



HOULIHAN LAWRENCE
COMMERCIAL

The Magnolia | Mixed-Use

PRIME RETAIL/RESTAURANT SPACES AVAILABLE IN NEW DEVELOPMENT

Exclusively Represented By:

Garry Klein

Associate Broker

914 588 1585

gklein@houlihanlawrence.com

Kenneth Lefkowitz

RE Salesperson

914 420 5550

klefkowitz@houlihanlawrence.com

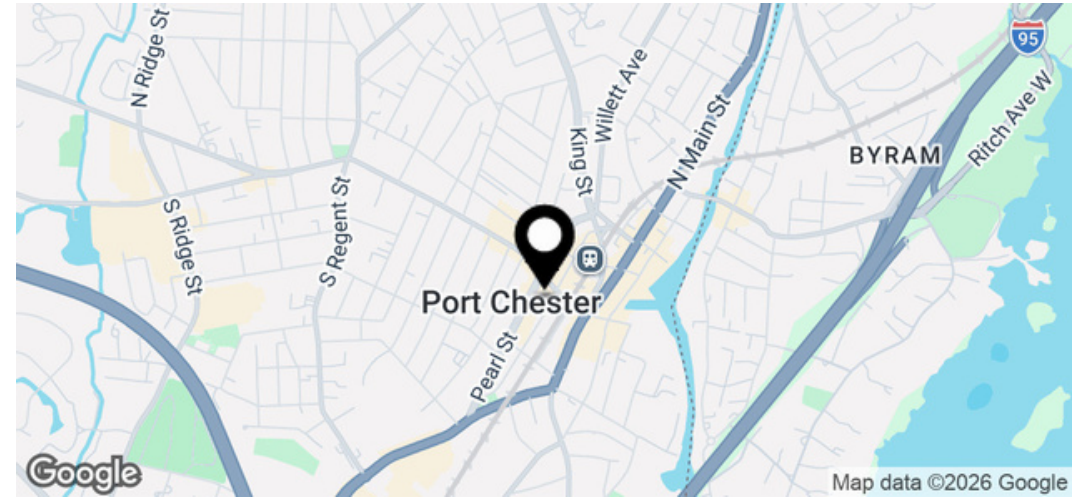
OFFERING MEMORANDUM



COMMERCIAL TEAM AT HOULIHAN LAWRENCE

Executive Summary

FOR LEASE



Offering Summary

Lease Rate	\$50 SF/yr
Lease Type	NNN
SF Available	897 - 3,112 SF

Property Overview

Prime restaurant/retail space. Unbeatable location. Unmatched opportunity.

Ground floor retail opportunity at the base of a 223-unit Class A rental apartment building

