

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 Space

Fully Leased

Property Highlights

- 257,143 SF Multi-Anchored Power Center anchored by ShopRite of Pelham Parkway, Dave & Buster's, 24-Hour Fitness and Burlington coming soon
- 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), less than a mile from I-95
- **High-Visibility Intersection** – Signalized corner at Boston Post Road & Pelham Parkway
- **Exciting New Tenants** – Burlington and Gloss Nail Bar & Lash coming soon!
- **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

5 mile-radius



1.11M
POPULATION



419,811
HOUSEHOLDS



\$109,401
AVERAGE HH INCOME



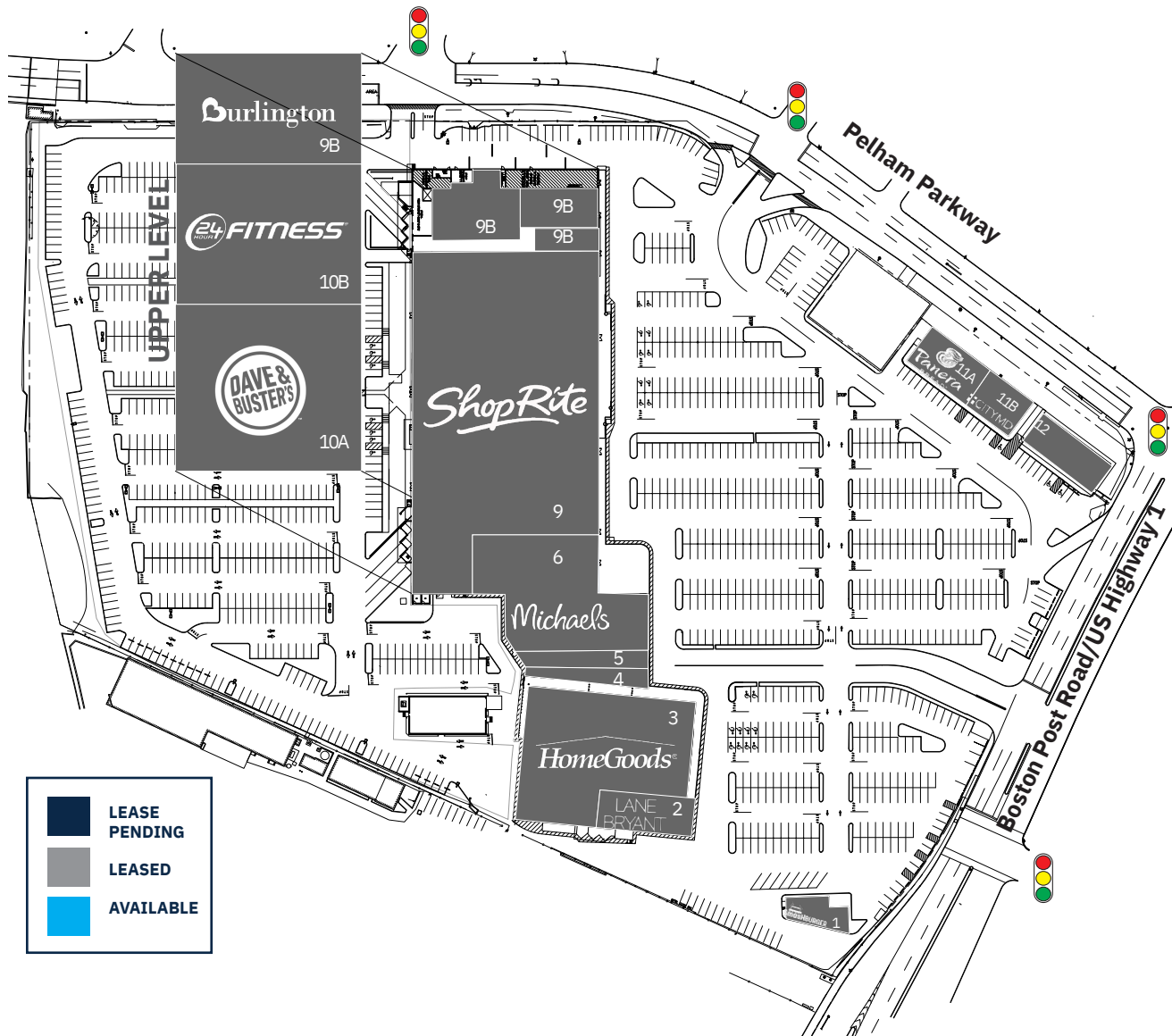
366,944
DAYTIME POPULATION

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
4/5	Gloss Nail Bar & Lash <i>opening soon!</i>	3,512
6	Michaels	21,783
9	ShopRite	75,168
9B	Burlington <i>opening soon!</i>	30,483
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



Michaels Burlington

COMING SOON!



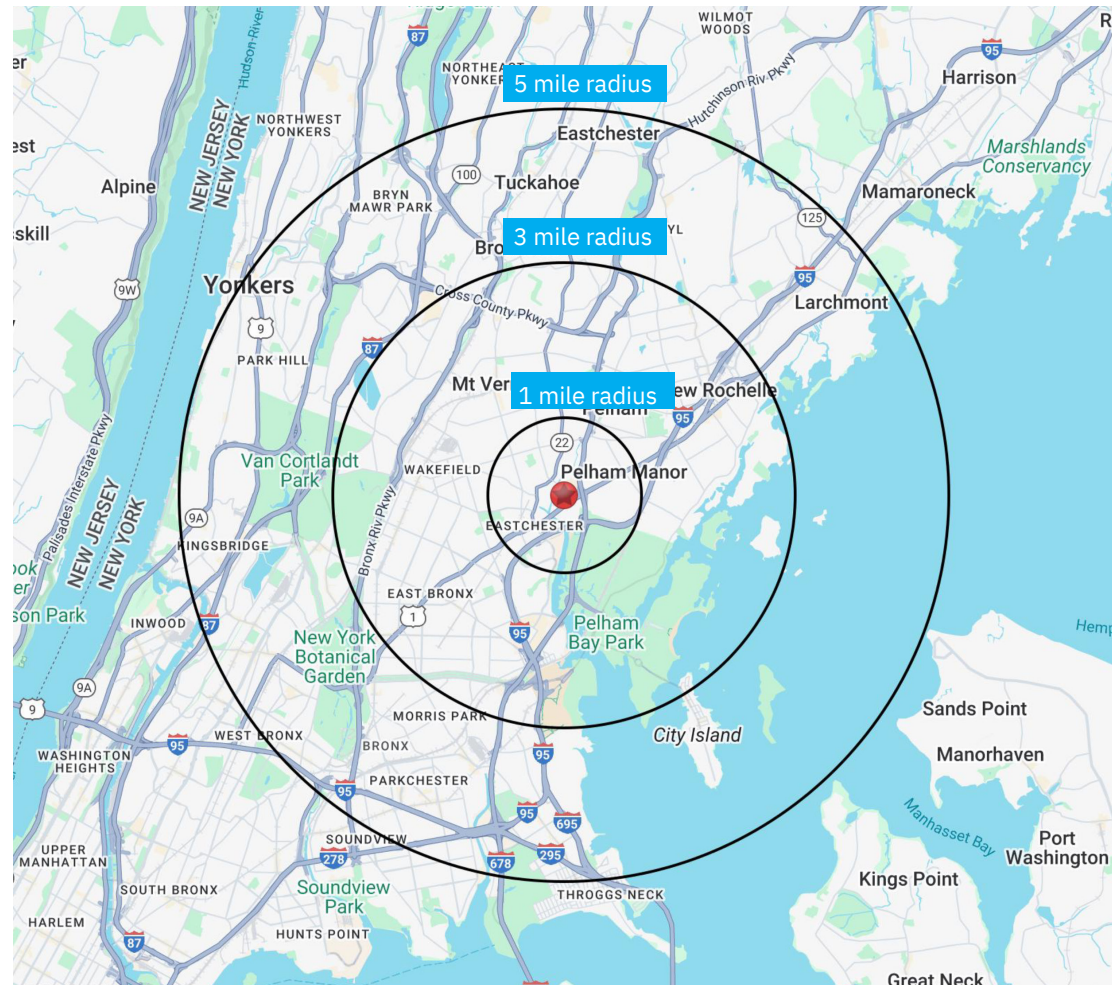
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DEMOGRAPHICS

