1690 Painting***

- ***New Replicated Historic Cathedral Windows***
- ***Thermal Insulated***

RENOVATIONS

SPACE INCLUDES THE FOLLOWING NEW RENOVATIONS:

- Hydrostatic Floor with Drains (multiple locations)
- Sheetrock Walls/Ceiling with Historic Crown Molding
- Restaurant Chase/Duct/Black Iron
- The hood duct chase is approx. 48" x 40“ and the grease duct is 16" x 16", with a fresh air duct 22" x 18"
- Hood & Make-Up-Air Duct
- 2” Gas Line (gas to be requested – 2,000 cfh @ 4” wc)
- All new Doors and Windows
- Six (6) Replicated Thermal Insulated Cathedral Windows
- Open Landscape Space
- HVAC System - 16-Ton Condensing Unit and 12 Ton Air handler
- Electrical & Plumbing (Sized for Restaurant Use)
- Electric to Tenant – 600A, 3ph, 208v
- Water line to Tenant is 1-1/2”
- Waterproof Building System (Flood Panel System)
- New Common Area Lobby, Stairs and Elevator
- Restaurant Seating Area - Six (6) Stubbed Floor Drains/One (1) Water Line (1-1/2”)



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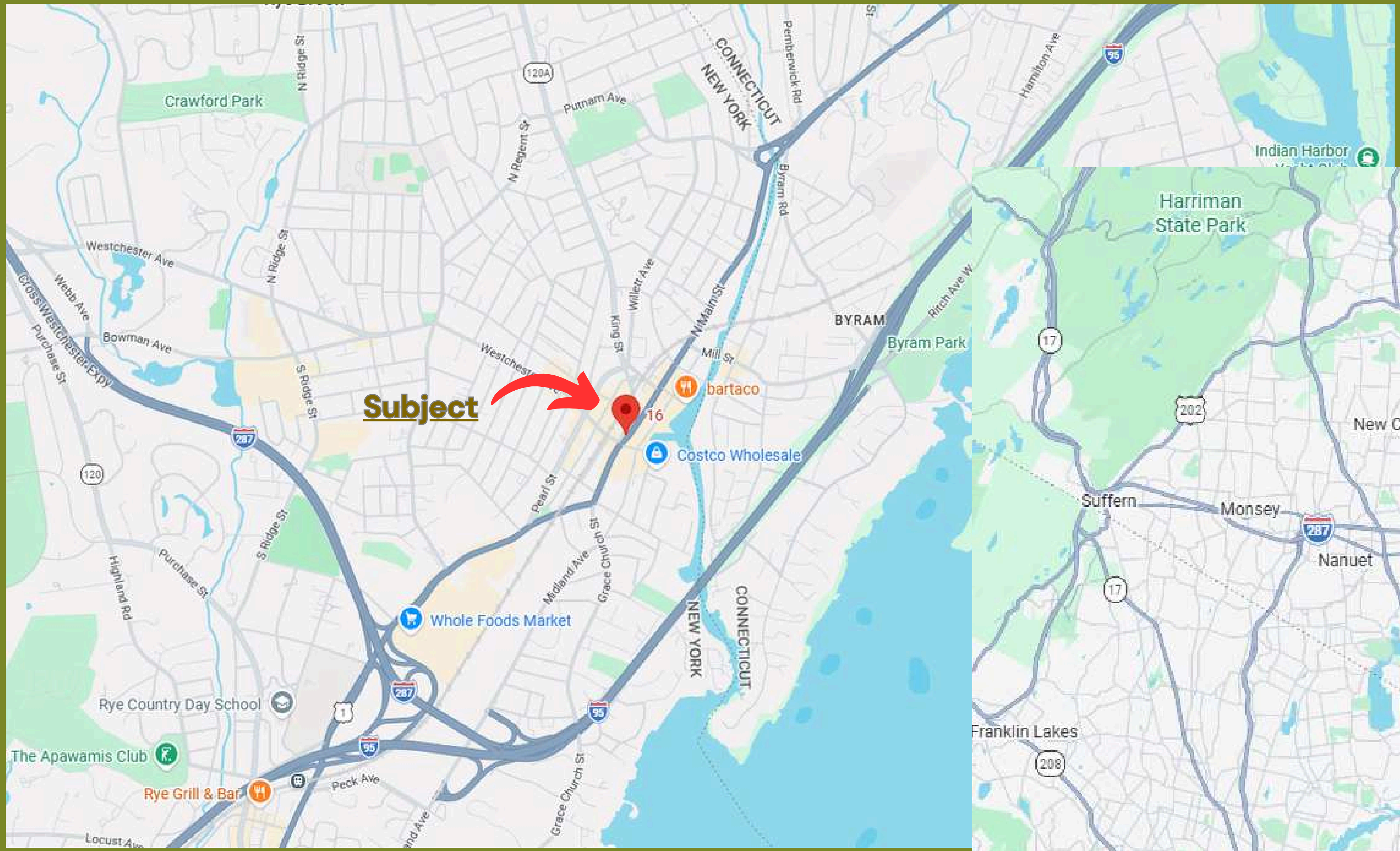
REFERENCE MAP



