

# Post Road Plaza

847 PELHAM PARKWAY (HUTCHINSON RIVER PARKWAY) | PELHAM MANOR, NY 10803

LEVIN  
MANAGEMENT



3.9 M visits annually\*  
5.92 visit frequency\*  
57 min avg. duration\*

\*Property Data by Placer.ai



## Available Spaces

1,544 SF; 1,968 SF

Lease pending with national tenant for former Modell's space

## Property Highlights

- 257,143-square-foot power center anchored by ShopRite of Pelham Parkway, Dave & Busters and 24-Hour Fitness with 3.9 million annual visits\*.
- Post Road Plaza situated at the southern portion of Westchester County, approx. 10 miles north of Manhattan
- Direct access off the Hutchinson River Parkway at Exit 7 and Boston Post Road (Route 1). 1/2 mile from Interstate 95
- Signalized intersection on Boston Post Road and Pelham Parkway.
- **Michaels coming soon! Lease pending with national tenant to fill former Modell's space.**
- Neighborhood retailers include BJ's Wholesale Club, Target, Stop & Shop, Best Buy
- **Cobrokers: 5% commission up to 15K SF**

## Retailers



## Average Daily Traffic

22,894 Boston Post Road

42,497 Hutchinson River Parkway

## Demographics

3 mile-radius



390,825  
POPULATION



155,475  
HOUSEHOLDS



\$115,836  
AVERAGE HH INCOME



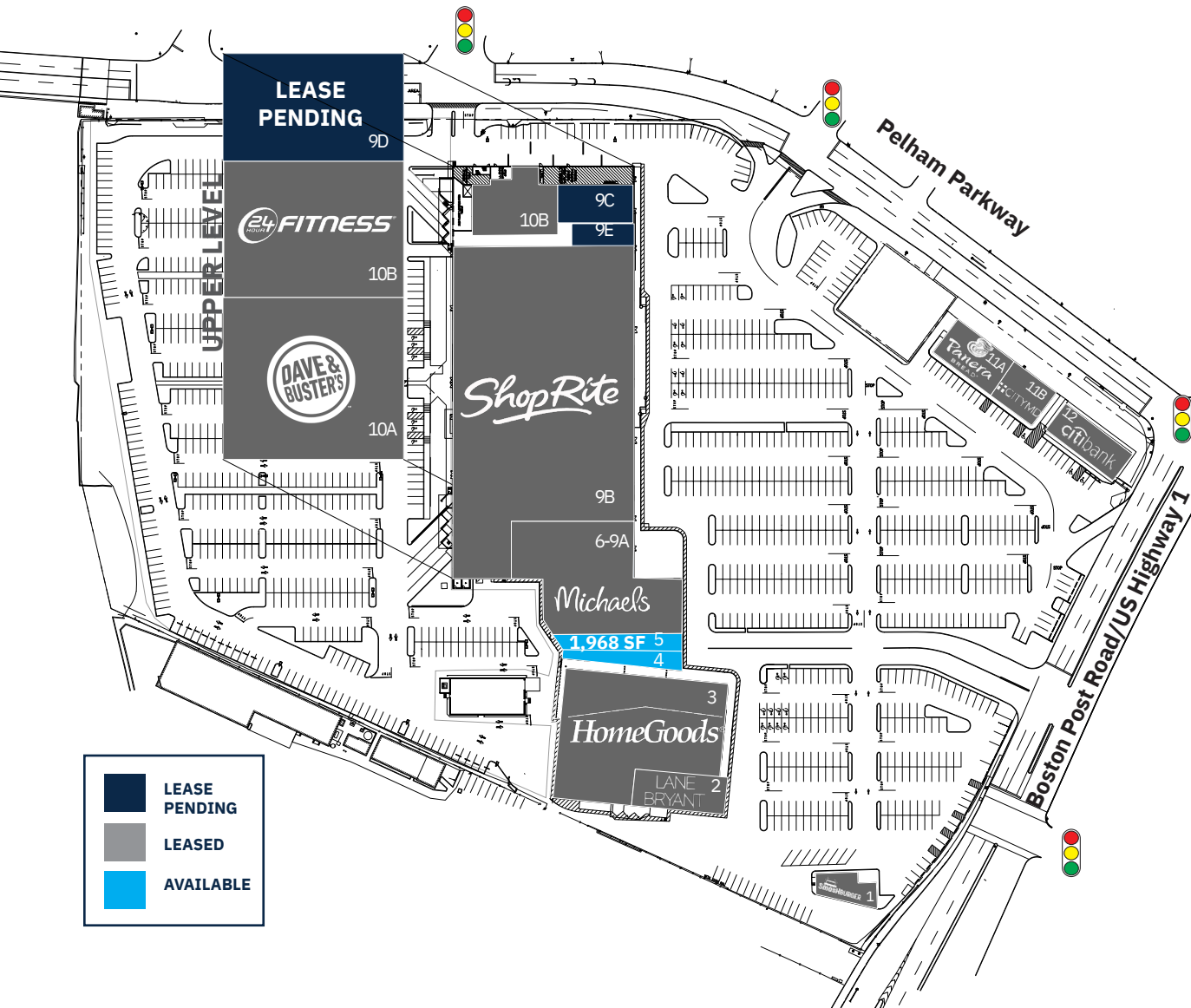
143,243  
DAYTIME POPULATION

Source: sitesusa.com

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## SITE PLAN



## TENANT ROSTER

		SF
1	Smashburger	2,282
2	Lane Bryant	5,039
3	HomeGoods	26,813
4	Available	1,544
5	Available	1,968
6-9A	Michaels <i>opening soon!</i>	21,783
9B	ShopRite	75,168
9C	Lease Pending	5,628
9D	Lease Pending	23,645
9E	Lease Pending	1,992
10A	Dave & Buster's	41,885
10B	24 Hour Fitness	37,861
11A	Panera Bread	4,500
11B	CityMD Urgent Care	3,035
12	Citibank	4,000



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## PHOTO GALLERY



Michael's  
COMING SOON!

