



HOULIHAN LAWRENCE
COMMERCIAL

126 N Main St

Port Chester, NY 10573

Exclusively Represented By:

Mike Rackenberg

Associate Broker

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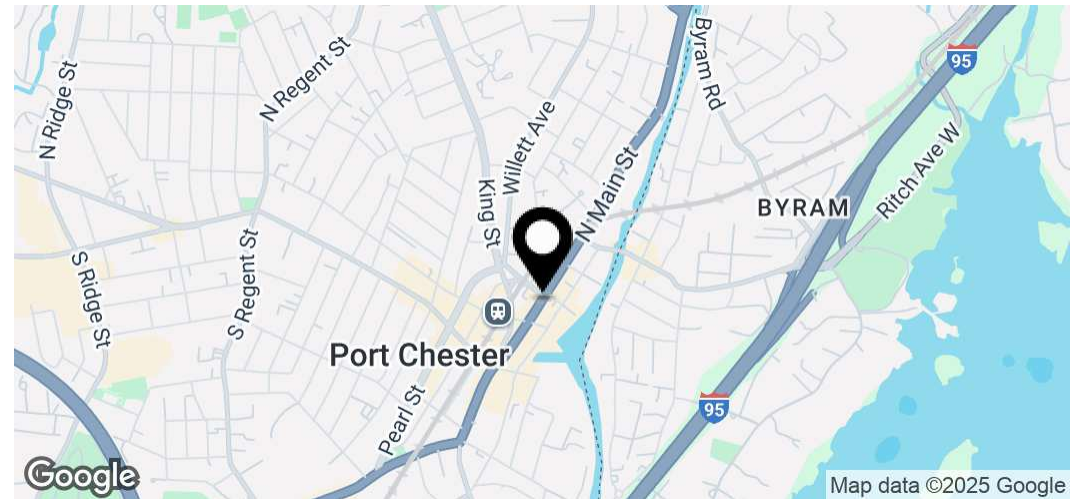
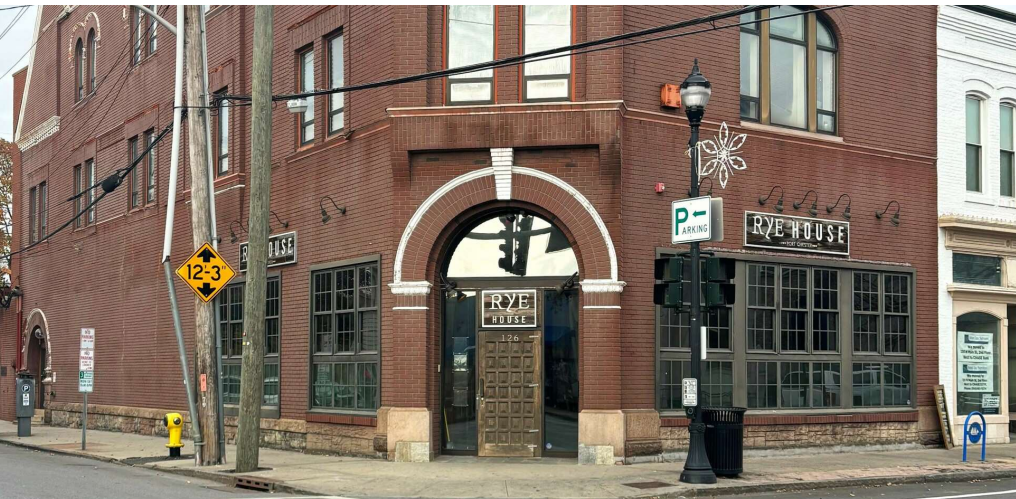
FOR SALE / LEASE

126 N Main St

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FOR SALE / LEASE

Executive Summary



Offering Summary - For Sale Or Lease

Sale Price	\$1,900,000
Lease Rate	\$43.00 SF/yr
Price / GSF	\$139.50
Lease Type	NNN
GSF	13,620 SF
Year Built	1890

Property Highlights

- Restaurant located on first floor and cellar consisting of 7,062 total square feet
- Existing customer base from the plethora of new restaurant openings - Felice, 1881, Talia!
- Second generation restaurant with high ceilings
- Historic 13,620 SF building with prominent street presence steeped in historical charm
- Excellent frontage
- Expansive storefront windows
- Surrounded by thousands of apartments and new construction
- Zoned CD-5
- FOR SALE OR LEASE

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Property Description



Property Description

This corner building is the ideal location for the next exciting restaurant in Port Chester! Port Chester has become the food and entertainment mecca of Westchester County and is continuing to grow with thousands of apartments slated to be built. The current second and third floor office tenants are on month-to-month agreements. The restaurant itself would have 3,783 sf on the first floor and 3,279 sf in the cellar.