LANDLORD WILL PAY UP TO \$40 PSF FOR TENANT IMPROVEMENTS (TI), BASED ON USE AND FINANCIAL STRENGTH OF TENANT



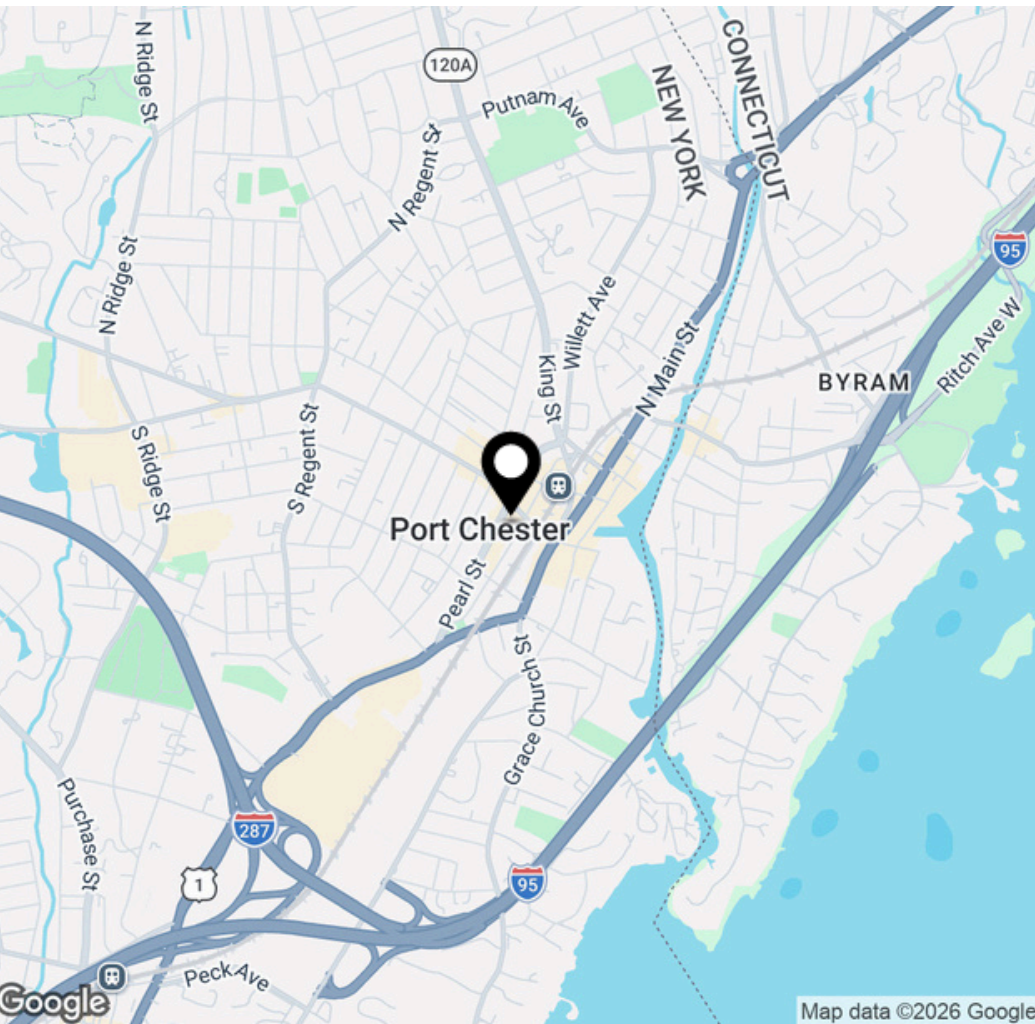
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Location Overview

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Description

146 Westchester Avenue offers unparalleled accessibility and visibility. Situated adjacent to the train station and the historic Capitol Theater, it's at the heart of Port Chester's thriving waterfront district. This affluent community, bordered by Greenwich, CT and Rye, NY, provides a wealth of dining, entertainment, and recreational options. With direct Metro-North access to Manhattan and Stamford, the location is ideal for any restaurateur or retailer. The village's strategic location, coupled with the upcoming development of thousands of new apartments, creates a compelling opportunity for any business.

Highlights

- Directly across from The Capitol Theatre
 - 1,800-person capacity, concert venue
 - Average of 4-5 shows a week
- Total of 110,000 daily commuters on the Metro-North Railroad New Haven Line
- Walkscore: 95
- Population: 30,584 2023
- **Rye, NY** is 1.8 miles away.
- Population: 16,202 2023
- **Greenwich, CT** is 3 miles away.
- Population: 63,574 2023
- Multifamily Developments
 - The Modern Apartments: 50 units
 - The Magellen: 115 Units
 - Port & Main: 79 Units
 - The Mariner: 100 units
 - The Castle: 120 units



