

Post Road Plaza

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

LEVIN
MANAGEMENT



3.9 M visits annually*
3.72 visit frequency*
74 min avg. duration*

*Property Data by Placer.ai



Available Spaces

1,544 SF; 1,968 SF

Several leases are pending with national tenants

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.
- Recent leasing activity includes: CityMD was added and lease pending for 53,000 SF with national tenants to fill former Modell's space and a few others.
- 5% commission up to 15K SF and 4% commission for 15,001 SF up to 40K SF for co-brokers
- Neighborhood retailers include BJ's Wholesale Club, Target, Stop & Shop, Best Buy

Retailers



Average Daily Traffic

22,894 Boston Post Road

42,497 Hutchinson River Parkway

Demographics

3 mile-radius



411,939
POPULATION



155,633
HOUSEHOLDS



\$95,429
AVERAGE HH INCOME



137,192
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
6/7	Lease Pending	8,588
8	Lease Pending	3,046
9A	Lease Pending	10,149
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



Post Road Plaza

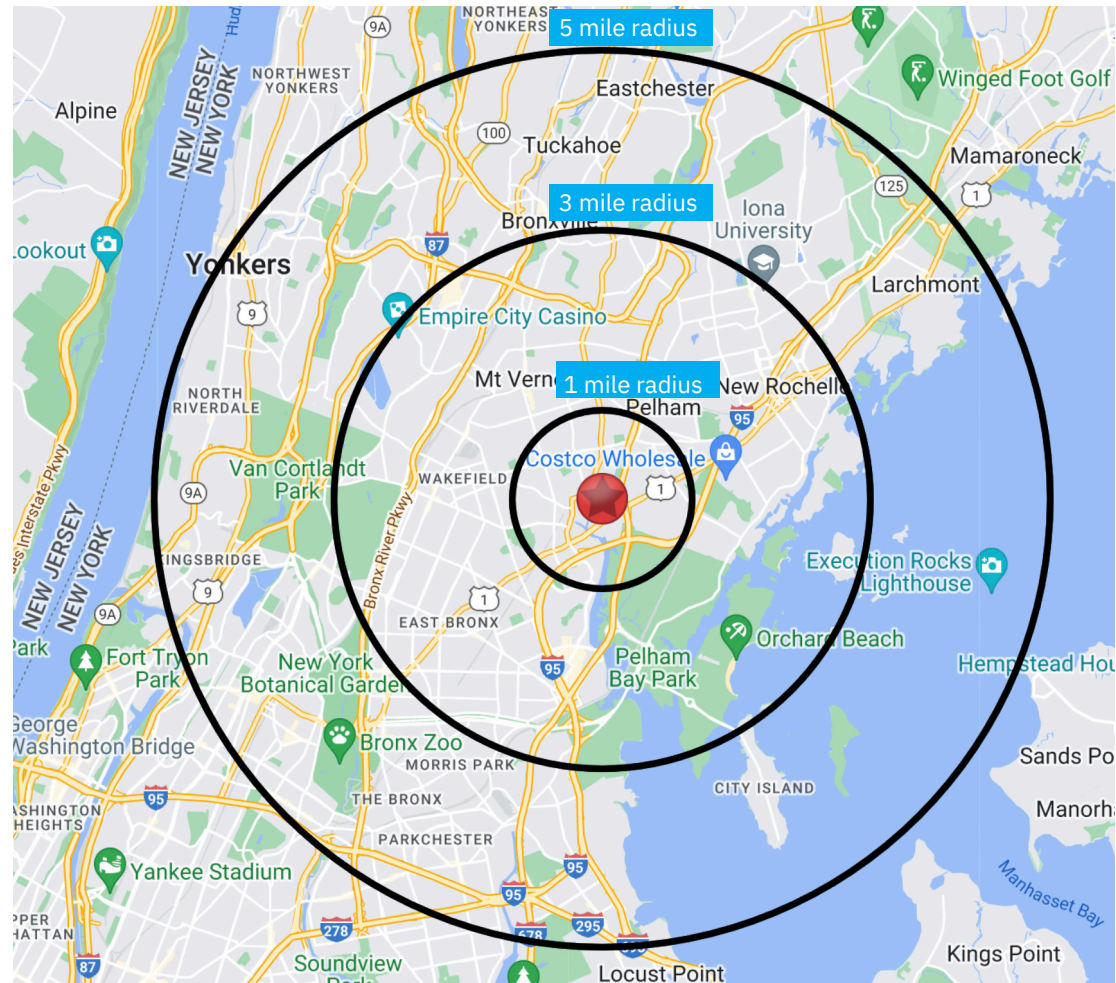
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	27,981	411,939	1.13 M
Households	9,594	155,633	421,370
Average Household Income	\$130,956	\$95,429	\$90,777
Projected Average Household Income (2028)	\$165,641	\$119,951	\$112,954
Median Household Income	\$92,713	\$71,345	\$66,270
Total Businesses	1,303	119,180	286,794
Total Employees	13,748	119,180	286,794
Daytime Population	14,720	137,192	343,320
Total Annual Household Expenditure	\$819.73 M	\$10.56 B	\$27.44 B
HH Income \$200K or more	1,550	14,375	35,611
College Degree + (Bachelor Degree or Higher)	6,781	87,081	221,416

