

# Post Road Plaza

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

**LEVIN**  
MANAGEMENT



4M visits annually\*  
6.09 visit frequency\*  
57 min avg. duration\*

\*Property Data by Placer.ai



## Available Spaces

1,544 SF; 1,968 SF

## Property Highlights

- **257,143 SF Multi-Anchored Power Center** blending a top-performing grocer with experiential retailers, including **ShopRite of Pelham Parkway**, **Dave & Buster's**, and **24-Hour Fitness**
- **4 Million Annual Visits** – Traffic Keeps Climbing! [+5.7% YoY (vs. 2023), +27.4% Yo2Y (vs. 2022)]
- Prime Location in **Southern Westchester County** – Just 10 miles north of Manhattan
- Direct access from **Hutchinson River Parkway (Exit 7) & Boston Post Road** (Route 1), only ½ mile from I-95
- **High-Visibility Intersection** – Signalized corner at Boston Post Road & Pelham Parkway
- **Exciting New Tenants** – Michaels coming soon! Plus, a lease pending with a national retailer for the former Modell's space
- **Strong Retail Hub** – Neighboring brands include **BJ's Wholesale Club**, **Target**, **Best Buy**
- **Broker Incentives** – 5% commission up to 15,000 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

can be combined



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## PHOTO GALLERY



*Michael's*  
**COMING SOON!**

**LEASE PENDING  
WITH NATIONAL  
TENANT - TBA!**





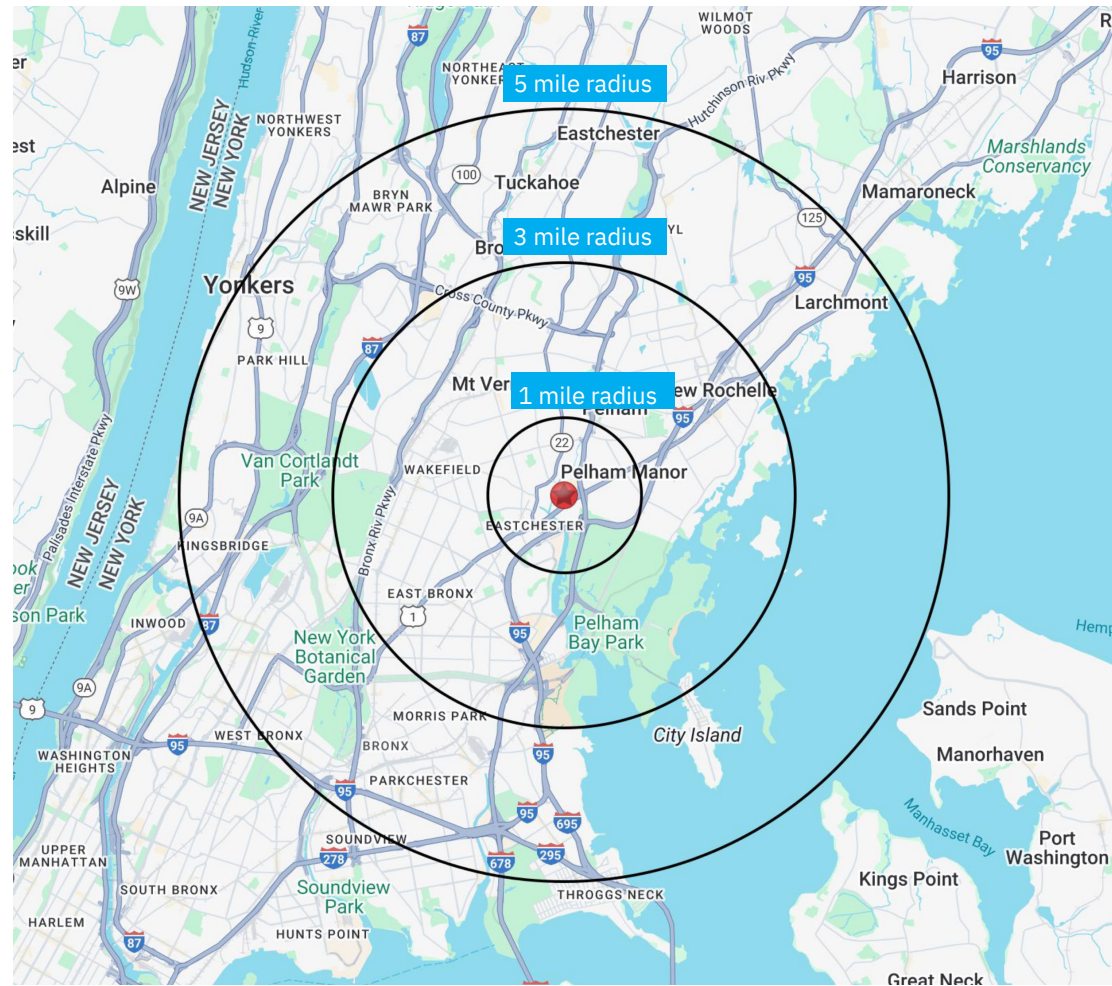
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## DEMOGRAPHICS