Location Description

Located at the center of the village, this beautiful corner building is in the heart of the action. Renowned for its diverse array of dining options, including the popular Restaurant Row, the area offers a dynamic culinary scene that's sure to impress any tenant or investor. Additionally, with its close proximity to the waterfront and scenic parks, the location provides a refreshing and picturesque backdrop for work and leisure. The bustling downtown area is home to a variety of boutiques, entertainment venues, and cultural attractions, ensuring a well-rounded and lively atmosphere. Residents and employees alike can enjoy the convenience of nearby public transportation and easy access to major highways, making the area an ideal choice for office tenants and investors seeking a dynamic and accessible locale.

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Lease Spaces

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,783 SF	Lease Rate:	\$43.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Restaurant with Cellar Included	Available	3,783 SF	NNN	\$43.00 SF/yr	-

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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.: 142.23-1-33

Property Address:

City: County: State: ZipCode:

Owner:

Client: Client Address:

Appraiser Name: Inspection Date:

SKETCH

28

18

GFA

504.0

28

18

3279.0

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
FLL	Fin Lower Leve	1.0	3279.0	257.8	3279.0
FUS	Finished Upper	1.0	3279.0	257.8	6558.0
GFA	Ground Floor a	1.0	504.0	92.0	
	Ground Floor a	1.0	3279.0	257.8	3783.0

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
0 total items			(rounded)	0

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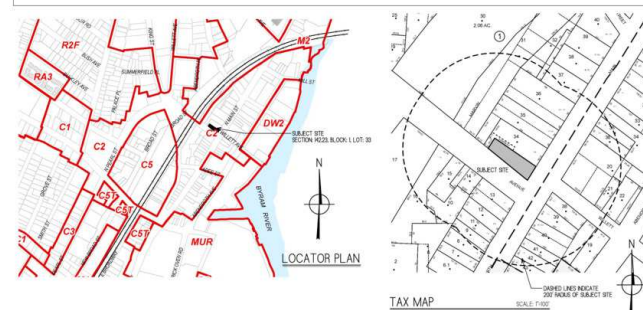
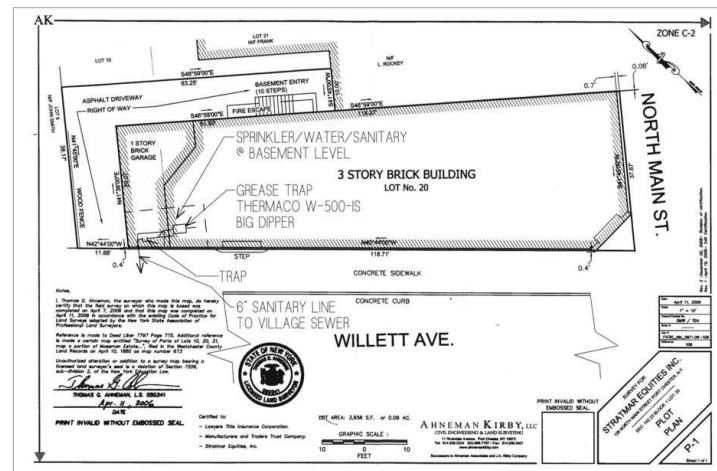
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ADJACENT PROPERTIES & OWNERS

126 NORTH MAIN STREET - SECTION 142.23/BLOCK 1/ LOT 33

[illegible][illegible]

