



HOULIHAN LAWRENCE
COMMERCIAL

The Magnolia

NEW RETAIL/RESTAURANT SPACES AVAILABLE IN PORT CHESTER, NY

Exclusively Represented By:

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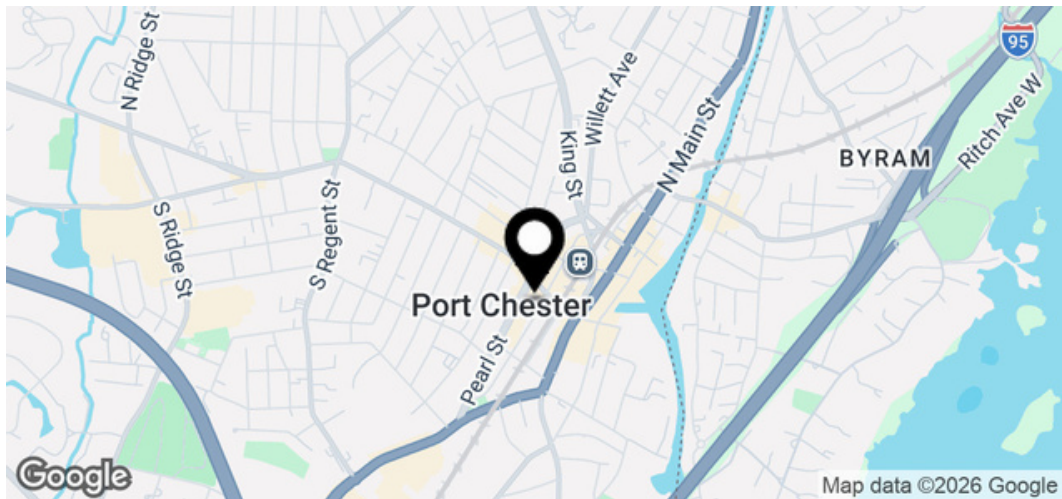
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FOR LEASE

**KLEIN
LEFKOWITZ**
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

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

Property Overview

- Prime restaurant/retail space. Unbeatable location. Unmatched opportunity.
- Located directly across from the Capitol Theatre and Metro North Train Station.
- Ground floor retail opportunity at the base of a 223-unit Class A rental apartment building