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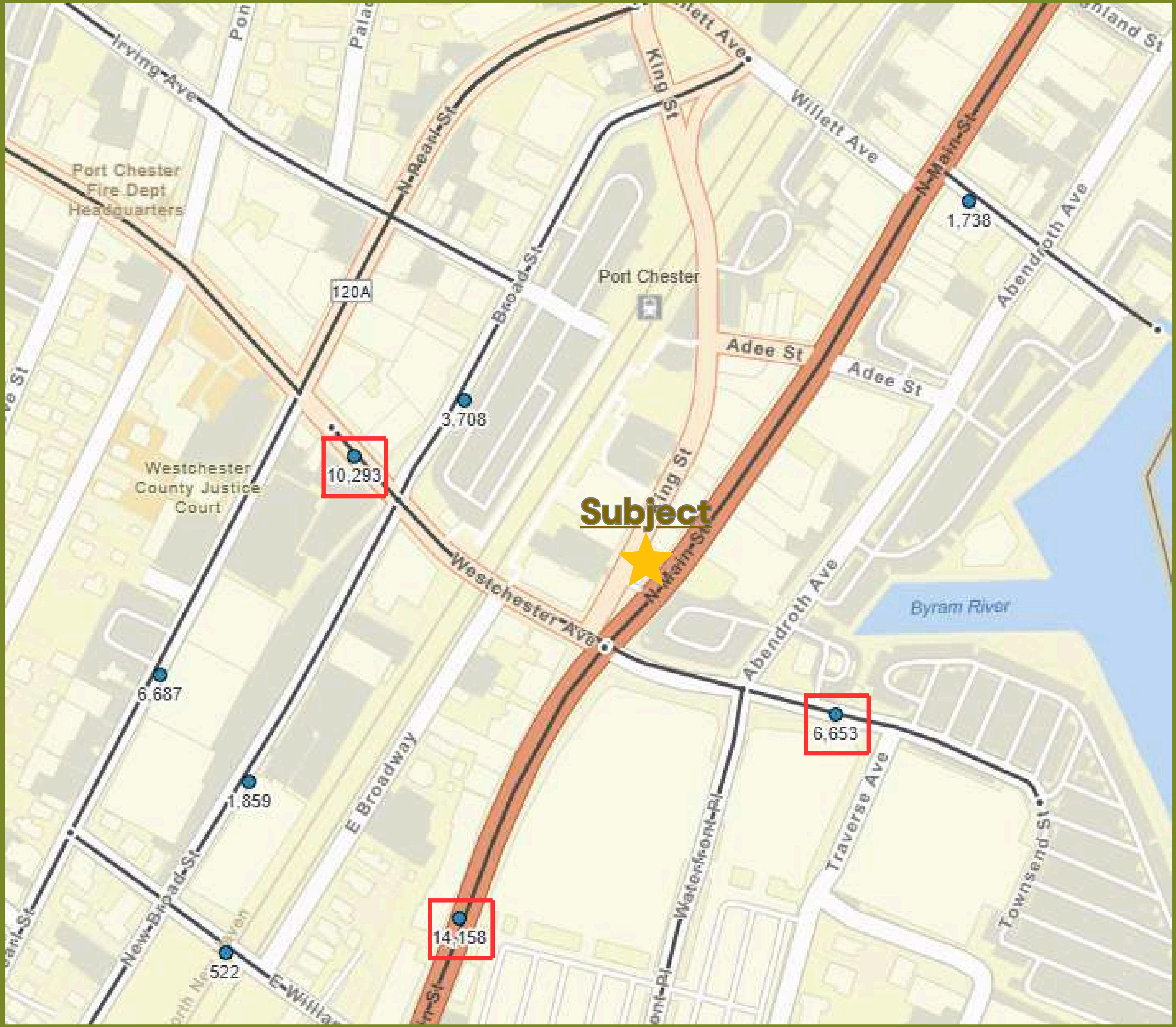
AADT TRAFFIC MAP