Source: sitesusa.com



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CLOSE-UP AERIAL

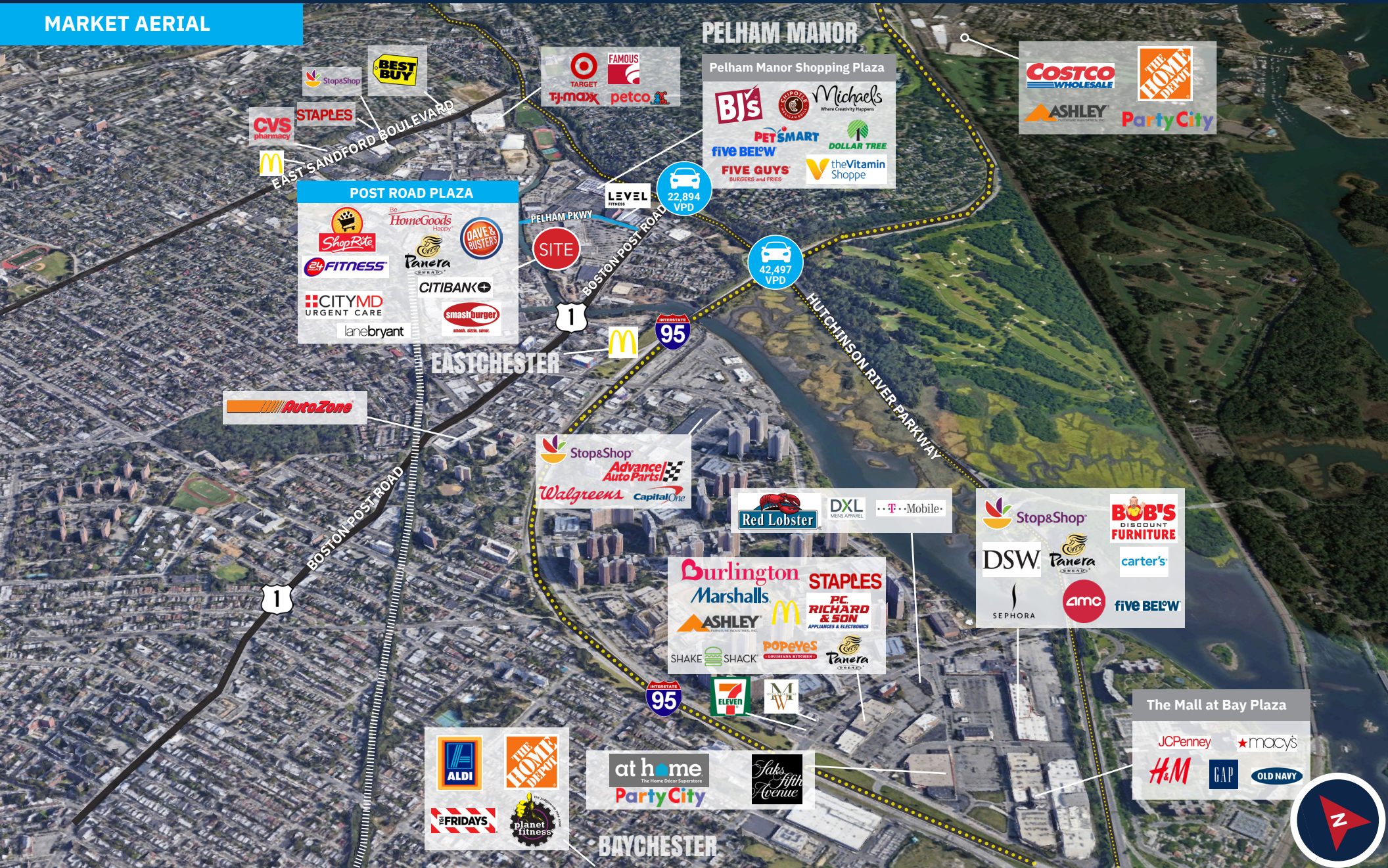


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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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