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Aerial

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RETAIL SPACE A&B

RETAIL SPACE C



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Aerial

FOR LEASE



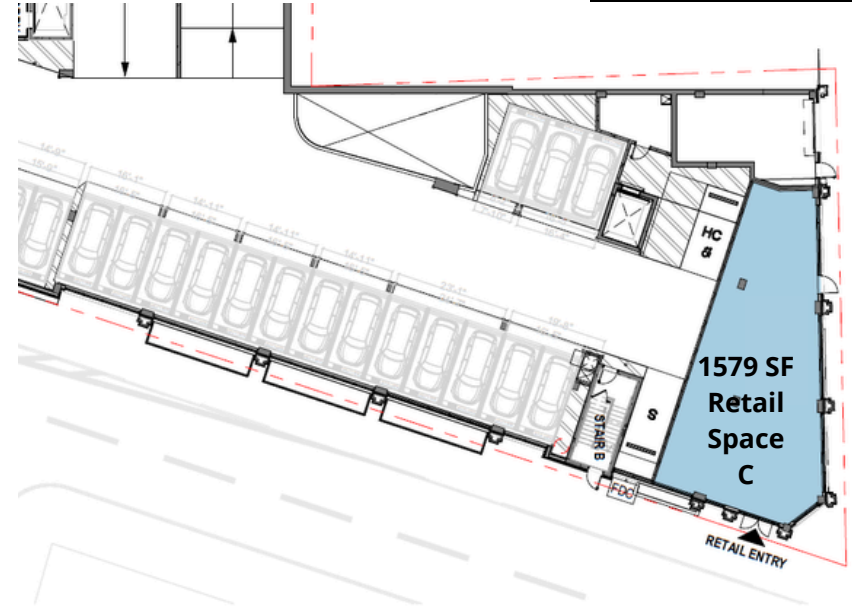
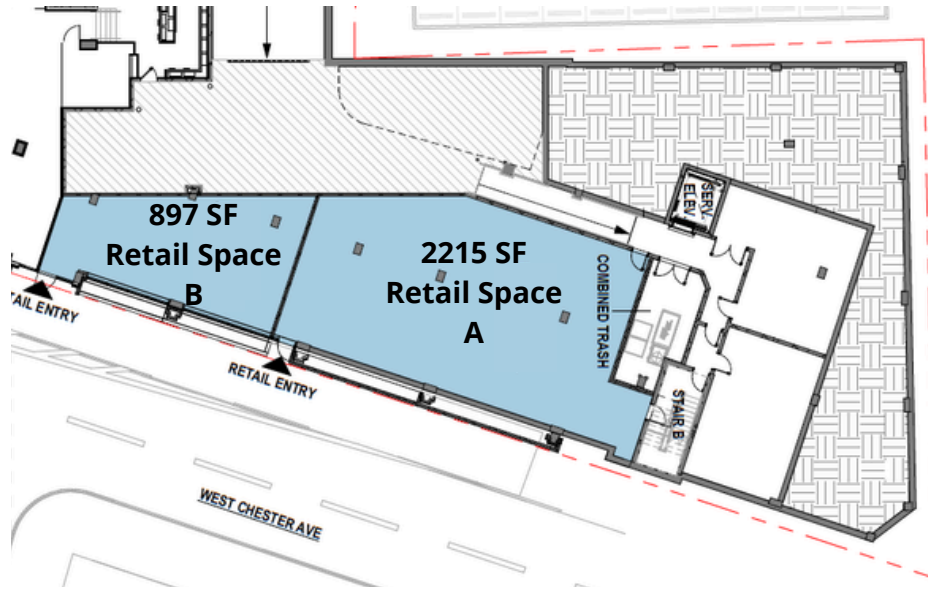
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Lease Spaces

FOR LEASE



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	897 - 2,215 SF	Lease Rate:	\$50 SF/yr

Available Spaces

Suite	Tenant	Size SF	Lease Type	Lease Rate	
A	Available	2,215 SF	NNN	\$50.00 SF/yr	➔ 3,112 SF Combined Space
B	Available	897 SF	NNN	\$50.00 SF/yr	
C	Available	1,579 SF	NNN	\$50.00 SF/yr	