2010-2020 Census, 2025 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 (2030)	\$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

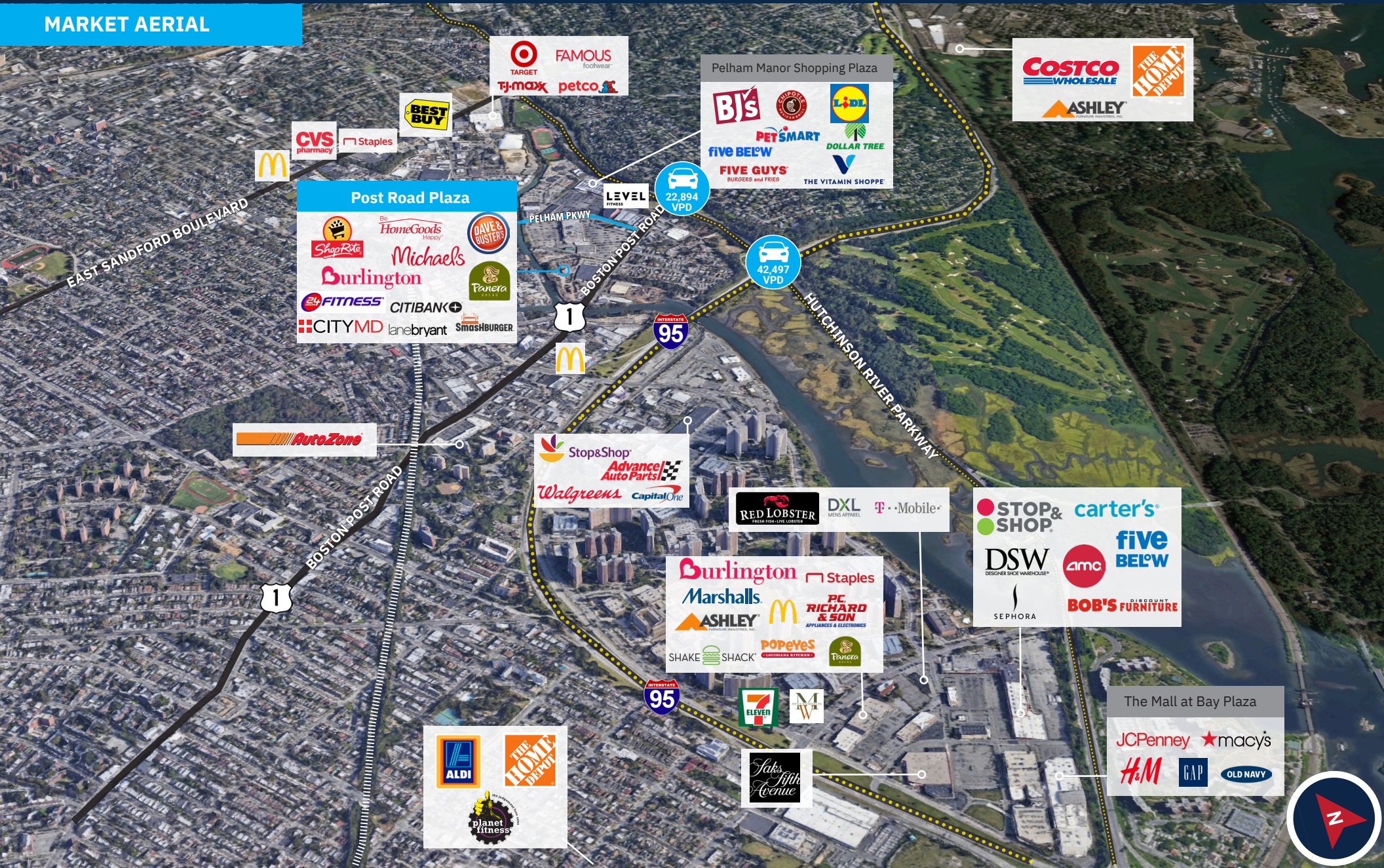


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MARKET AERIAL

