

RARE TURN-KEY RESTAURANT/RETAIL SITE IN  
THE CENTER OF DOWNTOWN WHITE PLAINS

WHITE PLAINS, NY  
250 Main Street



8,162 SF

\$35.00 PSF; +17.00 PSF NNN

**FULLY BUILT-OUT  
NO KEY MONEY**

**VIRTUAL TOURS INCLUDED**  
**ON PAGES 4 & 6**

SPACE DETAILS

- Formerly TGI Fridays
- 8,162 SF; reasonable divisions considered
- Very visible signage opportunity
- Fully equipped kitchen and furnished dining room
- 4-sided oversized bar & ability to create private dining room
- 18 ft ceilings
- Operable storefront windows

PROPERTY DETAILS

- Located in the heart of growing downtown White Plains; the most dominant retail shopping strip
- Nearby Westchester Galleria to become a \$2B commercial project with proposed 3,200 residential apartments and 229,000 SF commercial space
- Direct connection to City Center with adjacent 3,000+ vehicle parking garage
- Located next to City Hall; Near Planet Fitness, Chop&Go, H&R Block, CitiBank, Chipotle, Five Guys Burgers, Nordstrom, and many more!
- Next to White Plain's City Center including retailers such as Target, Barnes & Noble, Buffalo Wild Wings, Cold Stone, Nordstrom Rack, ShopRite, Asian Legend Chinese Cuisine, Auntie Anne's Bank of America and Club Champion
- Located near IBM, PepsiCo, and J.P. Morgan

NEW YORK'S  
WESTCHESTER COUNTY  
STRONG SPENDING POWER

\$22.1 billion in Westchester  
RETAIL DEMAND

KEY FACTS (10-Minute Drive-Time From Site)

POPULATION	AVG INCOME
29,370	\$166,246
HOUSEHOLDS	DISPOSABLE INCOME
10,974	\$86,869

DEMOGRAPHICS

By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$143,892	\$179,356	\$210,595
Median HH Income	\$103,209	\$120,585	\$146,995
Population	41,178	111,389	209,697
Total Households	17,554	42,566	75,145
Median Age	40	42	42
Avg Disp. Income	\$97,783	\$116,047	\$131,805
Avg Net Worth	\$1.1M	\$2.2M	\$2.8M
Net Worth > \$2M	10.5%	13.9%	25.0%



