



**11,846 SF**  
Drive-thru

**RETAIL SPACE**

# 133 N MAIN STREET

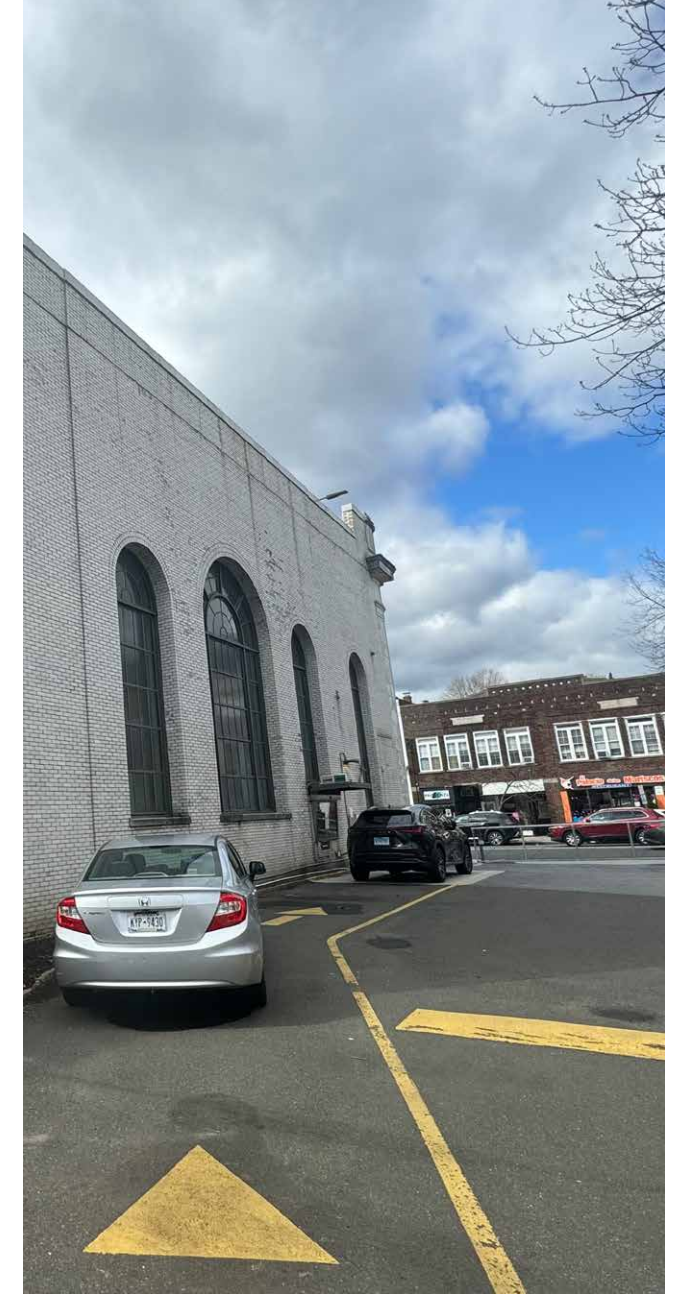
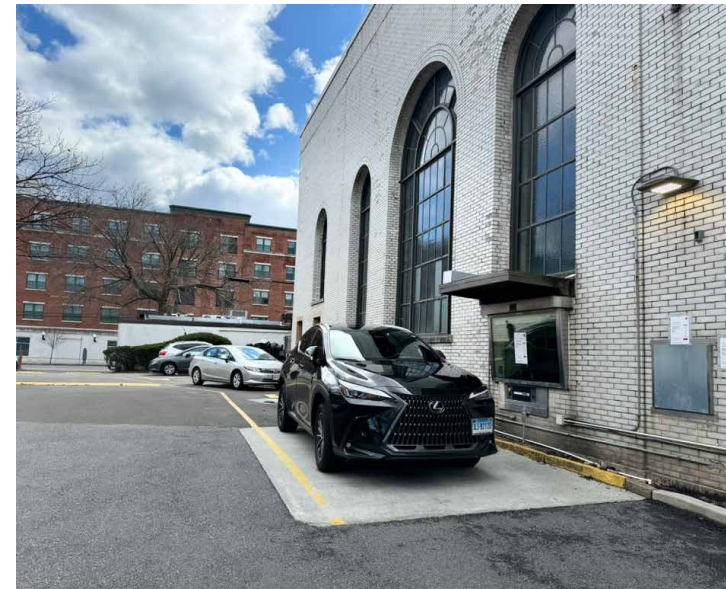
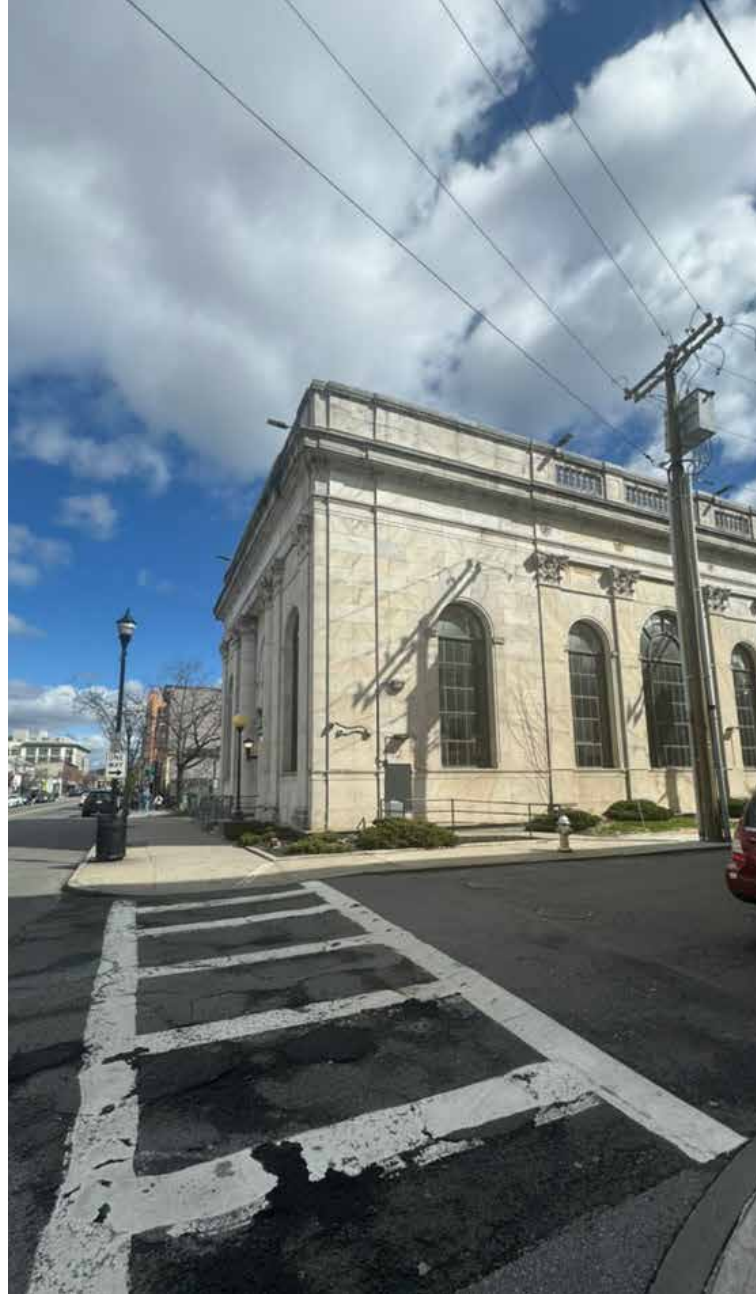
Former Wells Fargo