INMACH AS THE REMEDIATION AND/OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS AND BECAUSE SOME OF THESE ASSUMPTIONS ARE NOT VERIFIABLE WITHOUT EXPENSIVE CONDITIONS, SAMPLING AND/OR TESTING OF EXISTING CONDITIONS, INMACH ASSUMES THAT THE PORTION OF THE PROJECT COSTS THAT COULD BE ATTRIBUTED TO SUCH TESTING SHALL BE PAID BY THE ARCHITECT OR CONTRACTOR. THE OWNER WILL HAVE NO LIABILITY, INDEMNITY OR DEFENSE TO THE ARCHITECT AND CONTRACTOR FROM ANY AND ALL CLAIMS ARISING OUT OF THE PROFESSIONAL SERVICES UNDER THE AGREEMENT. THE OWNER'S CONTRACTOR(S) SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS NOT LIMITED TO THE ENVIRONMENT OF THE CALIFORNIA INDUSTRIAL DEVELOPMENT ACT AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, THE CALIFORNIA DEPARTMENT OF LABOR AND DEPARTMENT OF ENVIRONMENTAL CONSERVATION, ETC. WITH REGARD TO TRAVELING REMEDIATION, TRANSPORT, DISPOSAL AND/OR REMEDIATION OF CONTAMINATED MATERIALS, THE ARCHITECT AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE MONITORED FOR COMPLIANCE AND SHALL BE RESPONSIBLE FOR CONTINGENCY FEES TO DO SO AND FOR THE COST OF REMEDIATION AND/OR REHABILITATION OF THE EXISTING BUILDING.

ADJACENT PROPERTIES & OWNERS	DATE	AS NOTED
SURVEY	DATE	3/15/13
LOCATION MAP	DESK #	MAB
TAX MAP	SSA JOB NO.	13-016
ZONING & PROJECT INFO	SSA FILE NO.	13-016 (SIS 840)



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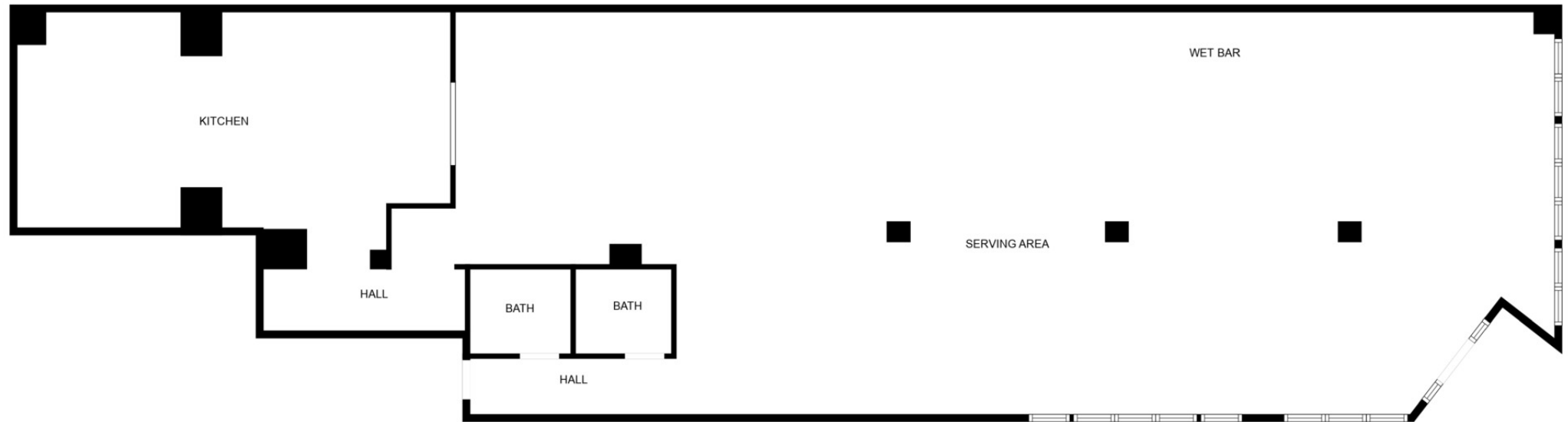
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Ground Floor Plan