AADT= Annual Average Daily Traffic



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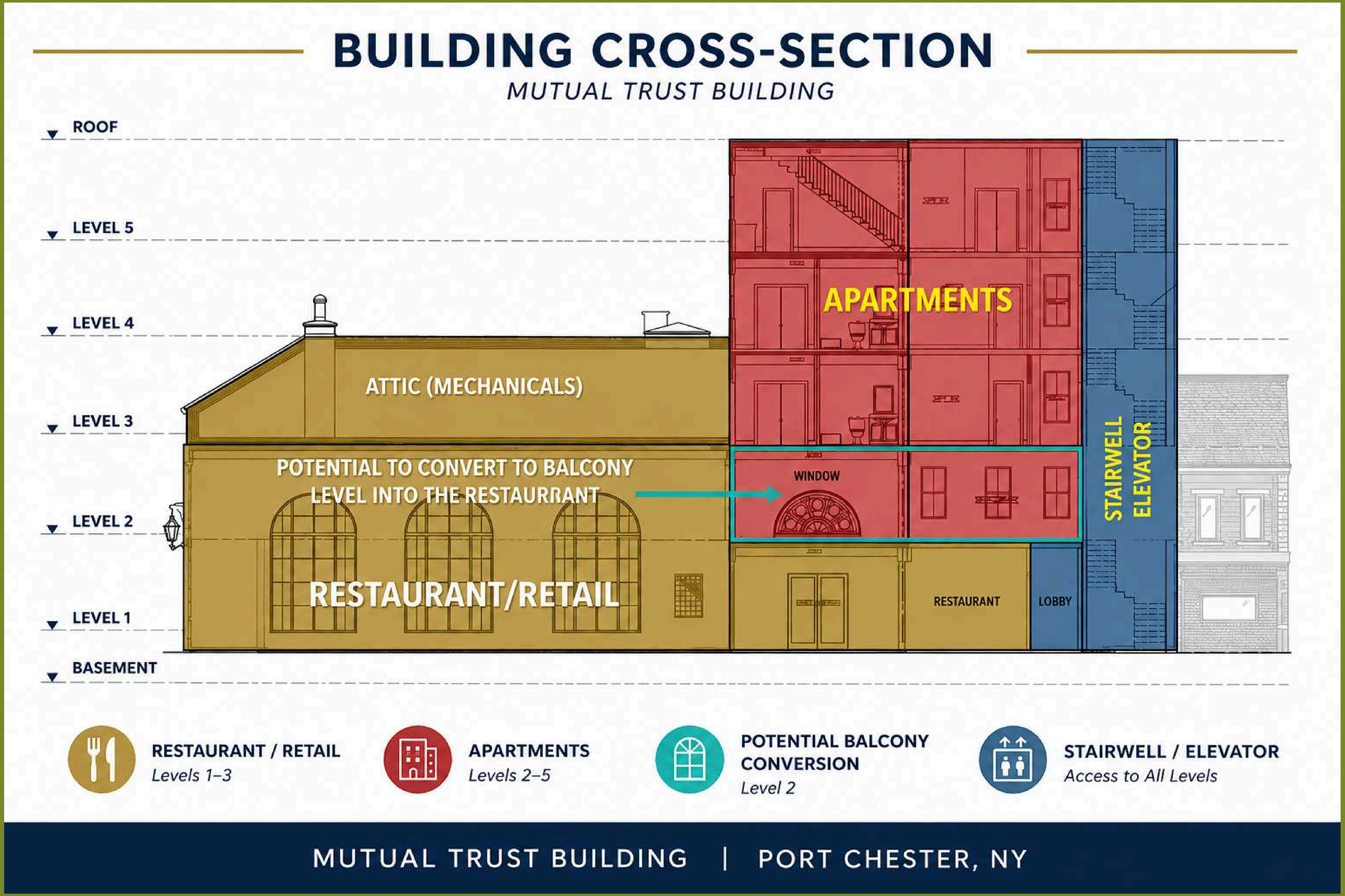