PORT CHESTER | NY

**RIPCO**  
REAL ESTATE



## SPACE DETAILS



### SIZE

Ground Floor	4,910 SF
Mezzanine	1,310 SF
Basement	5,626 SF
<b>Total</b>	<b>11,846 SF</b>

### FRONTAGE

N Main Street 97 FT

### RENT

Upon Request

### CEILING HEIGHTS

Ground Floor 27 FT

### NEIGHBORS

Bar Taco, Chase Bank, Rye House Bar & Grill, Haven, Colony Pizza, Costco, The Kneaded Bread, Papa John's, Saltaire Oyster House

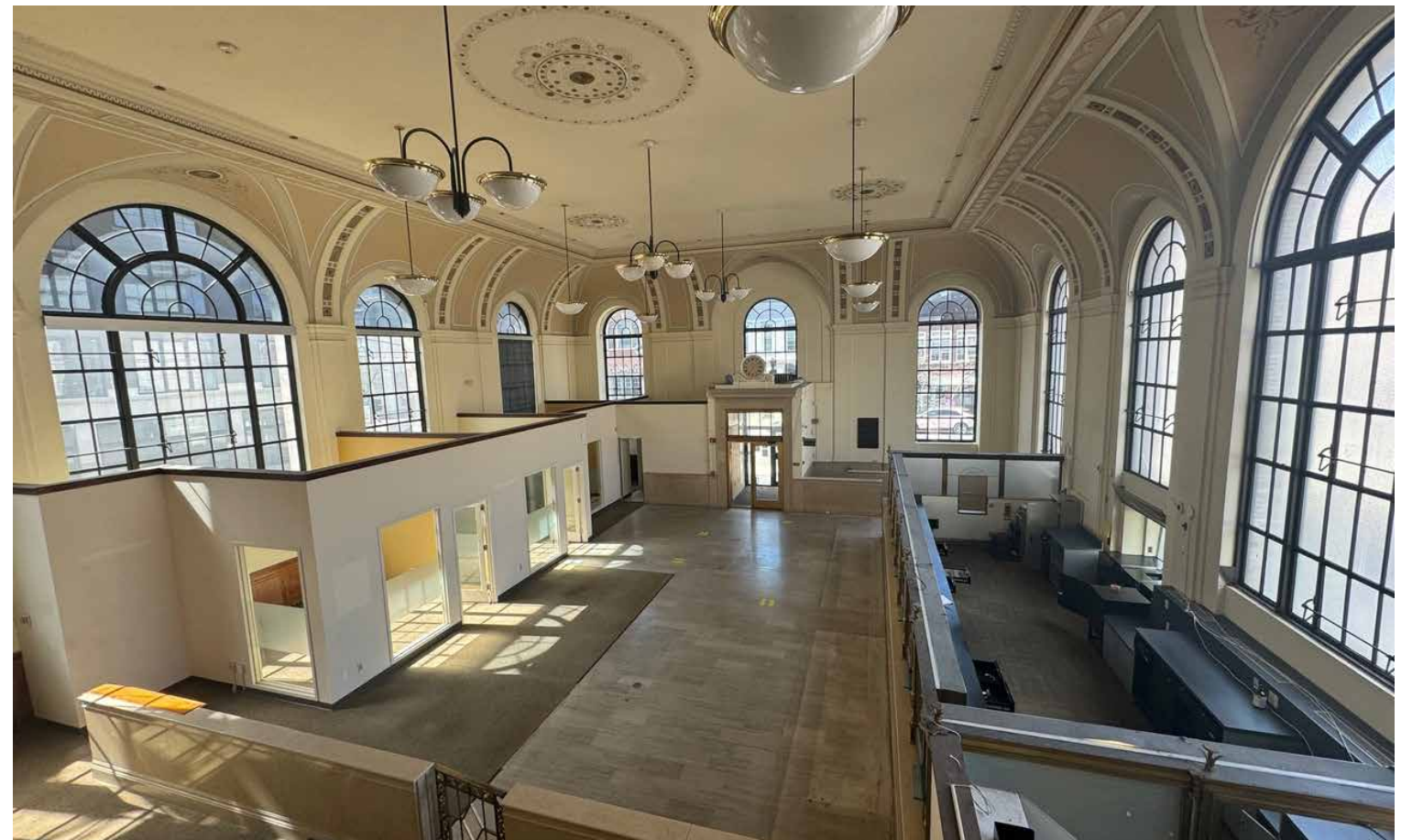
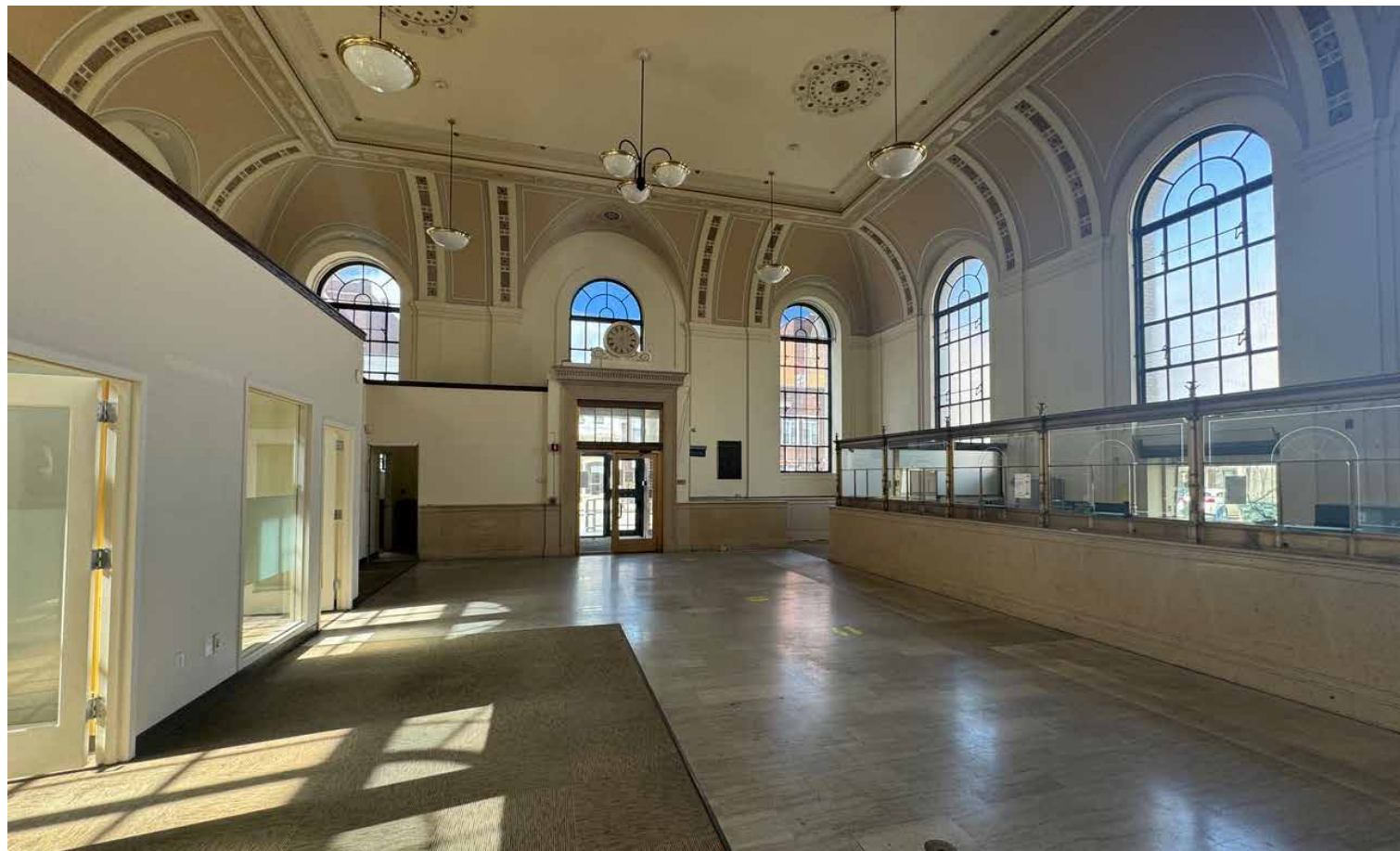
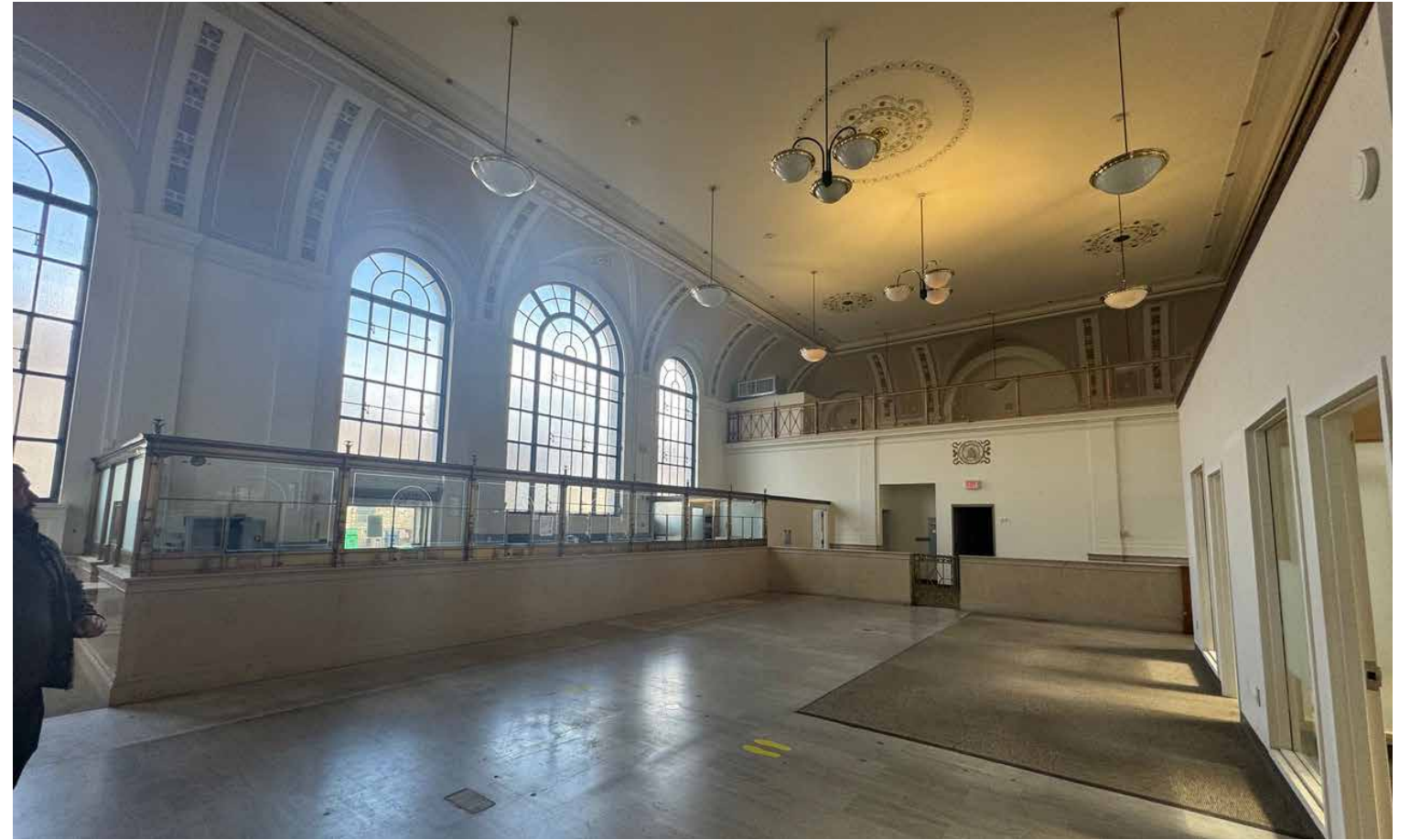
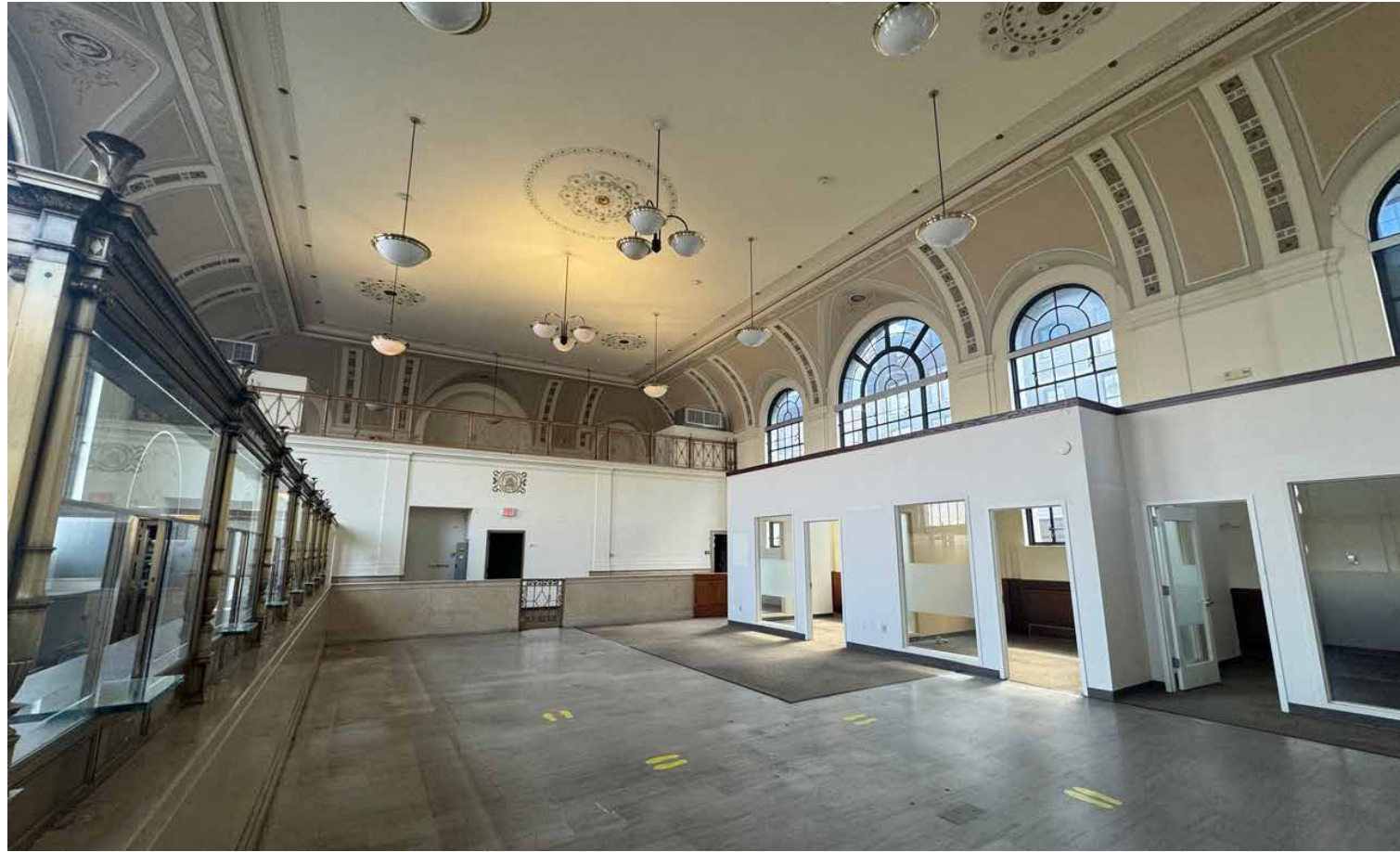
### COMMENTS