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Second Floor Plan



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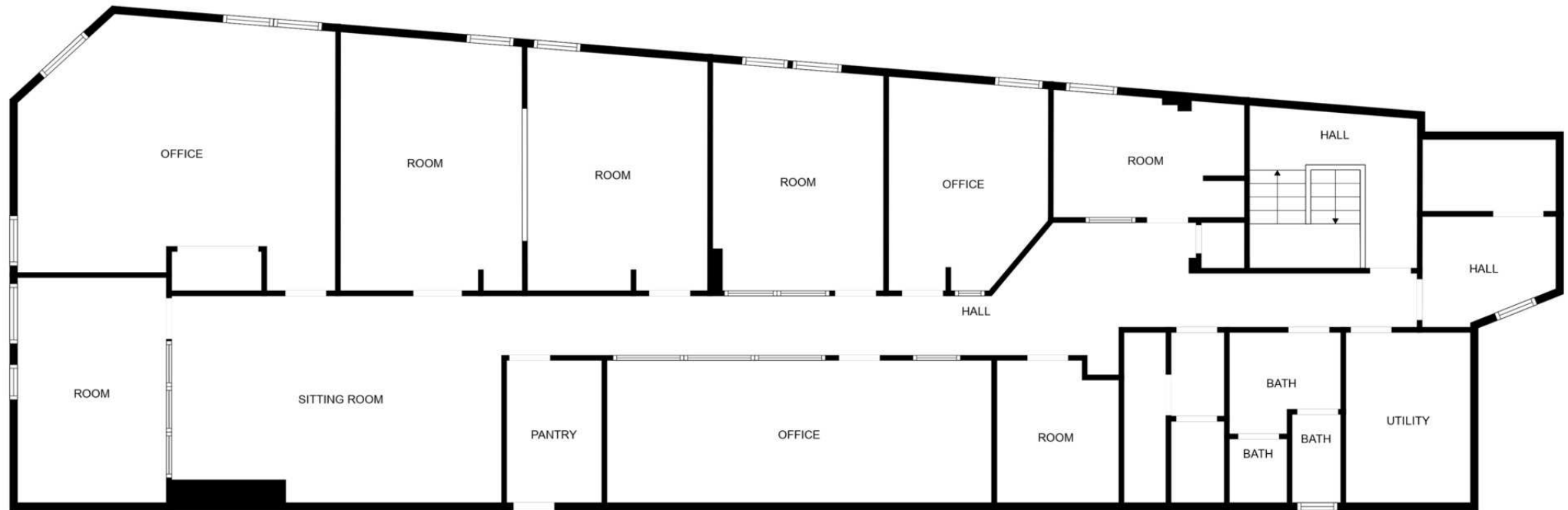
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Third Floor Plan



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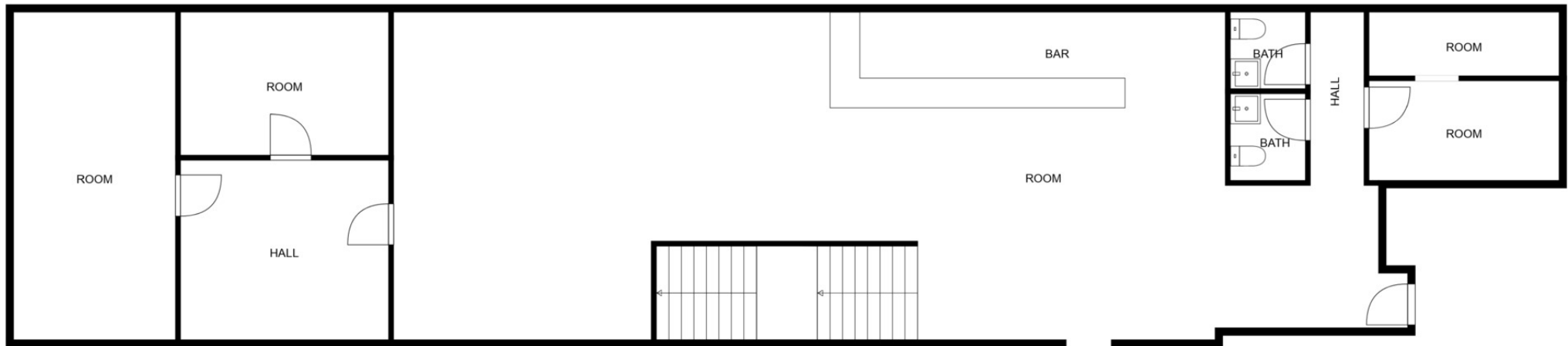
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Cellar Floor Plan