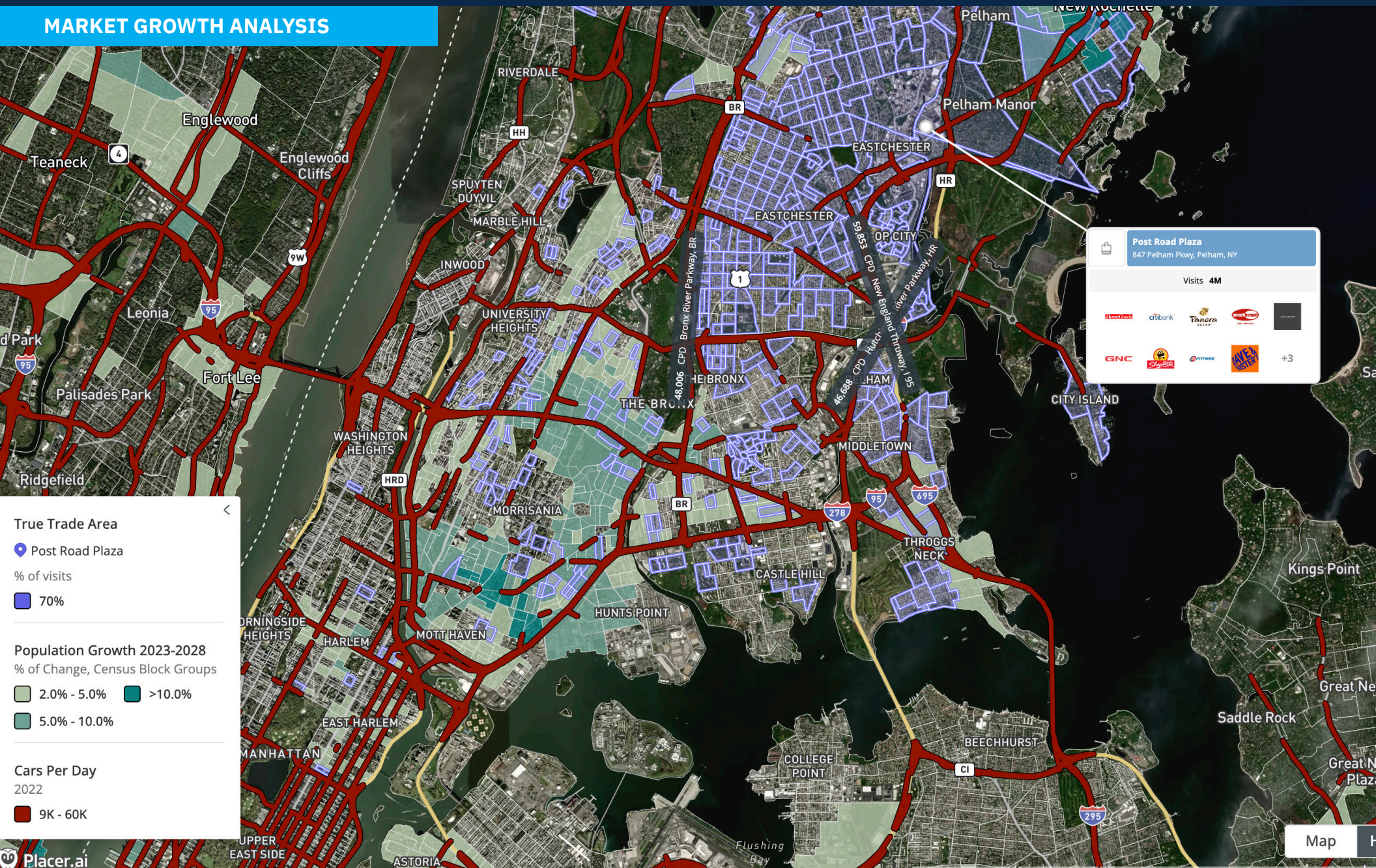


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MARKET GROWTH ANALYSIS



CONTACT EXCLUSIVE AGENT

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