LEASE PENDING  
WITH NATIONAL  
TENANT - SOON TO  
BE ANNOUNCED!





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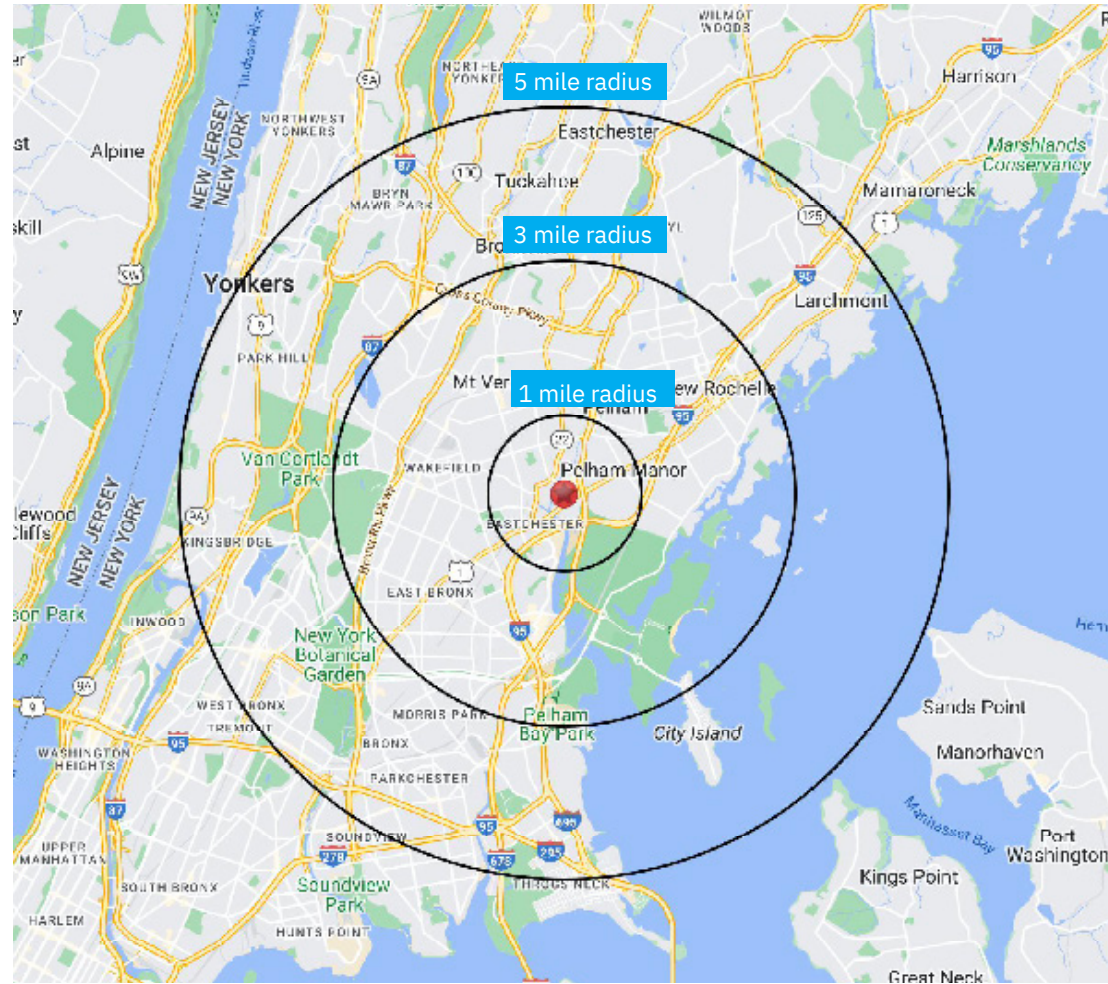
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## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	24,271	390,825	1.11 M
Households	9,004	155,475	419,811
Average Household Income	\$164,288	\$115,836	\$109,401
Projected Average Household Income (2028)	\$191,012	\$130,779	\$123,753
Median Household Income	\$108,143	\$84,307	\$77,562
Total Businesses	1,306	12,470	32,068
Total Employees	13,467	99,882	249,148
Daytime Population	15,949	143,243	366,944
Total Annual Household Expenditure	\$917.03 M	\$12.11 B	\$31.31 B
HH Income \$200K or more	1,804	21,469	51,595
College Degree + (Bachelor Degree or Higher)	6,522	93,107	242,465

Source: sitesusa.com





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## CLOSE-UP AERIAL





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## MARKET AERIAL





## CONTACT EXCLUSIVE AGENT

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