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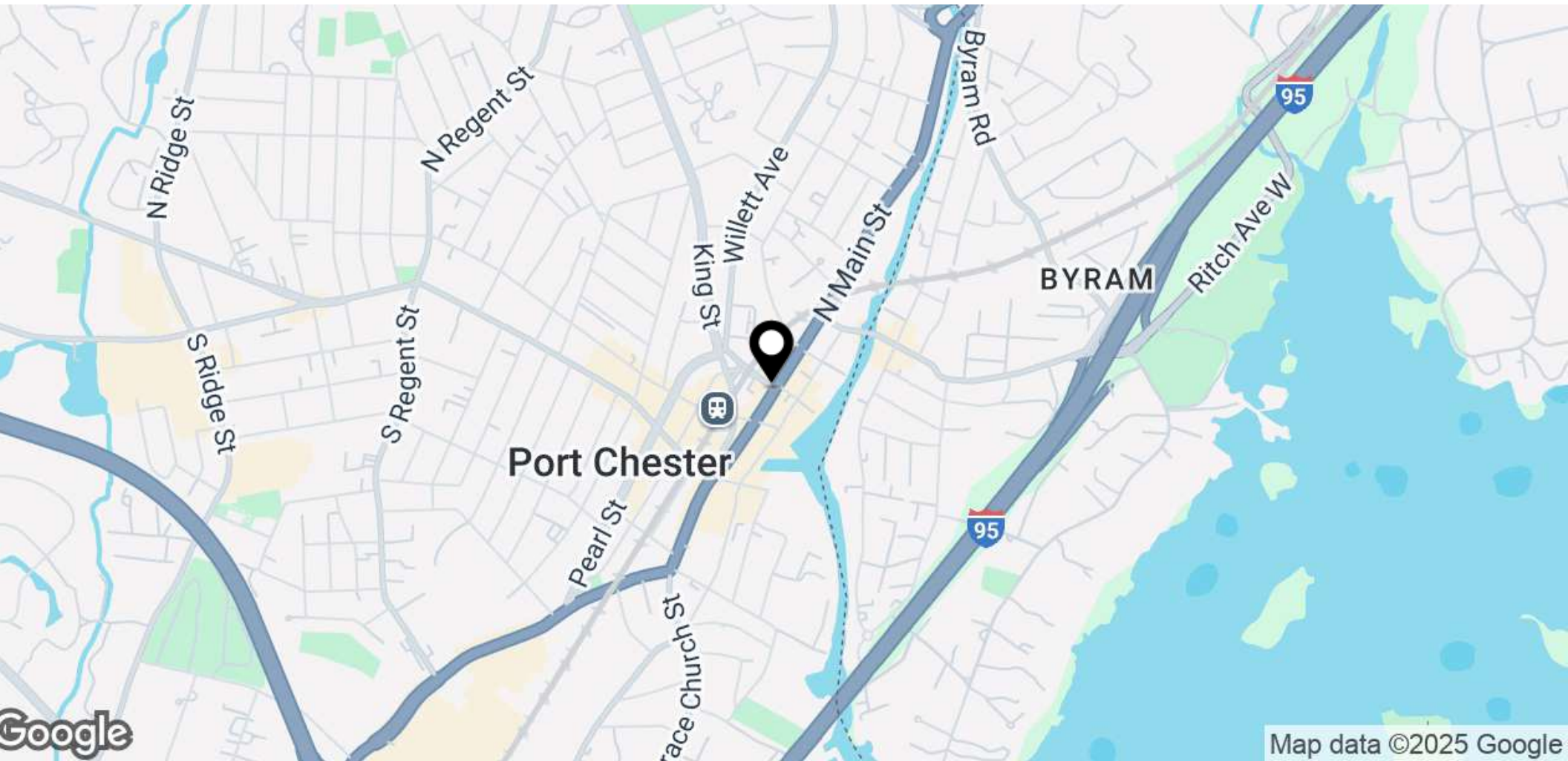
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Location Map