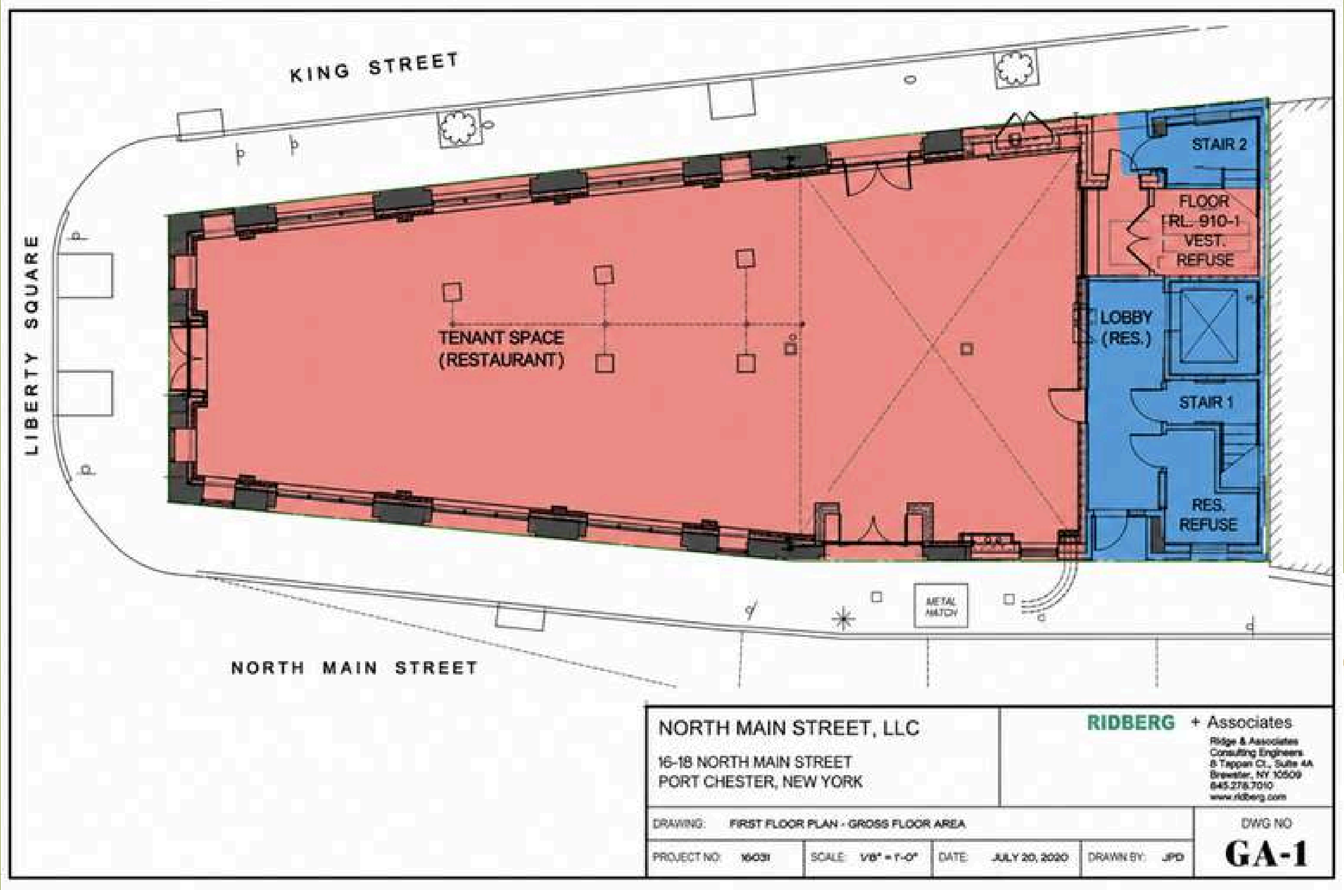
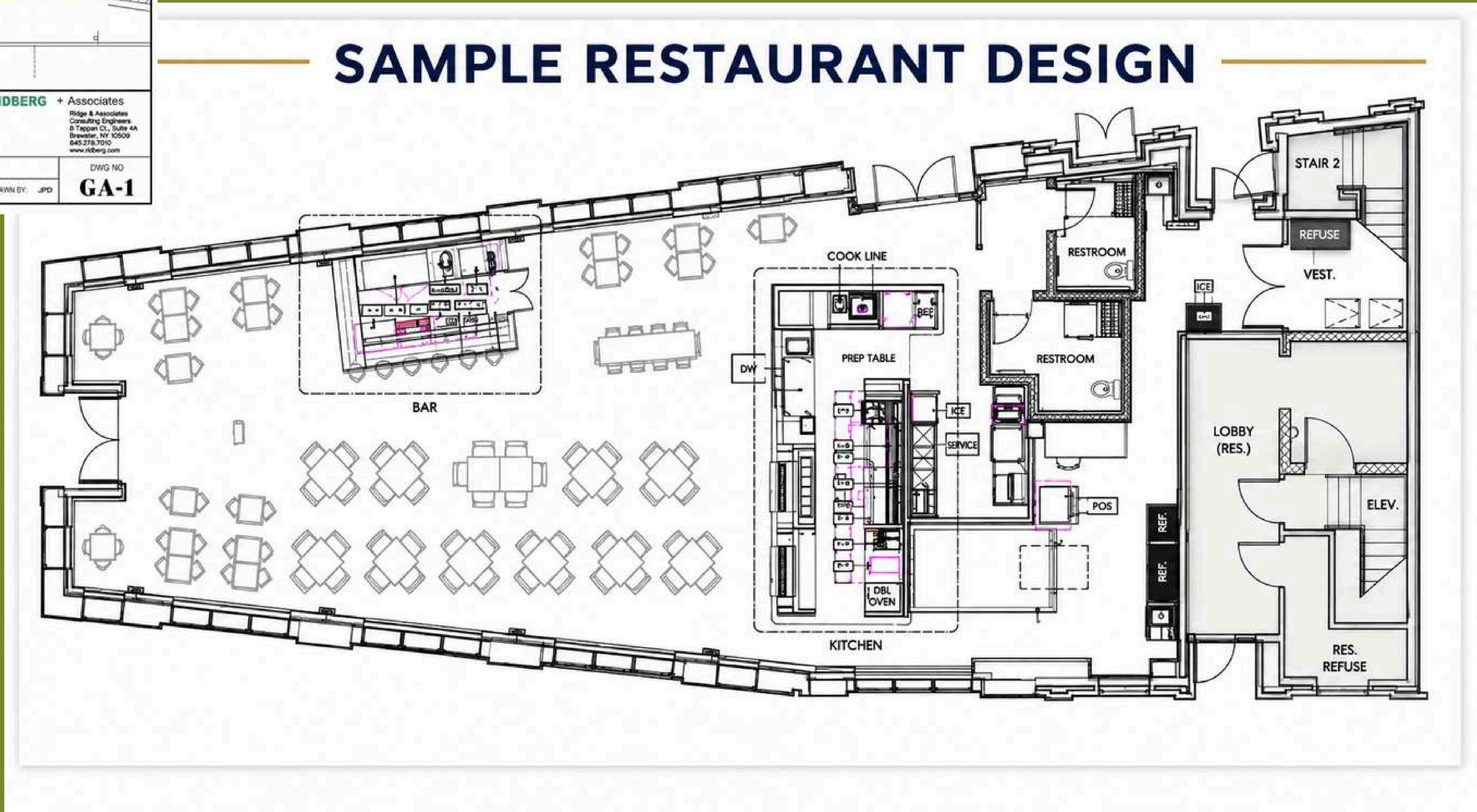
SECTIONS