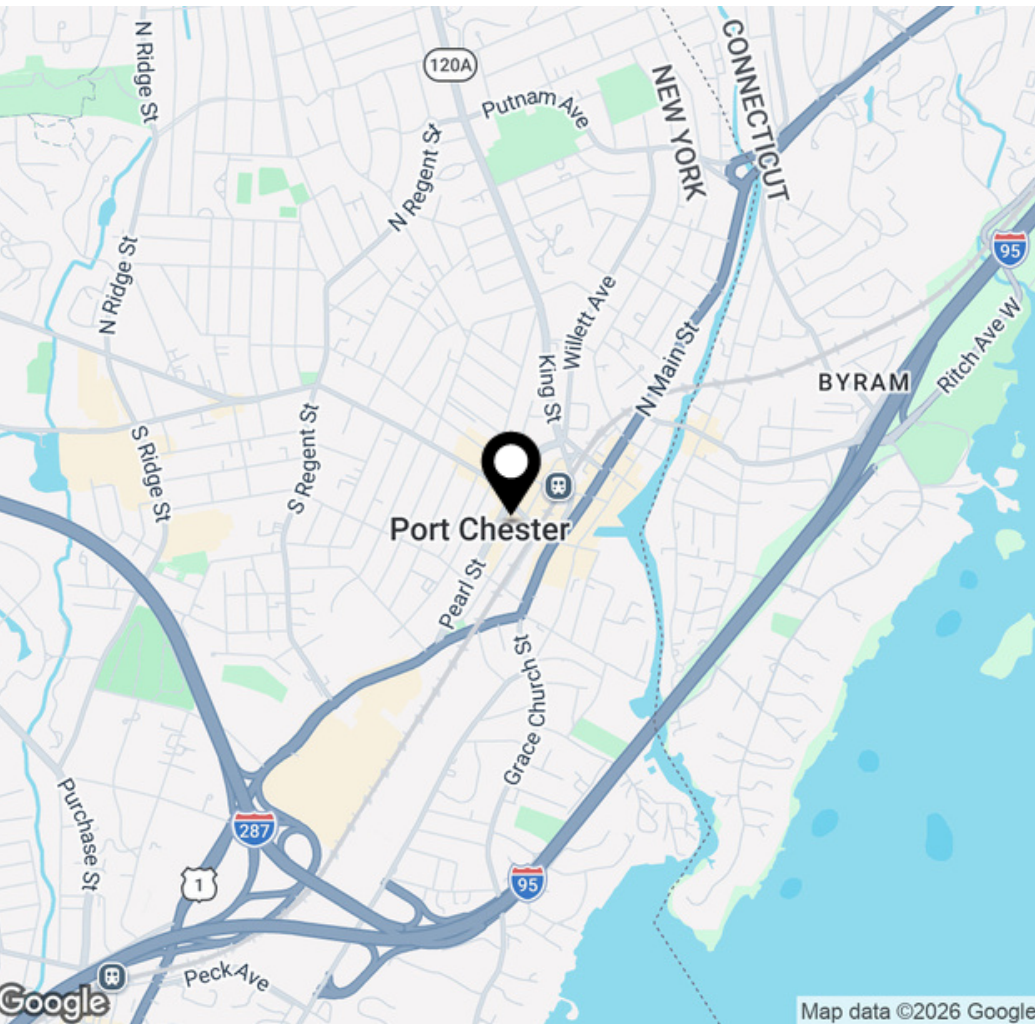


Houlihan Lawrence Commercial
800 Westchester Ave. Ste. N517
Rye Brook, NY 10573
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Location Overview

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Description

Located at 146 Westchester Avenue, The Magnolia offers unparalleled accessibility and visibility in the heart of Port Chester's thriving waterfront district, a short walk from the Metro-North train station and across the street from the historic Capitol Theatre. 