- QSR and Bank Allowed
- Drive-thru available with two curb cuts
- 17 Parking Spaces in the buildings lot
- 11,800 vehicles per day on Main Street
- 0.2 Miles to Metro North Train Station

- In the heart of Port Chester's retail corridor
- 27 FT high ceiling interior
- Brand New 20 Ton HVAC Unit
- Almost 3,000 Planned and Brand New Residential Units Surrounding the Building



**INTERIOR PHOTOS**

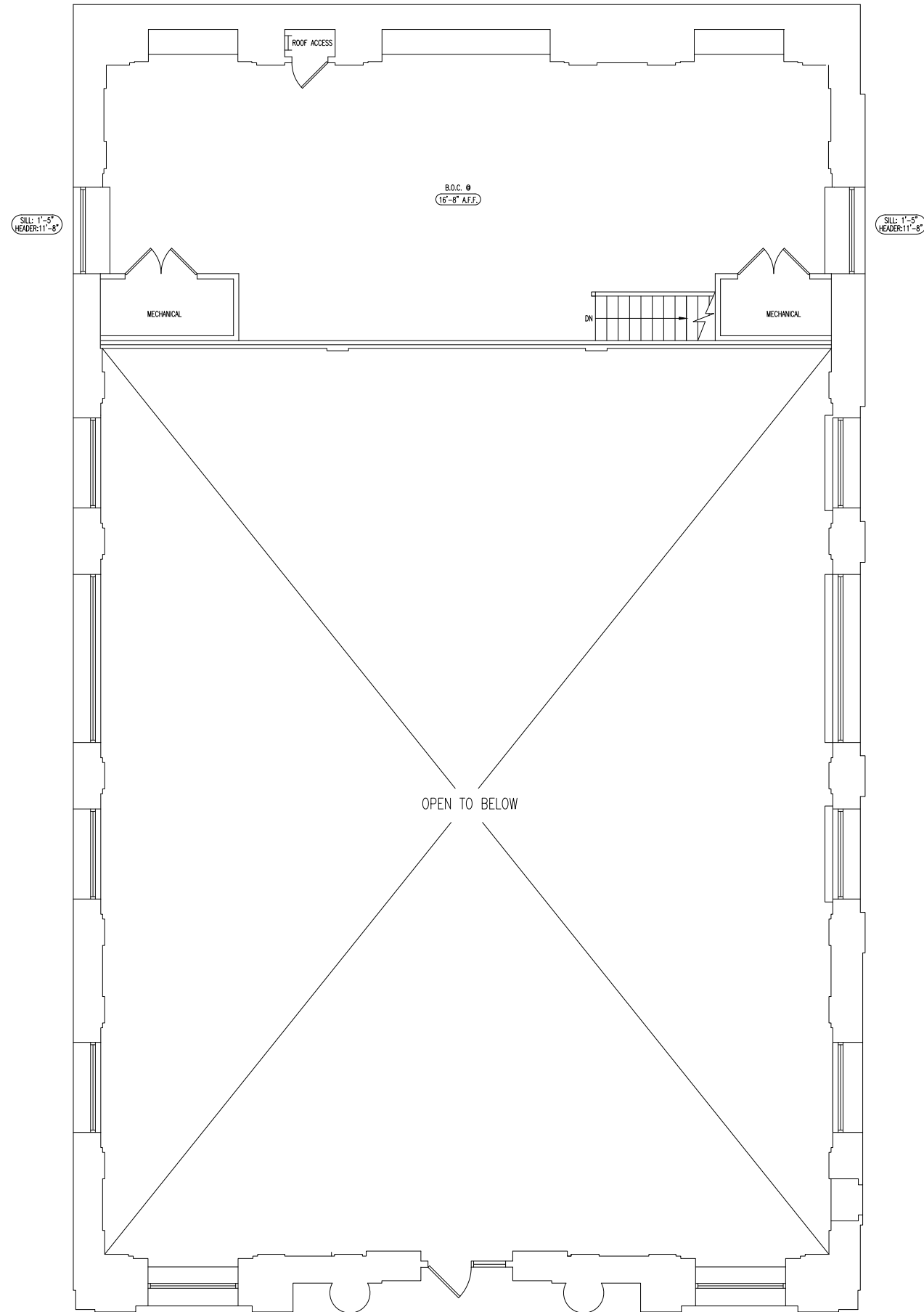






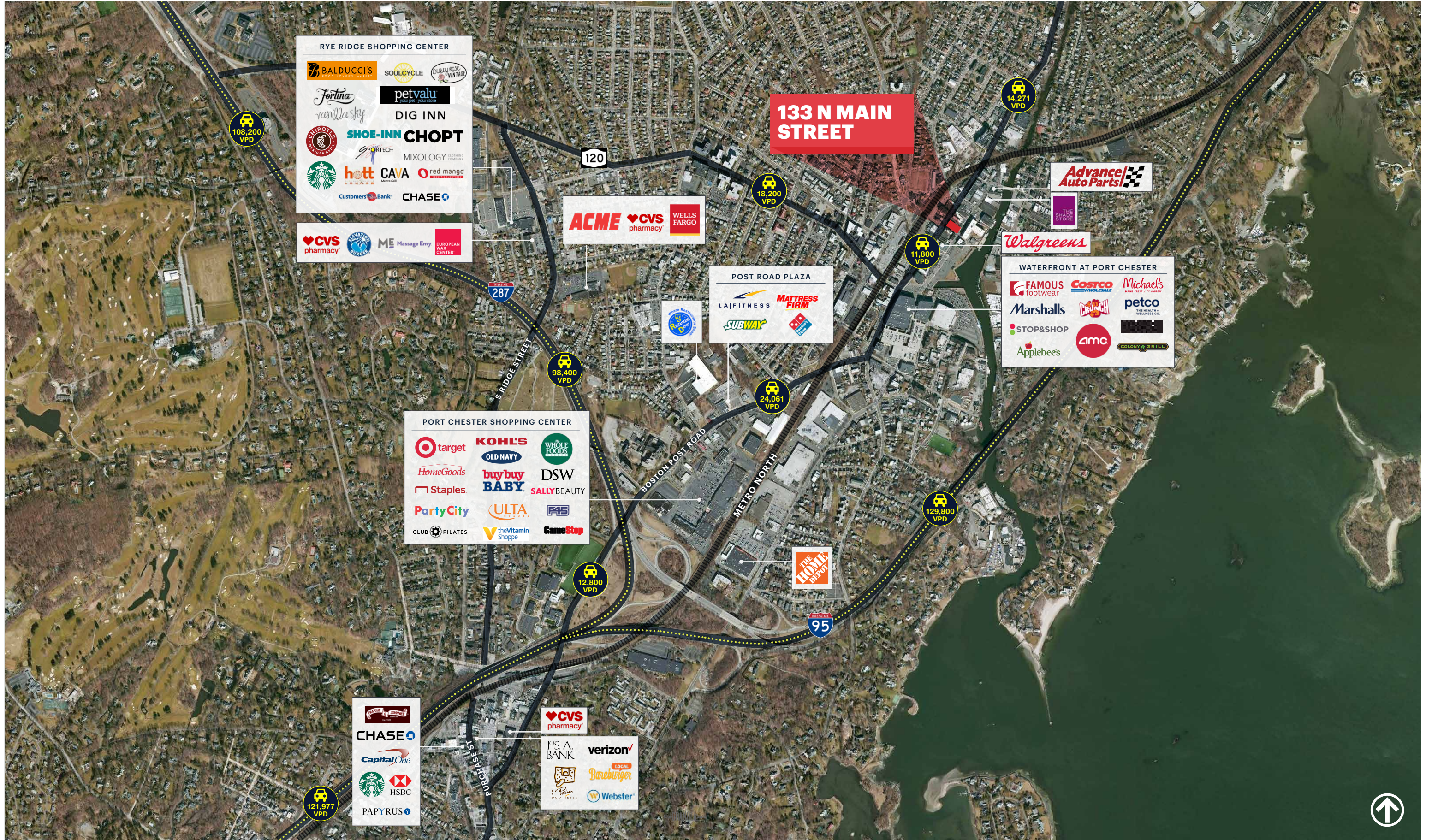
# MEZZANINE FLOOR PLANS

## MEZZANINE





# MARKET AERIAL





# NEW RESIDENTIAL DEVELOPMENTS



**THE CASTLE**  
120 Residential Units