BUILDING CROSS-SECTION
MUTUAL TRUST BUILDING
ROOF
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
BASEMENT
APARTMENTS
ATTIC (MECHANICALS)
POTENTIAL TO CONVERT TO BALCONY LEVEL INTO THE RESTAURRANT
WINDOW
STAIRWELL ELEVATOR
RESTAURANT/RETAIL
RESTAURANT
LOBBY
RESTAURANT / RETAIL
Levels 1–3
APARTMENTS
Levels 2–5
POTENTIAL BALCONY CONVERSION
Level 2
STAIRWELL / ELEVATOR
Access to All Levels
MUTUAL TRUST BUILDING | PORT CHESTER, NY

SPACE PLAN





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MULTI-FAMILY APARTMENTS, CAPITAL THEATRE, MTA & WATERFRONT AT PORT CHESTER

SIGNATURE RETAIL-RESTAURANT LOCATION

HIGH-VISIBILITY • HIGH-TRAFFIC • DOWNTOWN ACCESS

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MAJOR MULTIFAMILY APARTMENT COMPLEXES (ON OR NEAR NORTH MAIN STREET)

The Abendroth Downtown- 169 North Main Street
- 195 luxury units
- Opened in 2025
- Studio, 1-bedroom, 2-bedroom, 3-bedroom options
- Easy access to train station, restaurants, retail, and entertainment

Port & Main- 1 North Main Street
- 79 apartment units
- Delivered in 2023
- Studio, 1-bedroom, and 2-bedroom apartments
- Directly across N Main St from subject location

The Magellan- 108 South Main Street
- 95 high-end apartment units
- Delivered in 2025
- Studio, 1-bedroom, and 2-bedroom
- Close proximity to restaurants and retail locations
- Premium amenities

The Modern- 120 North Pearl Street
- 50 apartments
- Studio, 1-bedroom, and 2-bedroom apartments
- Commuter focused boutique apartment complex
- Direct access to train station and downtown

The Castle- 201 Willett Avenue
- 120 Class-A units
- Completed and opened in 2025
- Studio, 1-bedroom, and 2-bedroom apartments
- Established luxury rental community
- Accessible to Port Chester's downtown

Mutual Trust Lofts- 16 North Main Street
- 7 units
- Luxury loft style apartments
- Located directly above subject space
- Provides a built-in consumer base
- Convenient access to downtown amenties

Within walking distance of 16 North Main Street, downtown Port Chester has experienced significant residential growth with more than 500 luxury apartment units delivered through multi-family developments. These new communities have created a growing residential customer base within walking distance of the property, increasing demand for nearby restaurants, cafés, and boutique retail offerings while further strengthening Port Chester's downtown district.

MAJOR MULTIFAMILY APARTMENT COMPLEXES *(NEAR NORTH MAIN STREET)*

The Magnolia- 146 Westchester Avenue

- 223 luxury units
- Currently under construction
- Studio, 1-bedroom, 2-bedroom options
- Directly across from the Capitol Theatre with easy access to downtown

The Mariner- 21 Willett Avenue

- 100 high-end apartment units
- Delivered in 2014
- Studio, 1-bedroom, and 2-bedroom options
- Direct access to Long Island Sound with dock space

2SM Development- 2 South Main Street

- 325 units planned
- Project moving towards construction
- Studio, 1-bedroom, and 2-bedroom apartments with retail space on ground level
- Directly across from subject location
- Convenient access to train station

30 Broad Street Development- 30 Broad Street

- 36 market rate apartments
- Currently leasing
- Studio, 1-bedroom
- Will feature a ground floor restaurant/brewery

Hines International- New Broad Street (No exact address yet)

- 180 luxury units
- Currently under construction
- Studio, 1-bedroom, and 2-bedroom apartments
- Will feature premium amenities
- Direct access to train station and downtown

44 Broad Street Development- 44 Broad Street

- 336 approved apartments
- Market rate units over ground floor retail
- Approved in 2025; preparing for construction
- One of the largest approved mixed-use projects in downtown Port Chester

Together, these six multifamily developments represent more than 1,200 residential units that are transforming downtown Port Chester into one of Westchester County's fastest-growing mixed-use, transit-oriented communities. Their collective investment is significantly expanding the area's residential population, strengthening the local consumer base, and driving sustained demand for retail, restaurant, and service-oriented businesses surrounding 16 North Main Street.