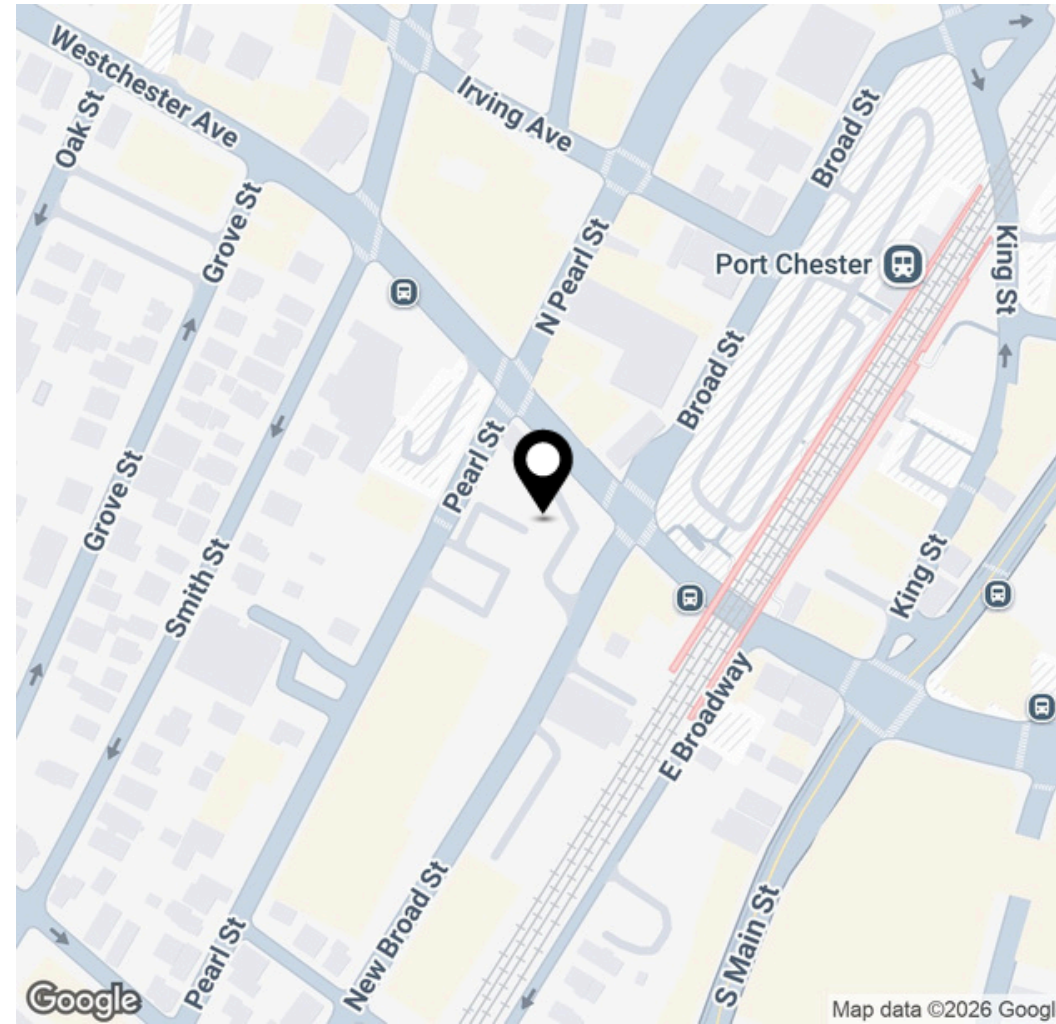
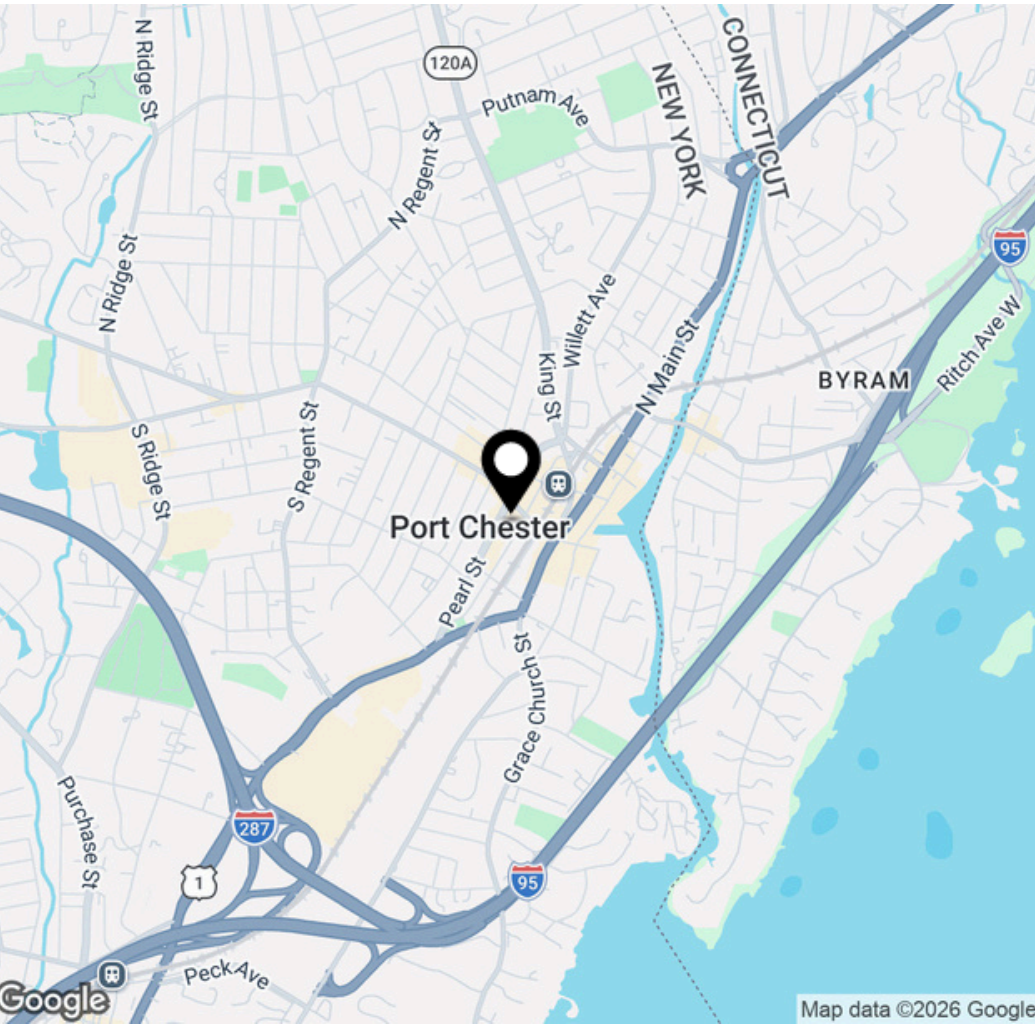