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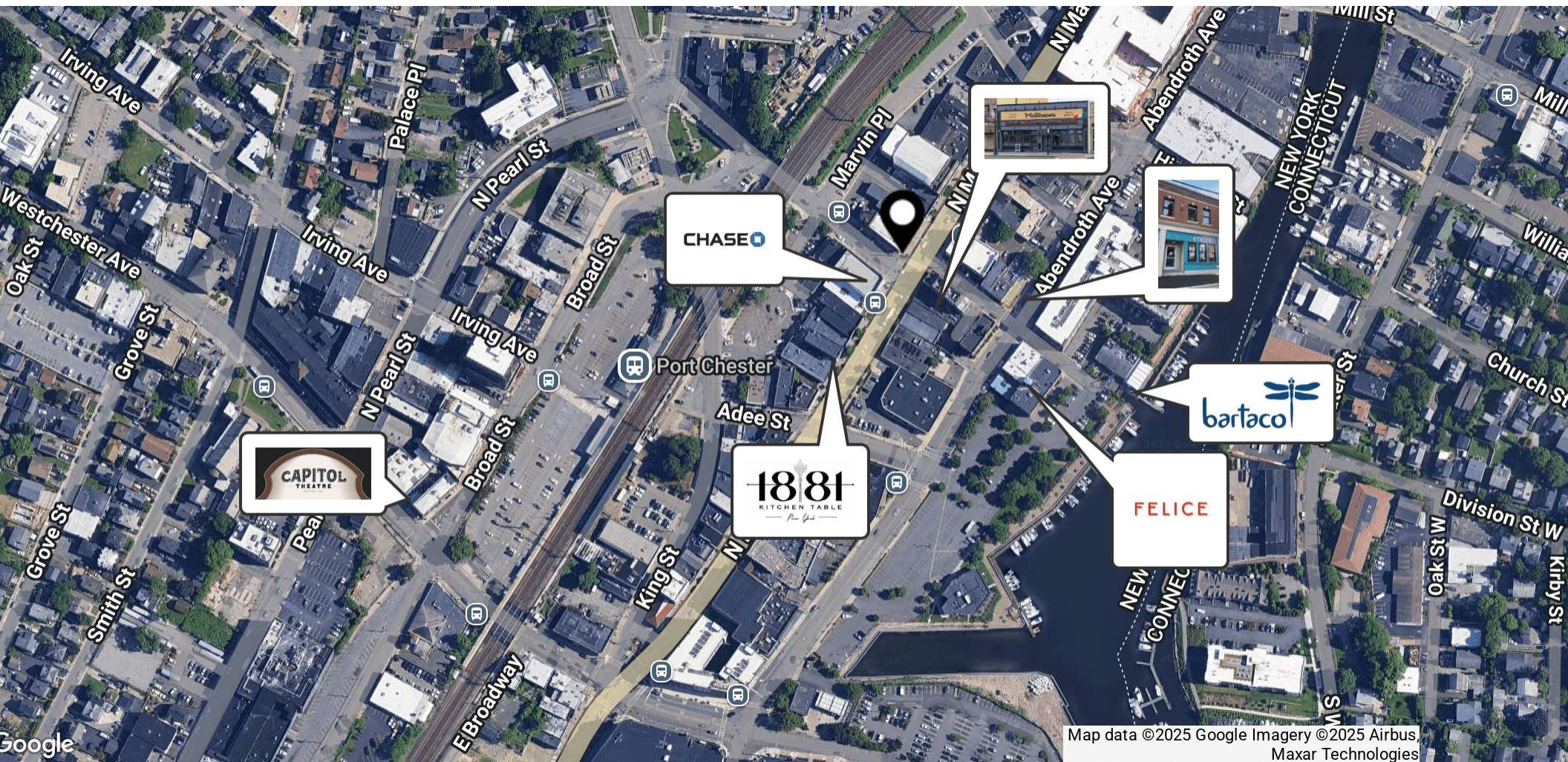
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Retailer Map



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Discover Port Chester



HOULIHAN LAWRENCE



29,163
POPULATION

27
MILES TO NYC

2.3
SQUARE MILES

VILLAGE OF PORT CHESTER

Port Chester is a village founded in 1868 within the borders of the Town of Rye and just south of the Connecticut state line. Located on the Byram River and Long Island Sound, it was originally a ship building community, then a manufacturing center. Today it is home to a large number of retail establishments and small manufacturers. It is also the home of the Port Chester - Rye - Rye Brook Volunteer Emergency Medical Services, which service the surrounding area. Metro North New Haven line has 39-minute express service to Grand Central Station.