CAPITOL THEATRE

FAST FACTS

- First opened on August 18th, 1926
- *Also known as "The Cap"*
- *+/- 1,800-person capacity*
- *Grateful Dead, Bob Dylan, Pink Floyd, Fleetwood Mac, Janis Joplin and other famous bands/artists have all played there*
- *117 shows played there in 2025 (+/- 2-3 shows per week)*
- *Four (4)* minute walk from subject location
- Easily accessible via Metro North train line
- One of the main drivers for the revitalization of Port Chester

The renowned Capitol Theatre draws thousands of visitors to downtown Port Chester on concert nights, creating a vibrant and energetic atmosphere throughout the surrounding district. Located just a short walk from the Port Chester Metro-North Station, the venue attracts a large number of patrons who arrive by train, generating substantial pedestrian traffic before and after each performance. Concertgoers frequently dine, shop, and socialize in the immediate area, making 16 North Main Street an ideal location for a restaurant, café, bar, or boutique retailer. With more than 100 live concerts annually, the property benefits from a consistent flow of visitors who help support Port Chester's thriving downtown dining, retail, and entertainment scene.

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DEMOGRAPHICS

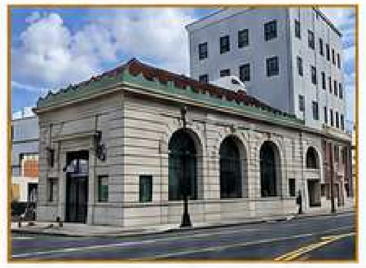
LOCATION

The Mutual Trust Building is in and surrounded by some of the wealthiest cities and towns in the United States. Greenwich, CT, Purchase, NY, Rye, NY, and Rye Brook, NY create a strong demographic of individuals that frequent this area for the shopping, restaurants, and entertainment.

DEMOGRAPHIC SUMMARY REPORT

16 N MAIN ST, PORT CHESTER, NY 10573

Building Type:	General Retail	Total Available:	3,350 SF
Secondary:	Restaurant	% Leased:	71.49%
GLA:	11,750 SF	Rent/SF/Yr:	$35.00
Year Renovated:	2024		



RADIUS	3 MILE		5 MILE		10 MILE	
Population						
2030 Projection	74,700		139,434		680,527	
2025 Estimate	74,750		138,493		670,930	
2020 Census	78,168		139,976		655,644	
Growth 2025 - 2030	-0.07%		0.68%		1.43%	
Growth 2020 - 2025	-4.37%		-1.06%		2.33%	
2025 Population by Hispanic Origin	**25,908**		**34,221**		**166,539**	
2025 Population by Race						
White	41,356	55.33%	87,816	63.41%	371,028	55.30%
Black	2,972	3.98%	4,950	3.57%	72,750	10.84%
Am. Indian & Alaskan	891	1.19%	1,094	0.79%	5,374	0.80%
Asian	3,770	5.04%	9,257	6.68%	53,334	7.95%
Hawaiian & Pacific Island	39	0.05%	88	0.06%	360	0.05%
Other	25,722	34.41%	35,288	25.48%	168,084	25.05%
U.S. Armed Forces	17		24		169	

HOUSEHOLDS	3 MILE		5 MILE		10 MILE	
2030 Projection	26,800		48,546		251,367	
2025 Estimate	26,781		48,198		247,452	
2020 Census	27,973		48,896		241,047	
Growth 2025 - 2030	0.07%		0.72%		1.58%	
Growth 2020 - 2025	-4.26%		-1.43%		2.66%	
Owner Occupied	14,665	54.76%	30,393	63.06%	147,680	59.68%
Renter Occupied	12,115	45.24%	17,805	36.94%	99,772	40.32%

2025 HOUSEHOLDS BY HH INCOME	3 MILE		5 MILE		10 MILE	
Income: <$25,000	2,917	10.89%	4,496	9.33%	26,915	10.88%
Income: $25,000 - $50,000	2,583	9.64%	4,232	8.78%	24,641	9.96%
Income: $50,000 - $75,000	2,255	8.42%	3,856	8.00%	24,483	9.89%
Income: $75,000 - $100,000	2,353	8.79%	3,775	7.83%	22,518	9.10%
Income: $100,000 - $125,000	2,756	10.29%	4,270	8.86%	22,340	9.03%
Income: $125,000 - $150,000	1,908	7.12%	3,318	6.88%	17,037	6.88%
Income: $150,000 - $200,000	2,432	9.08%	4,811	9.98%	26,247	10.61%
Income: $200,000+	9,577	35.76%	19,441	40.33%	83,273	33.65%
2025 Avg Household Income	**$165,958**		**$178,254**		**$161,744**	
2025 Med Household Income	**$131,898**		**$151,585**		**$129,153**	

Source: Sites USA | Data as of May 2025

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