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
- 100,000+ population in the surrounding 3-mile radius, including Rye, NY, and Greenwich, CT
- Recent and Upcoming Developments:
 - Port & Main: 79 units
 - The Magellan: 95 units
 - Abendroth Green: 203 units
 - Abendroth Downtown: 209 units
 - Westchester Crossing: 1,000 Units



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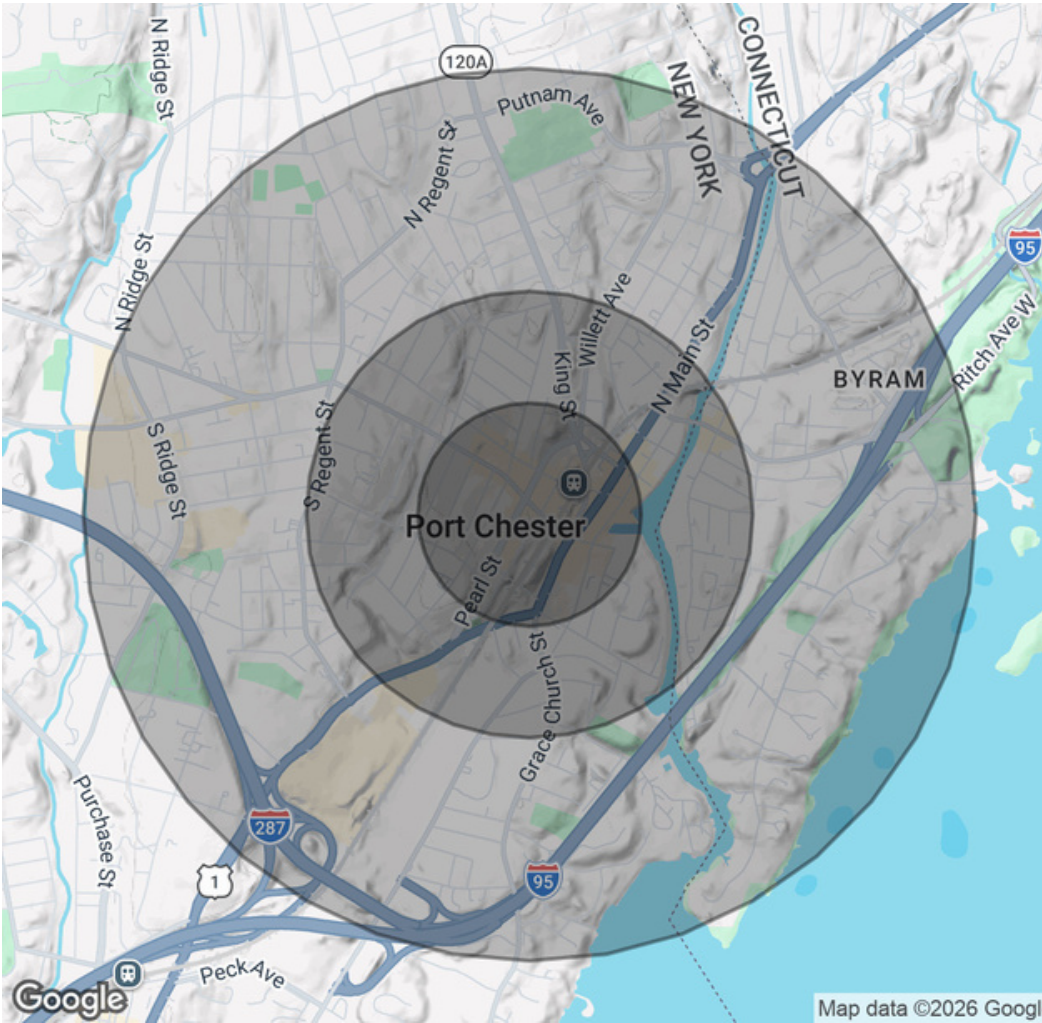
Demographics Map & Report