PARKS & RECREATION

Community residents are offered a wide range of recreational facilities. Its five parks include playgrounds, basketball and tennis courts and baseball fields. Village youngsters can enjoy camp at Crawford Park and a Summer Youth Theater. There is also the Port Chester Summer Theater. The Port Chester Council of the Arts, established in 1981, provides programs in the visual and performing arts for residents of all ages. It includes an art series for children ages 5-12, a Summer Camp Program and a Senior Workshop. Known for its many fine restaurants, diners are attracted to Port Chester from all over the county.

EDUCATION

Port Chester High School and a modern middle school receive students from four public elementary schools, including Kennedy Magnet School. All-day kindergarten programs are offered in the elementary schools. There are also three parochial schools.



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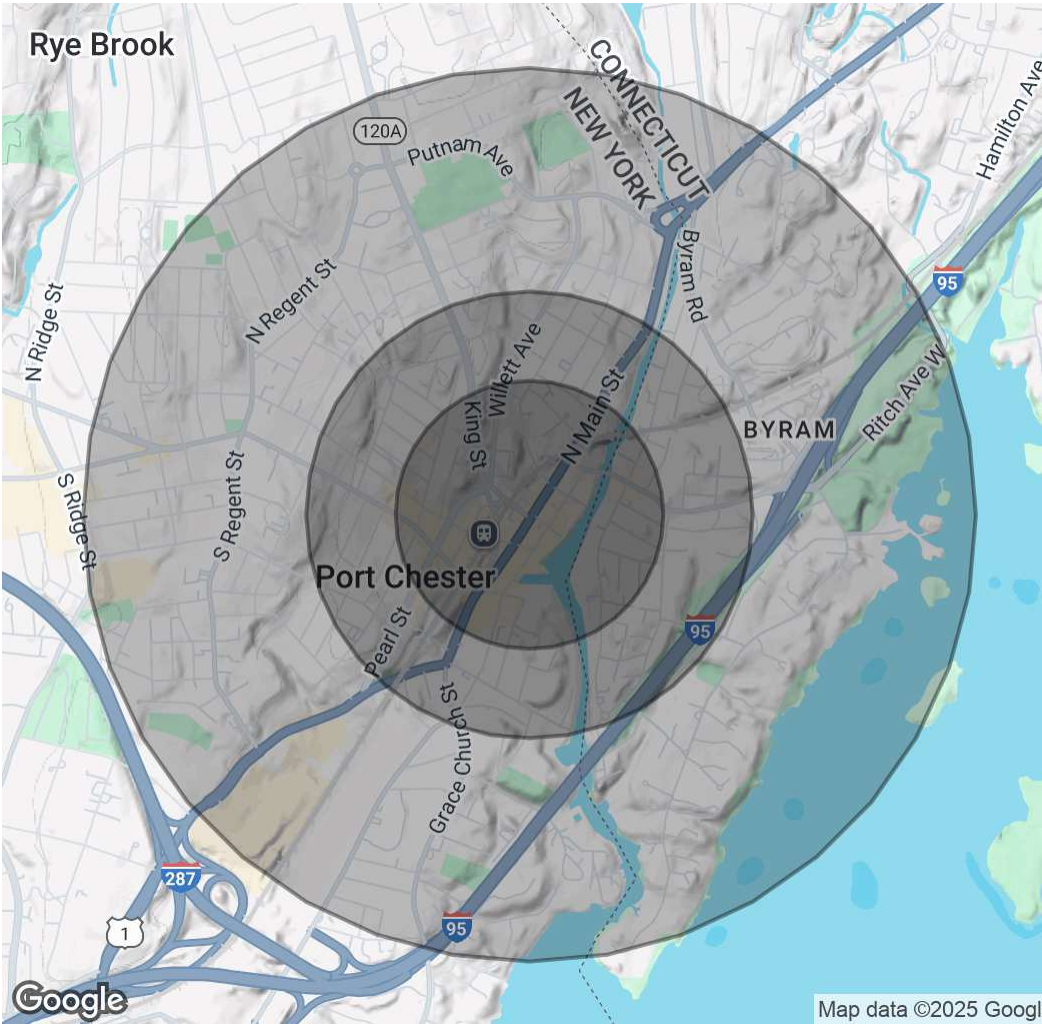
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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	4,172	13,787	34,019
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,467	4,763	11,600
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$129,262	\$134,853	\$135,251
Average House Value	\$659,136	\$691,596	\$721,207

Demographics data derived from AlphaMap



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