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Maps

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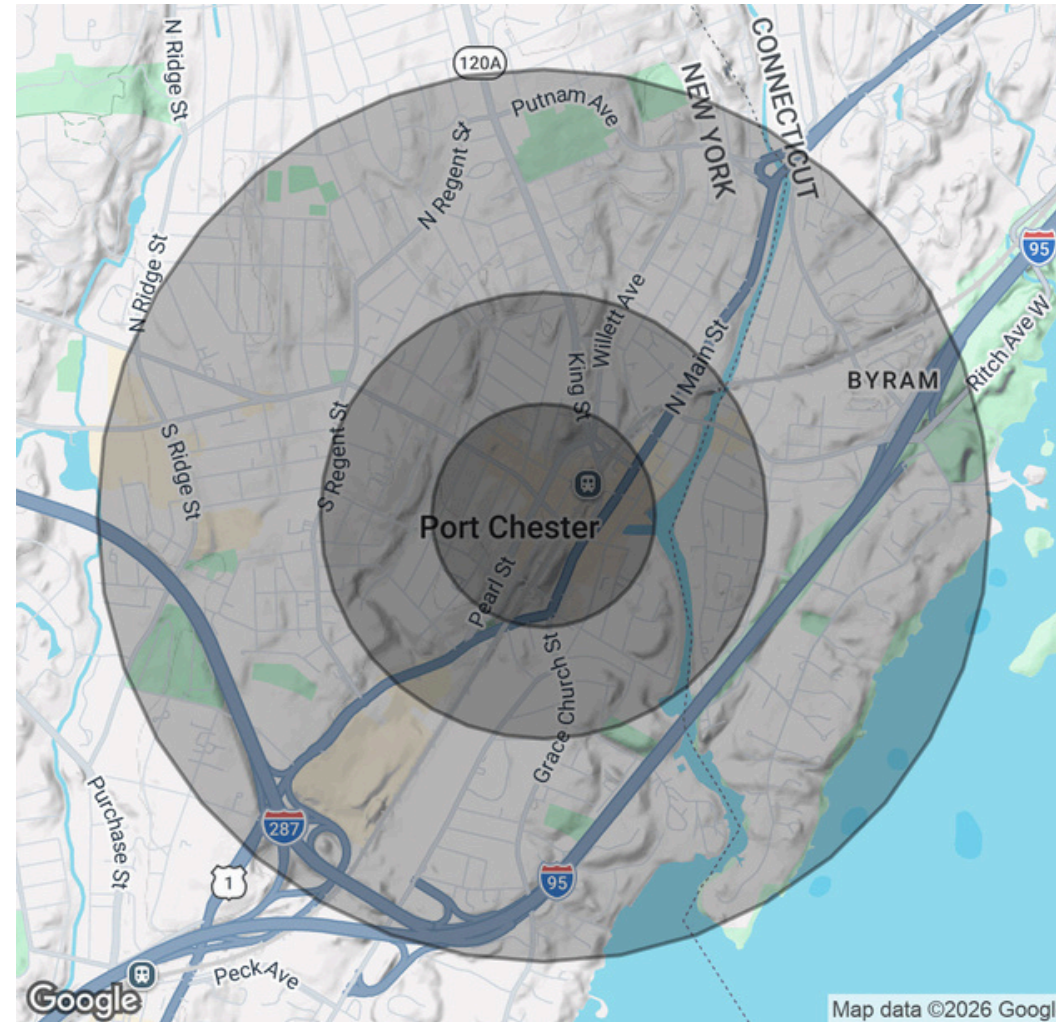
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Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,820	13,299	31,984
Average Age	36.3	39.3	39.9
Average Age (Male)	37.6	39.1	37.8
Average Age (Female)	37.8	41.4	41.9
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,121	4,589	11,003
# of Persons per HH	3.4	2.9	2.9
Average HH Income	\$122,558	\$115,143	\$135,396
Average House Value	\$458,128	\$447,038	\$539,629

2023 American Community Survey ACS



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