**TARRY LIGHTHOUSE**  
209 Residential Units

**THE MODERN**  
50 Residential Units

**44 BROAD ST**  
280 Residential Units

**67 NEW BROAD ST**  
180 Residential Units

**THE EMBASSY**  
250 Residential Units

**30 BROAD ST**  
36 Residential Units

**THE MARINER**  
100 Residential Units

**150 WESTCHESTER**  
223 Residential Units

**ABENDROTH GREEN**  
203 Residential Units

**2SM**  
325 Residential Units

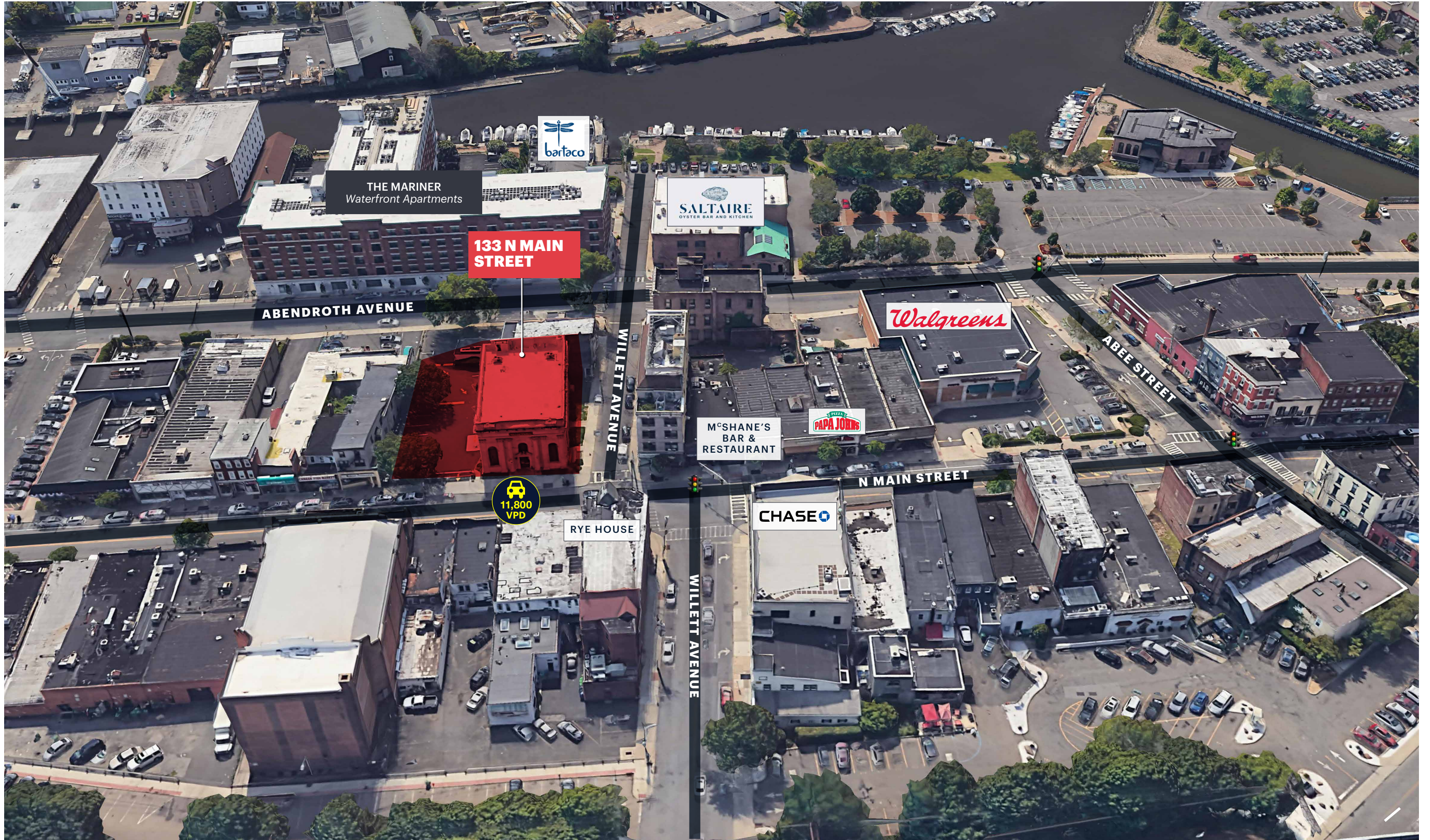
**THE MAGELLAN**  
95 Residential Units

**PORT & MAIN**  
79 Residential Units

**133 N MAIN STREET**

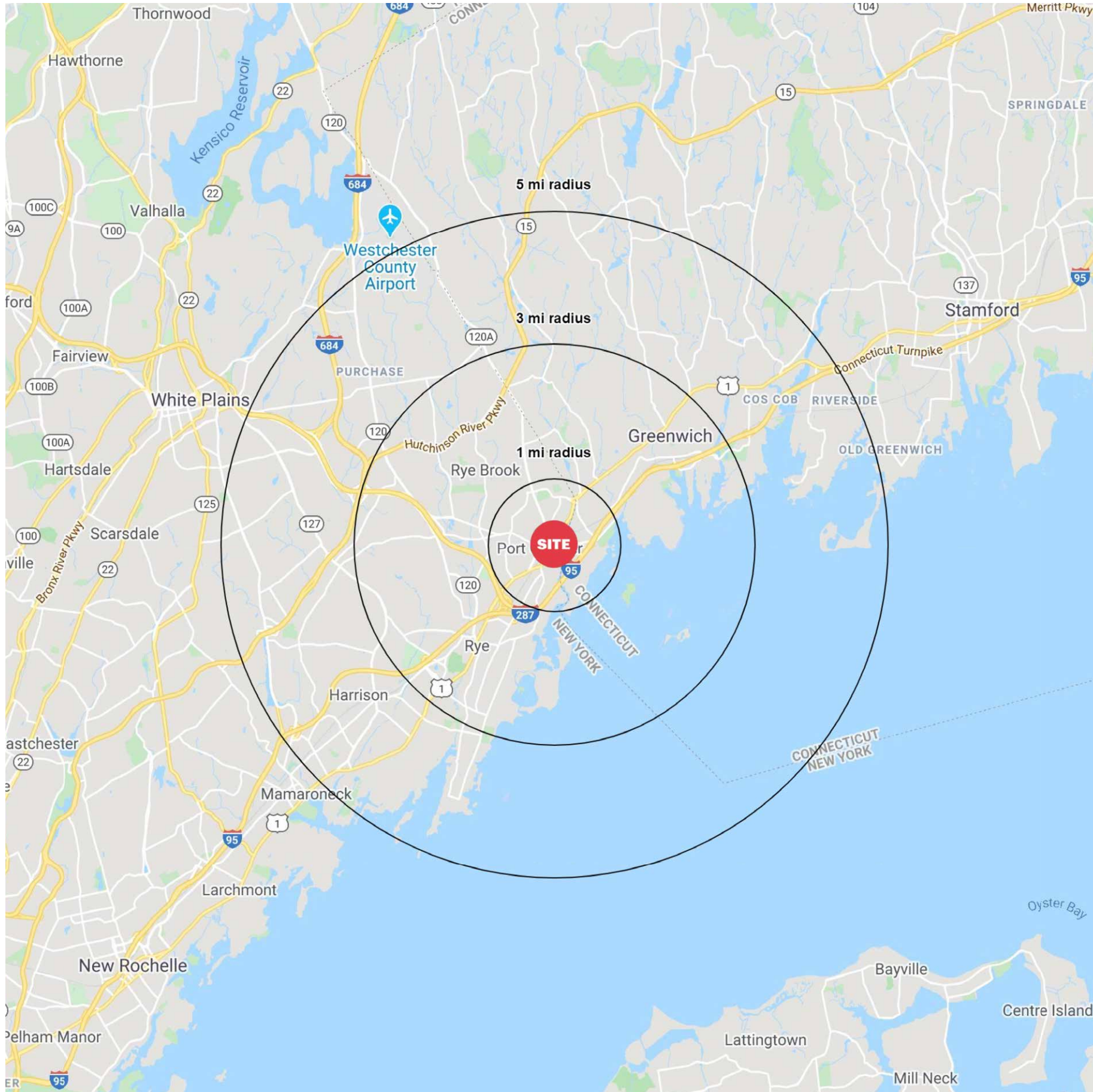


**AERIAL**





# AREA DEMOGRAPHICS



125 N MAIN STREET PORT CHESTER, NEW YORK

## 1 MILE RADIUS

**POPULATION**  
34,568  
**HOUSEHOLDS**  
12,038  
**AVERAGE HOUSEHOLD INCOME**  
\$122,796  
**MEDIAN HOUSEHOLD INCOME**  
\$86,971

**COLLEGE GRADUATES (BACHELOR'S +)**  
8,377 - 35%  
**TOTAL BUSINESSES**  
1,541  
**TOTAL EMPLOYEES**  
12,414  
**DAYTIME POPULATION (W/ 16 YR +)**  
29,415

## 3 MILE RADIUS

**POPULATION**  
77,921  
**HOUSEHOLDS**  
28,300  
**AVERAGE HOUSEHOLD INCOME**  
\$189,884  
**MEDIAN HOUSEHOLD INCOME**  
\$68,998

**COLLEGE GRADUATES (BACHELOR'S +)**  
29,326 - 54%  
**TOTAL BUSINESSES**  
5,702  
**TOTAL EMPLOYEES**  
54,392  
**DAYTIME POPULATION (W/ 16 YR +)**  
93,132