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



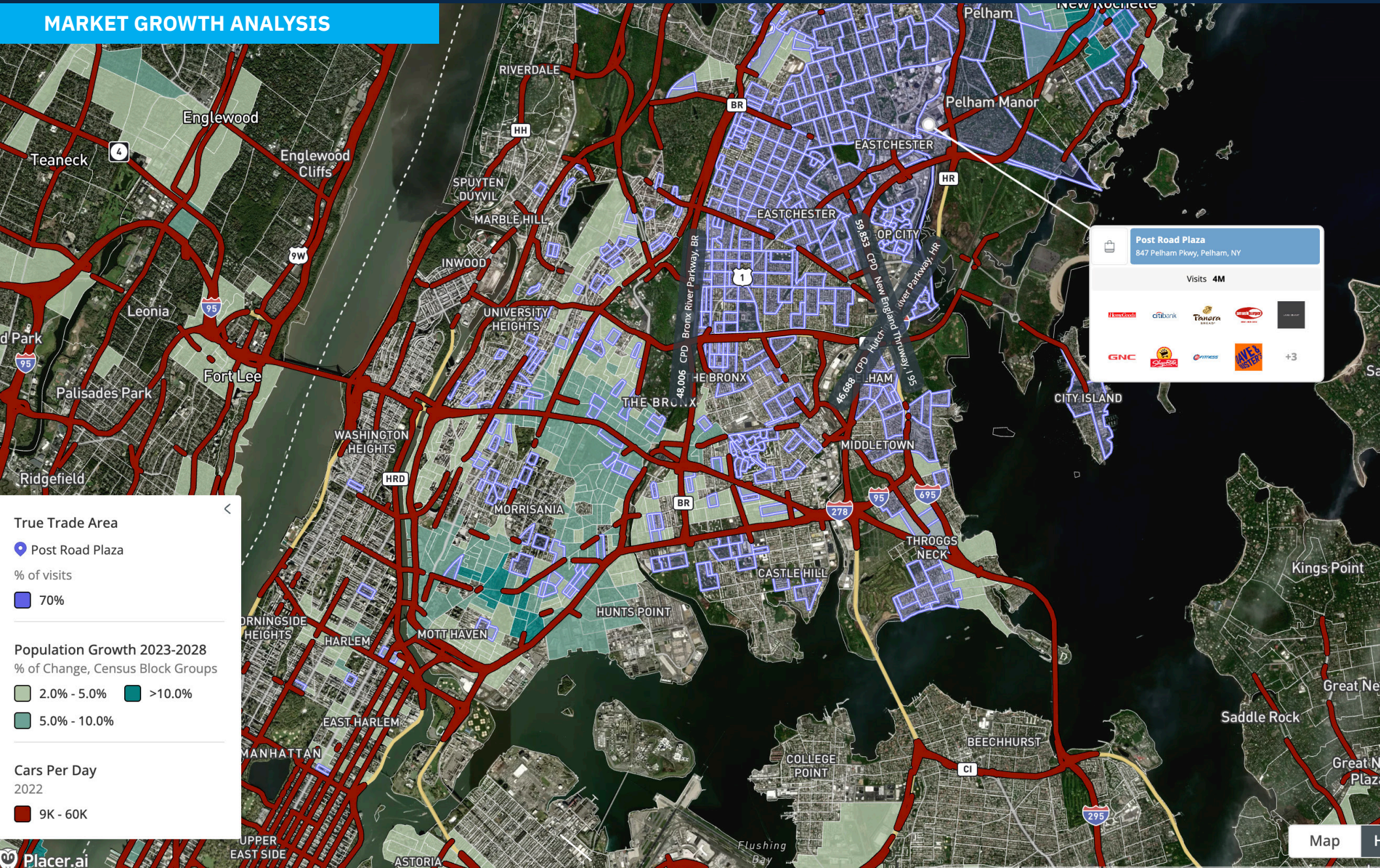


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## MARKET GROWTH ANALYSIS





## CONTACT EXCLUSIVE AGENT

**E.J. MOAWAD**

**Senior Leasing Representative**

**t. 908.226.5266 m. 201.705.3721**

**emoawad@levinmgt.com**



### **Main Office**

975 US Highway 22

North Plainfield, NJ 07060

800.488.0768

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