

# Post Road Plaza

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



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

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 & Buster's 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



411,939  
POPULATION



155,633  
HOUSEHOLDS



\$95,429  
AVERAGE HH INCOME



137,192  
DAYTIME POPULATION

Source: sitesusa.com

# Post Road Plaza

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

## 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  |



# Post Road Plaza

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

**LEVIN**  
MANAGEMENT

## PHOTO GALLERY



*Michaels*  
**COMING SOON!**

---

**LEASE PENDING  
WITH NATIONAL  
TENANT - SOON TO  
BE ANNOUNCED!**





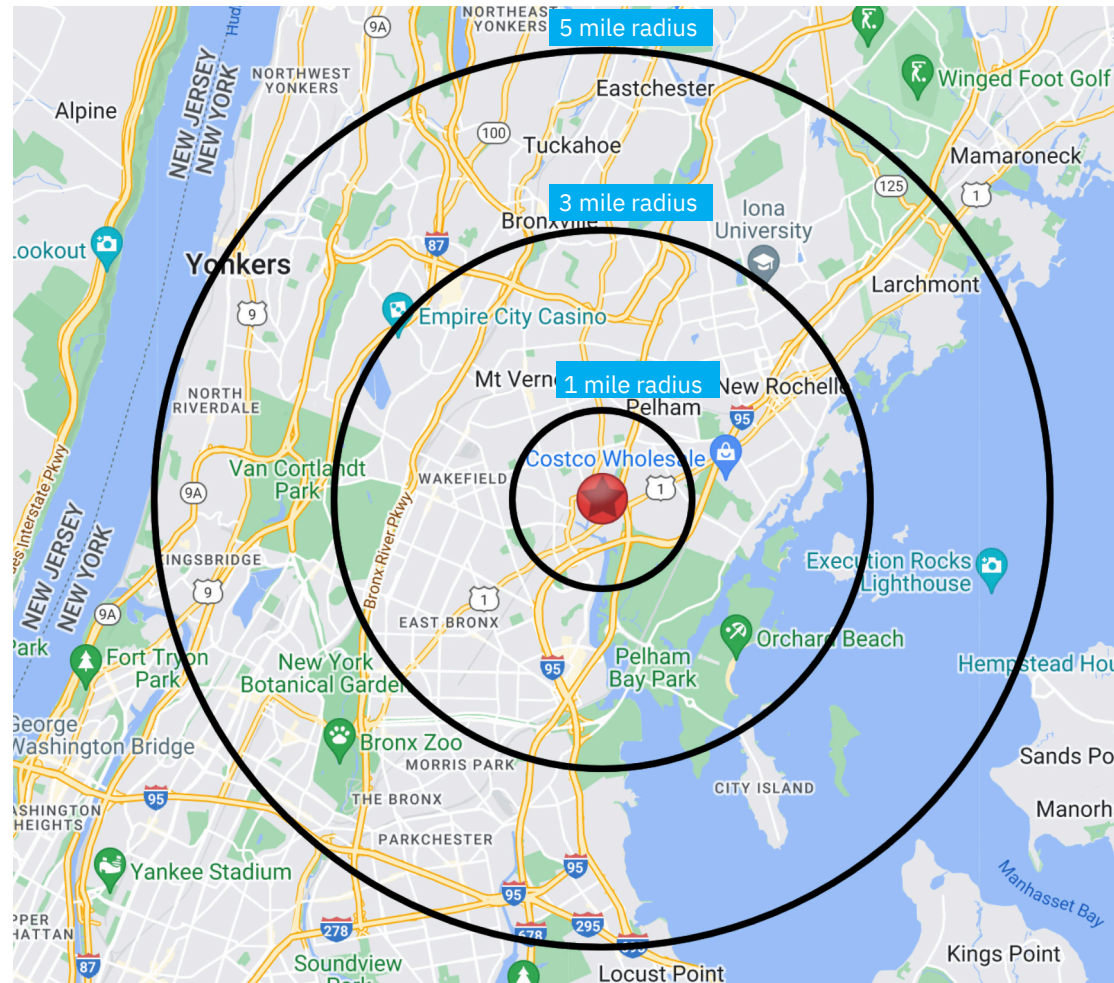
# Post Road Plaza

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

## 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





# Post Road Plaza

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

## CLOSE-UP AERIAL





# Post Road Plaza

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

## MARKET AERIAL





## 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  
**levinmgt.com | 70 YEARS**