## 5 MILE RADIUS

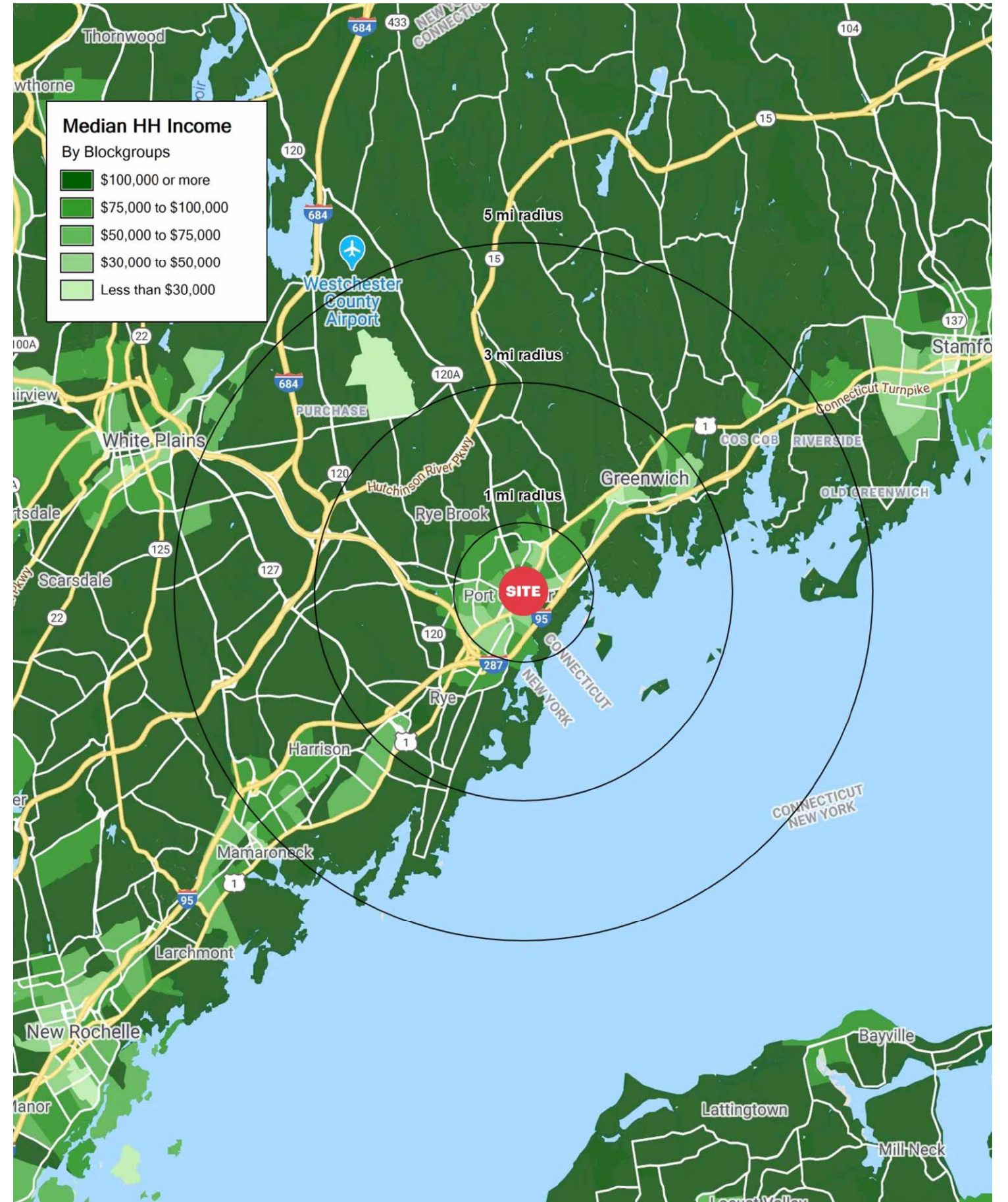
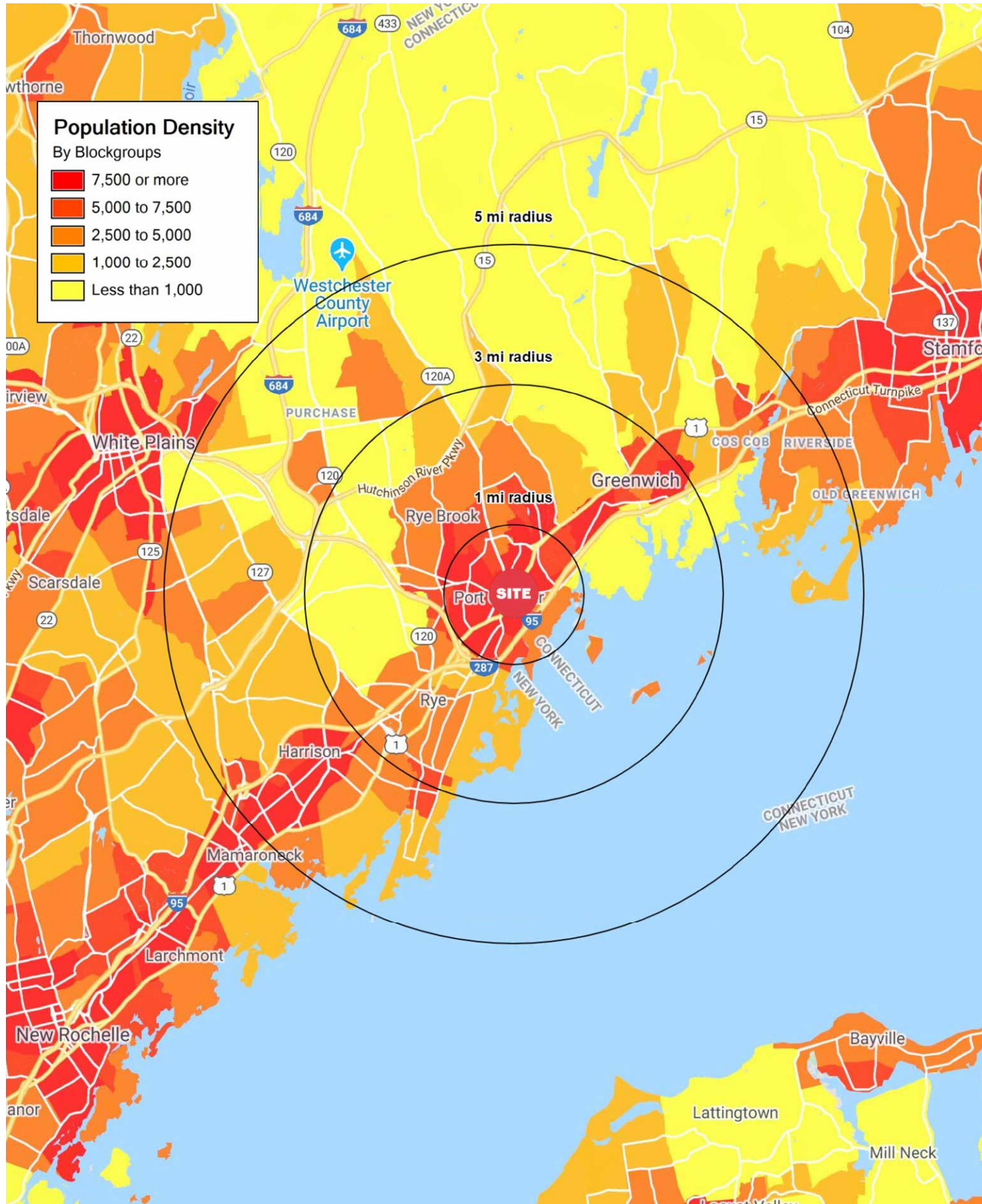
**POPULATION**  
139,800  
**HOUSEHOLDS**  
49,229  
**AVERAGE HOUSEHOLD INCOME**  
\$217,235  
**MEDIAN HOUSEHOLD INCOME**  
\$139,304

**COLLEGE GRADUATES (BACHELOR'S +)**  
58,816 - 54%  
**TOTAL BUSINESSES**  
8,718  
**TOTAL EMPLOYEES**  
102,028  
**DAYTIME POPULATION (W/ 16 YR +)**  
173,966

\*2024 estimates



# AREA DEMOGRAPHICS





## **CONTACT EXCLUSIVE AGENT**

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**RIPCO**  
REAL ESTATE

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**Please visit us at [ripcony.com](https://www.ripcony.com) for more information**

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