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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

2023AmericanCommunity Survey ACS

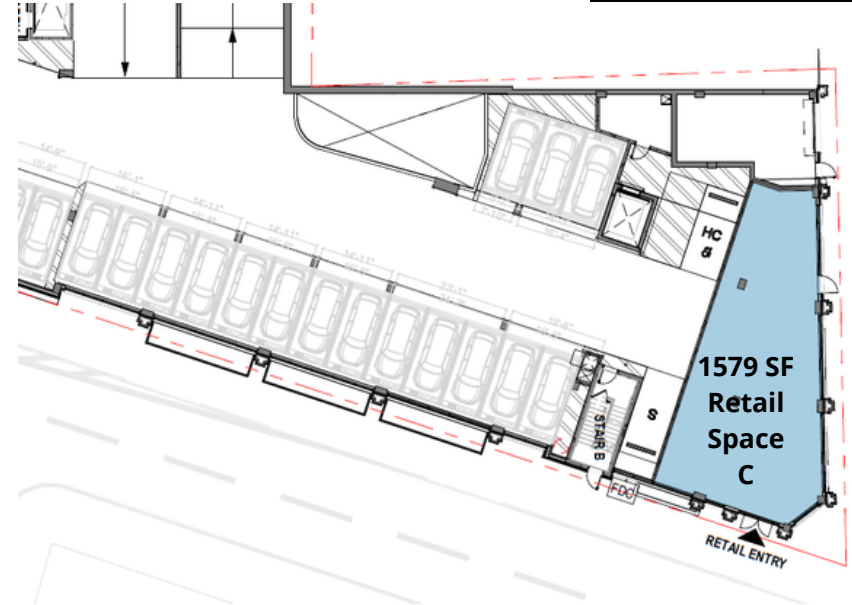
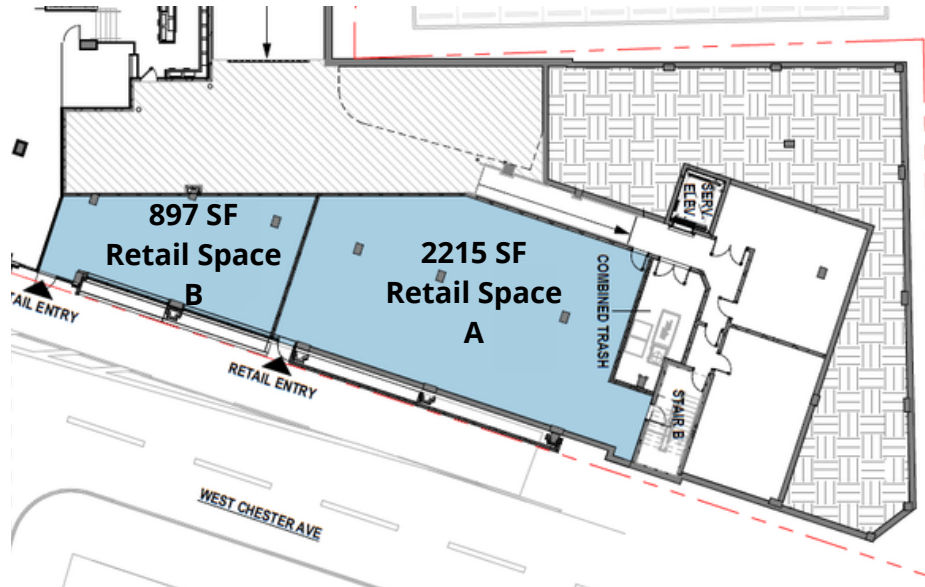


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Lease Spaces

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Lease Information

Lease Type:	NNN
Total Space:	897 - 2,215 SF

Lease Term:	Negotiable
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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Aerial

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RETAIL SPACE A&B

RETAIL SPACE C



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Aerial

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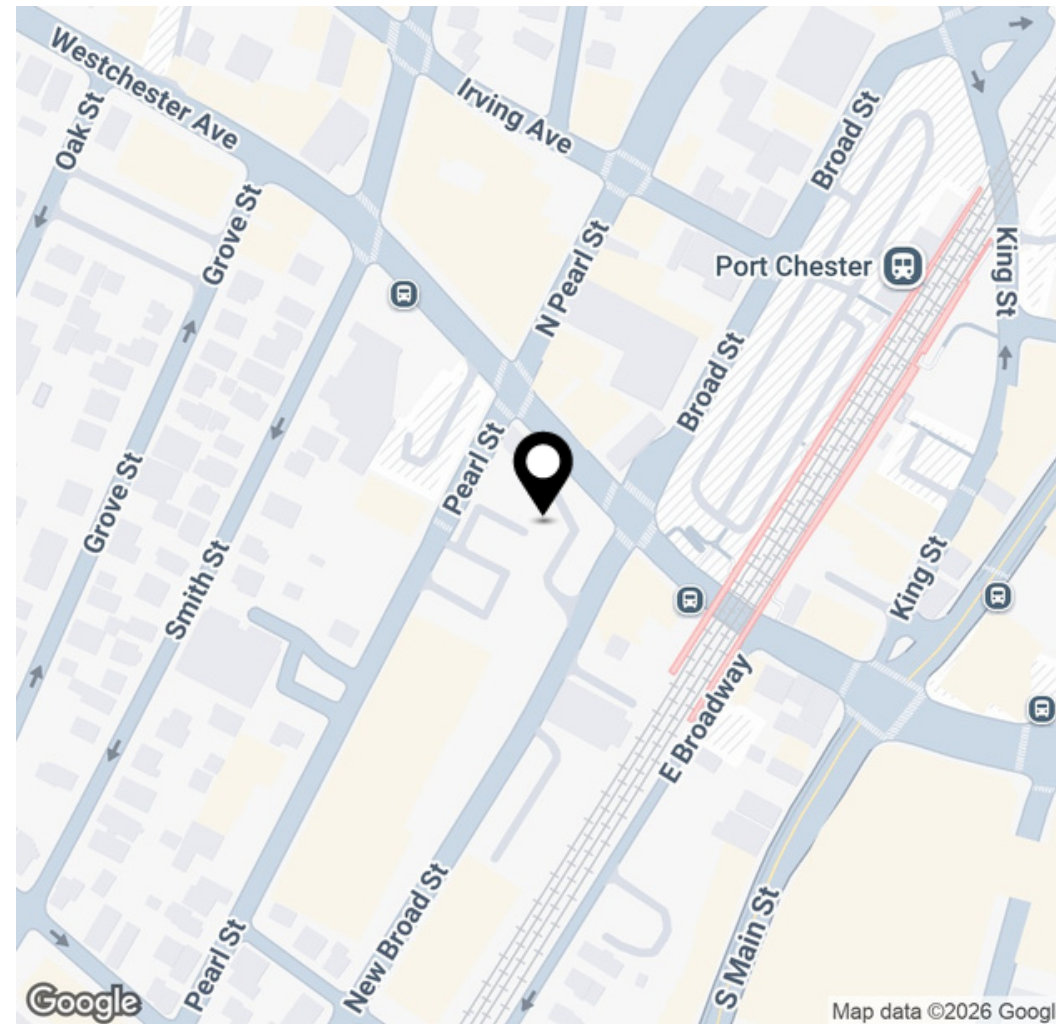
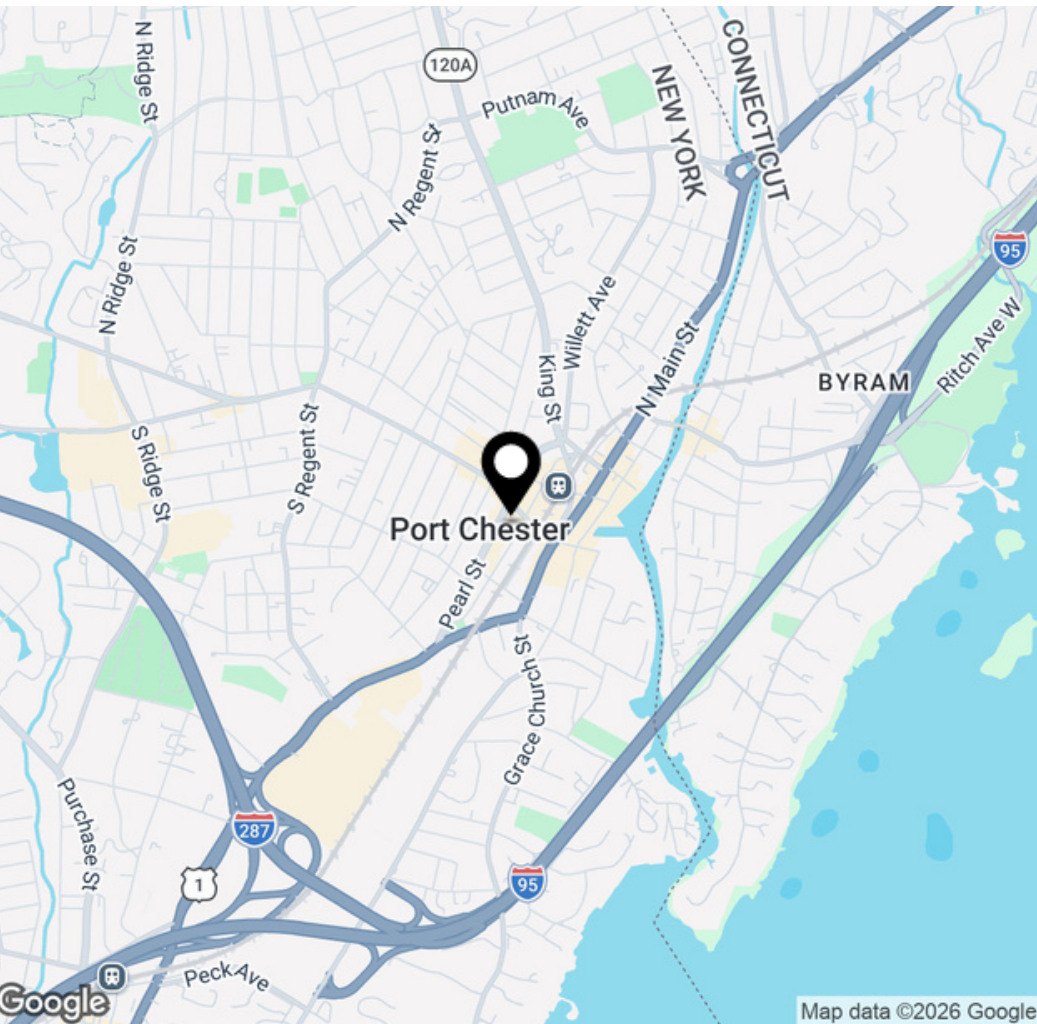


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Maps

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