ADDITIONAL EXTERIOR PHOTO

**WHITE PLAINS, NY**  
250 MAIN STREET



**VIRTUAL TOUR**

CLICK **HERE**







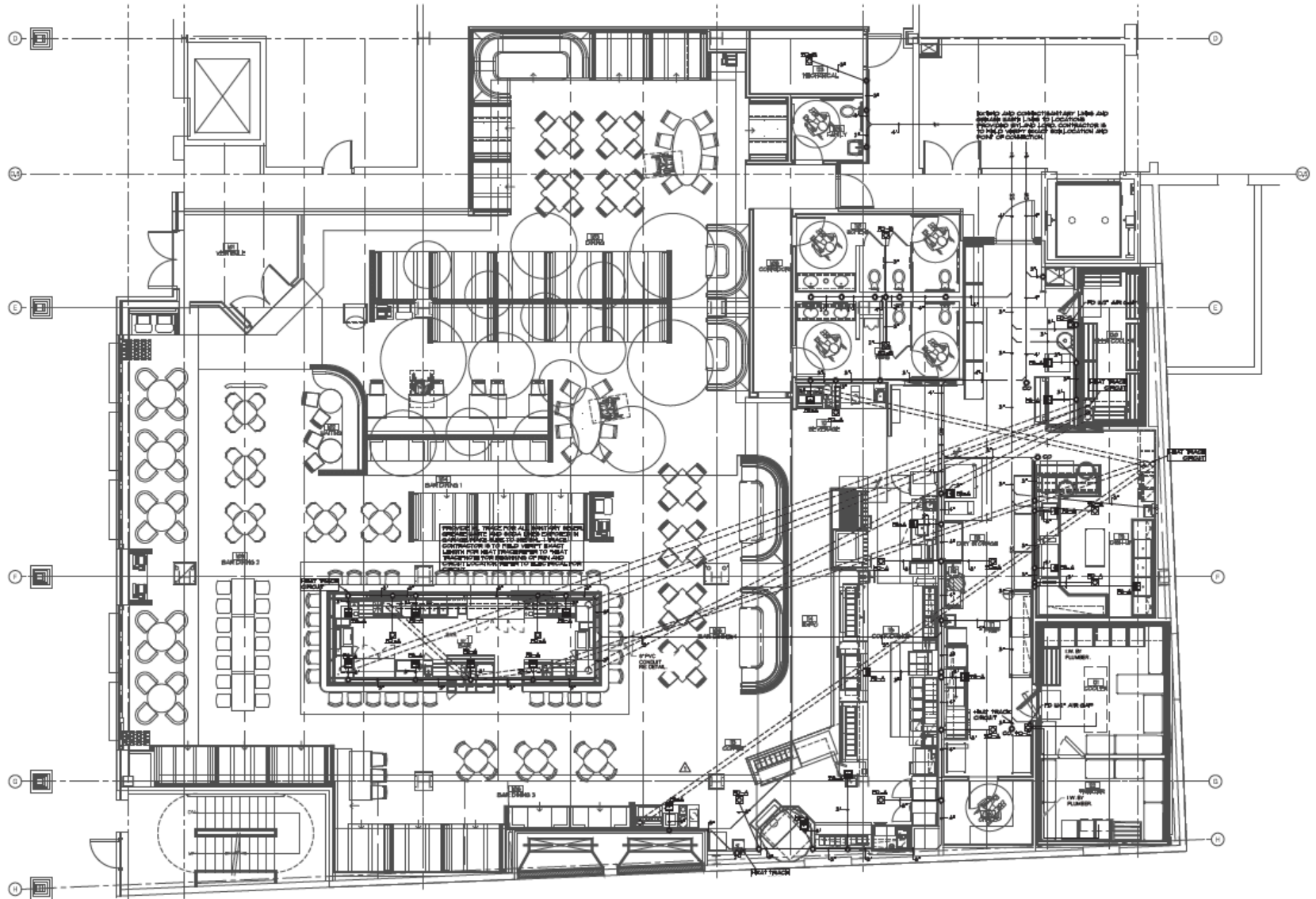
**VIRTUAL TOUR**

CLICK **HERE**











### WHITE PLAINS, NY – “The Heartbeat of Westchester County”

A burgeoning 18-hour city, White Plains, NY is building on its foundation as an established business and shopping center to attract additional residents, shoppers and businesses. White Plains, NY is a bustling and ever-growing city with an endless assortment dining, entertainment, shopping, and recreational options for all ages. **White Plains has a population of nearly 60,000 which increases to about 150,000 during the day; there is no shortage of potential.**

White Plains, NY is recasting itself as a city for 'urban living', which provides symbiotic benefits for residents, visitors and businesses. The CBD's established business and shopping districts, along with varied restaurant and entertainment options, are requisites for the urban lifestyle, which has in turn fostered the city's multifamily developments. Thousands of multifamily units have been built in the CBD since 2000, including 300 Mamaroneck Avenue / Jefferson Place & One City Place apartments, 15 Bank Apartments, Ritz-Carlton Residences and the Avalon White Plains.

White Plains is also home to many distinguished medical organizations including New York Presbyterian Behavioral Health Center and White Plains Hospital. Further, White Plains Hospital is a leading healthcare provider in Westchester County and home to many renowned programs and services.



## DOWNTOWN WHITE PLAINS





AERIAL

SURROUNDING  
RETAILERS





## RESIDENTIAL DEVELOPMENTS

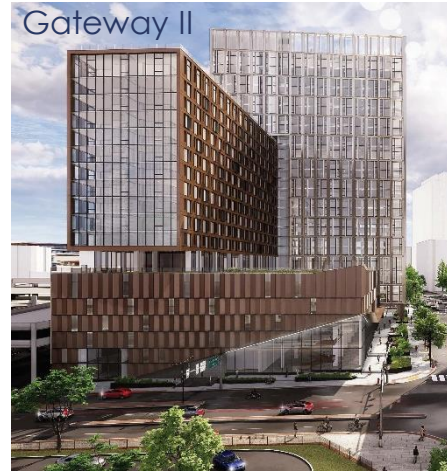
## WHITE PLAINS, NY 250 MAIN STREET

### NEW DOWNTOWN DEVELOPMENTS

Nearly 1,200 residential units and 300,00 SF of commercial space will be completed next year. Altogether, more than 7,400 new residential units and over 1.46 million SF of commercial space will have been created in White Plains within the next few years.



The Mitchell



Gateway II



City Square



The Esplanade



One Dekalb



## RESIDENTIAL DEVELOPMENTS

## WHITE PLAINS, NY

### 250 MAIN STREET

51 S Broadway



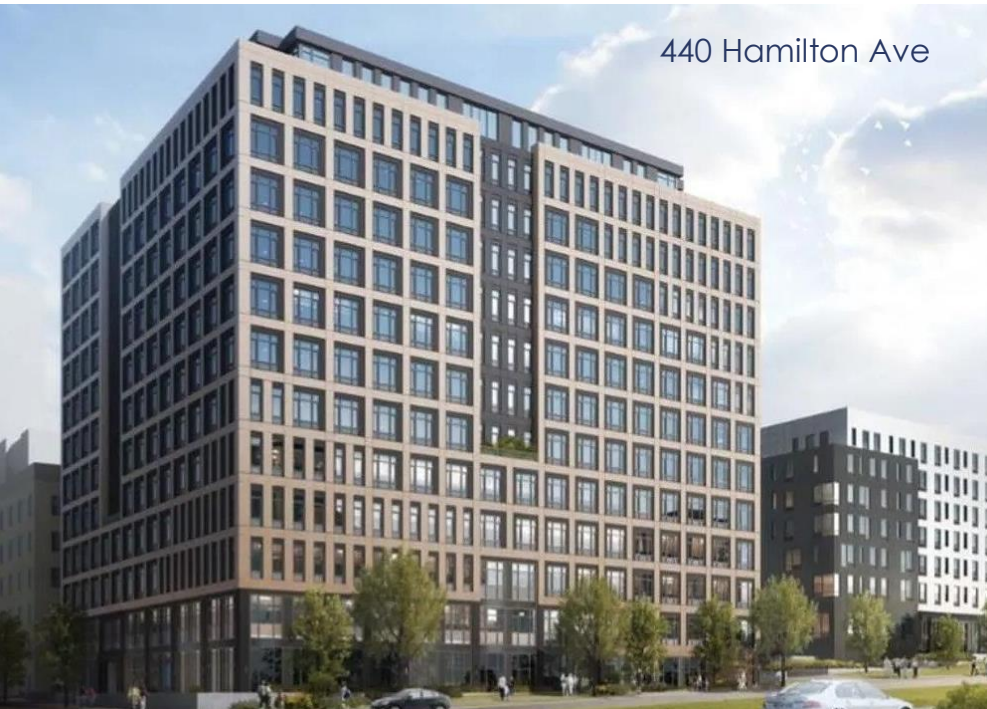
25 North Lex



AVE Hamilton Green



440 Hamilton Ave



60 S Broadway





AERIAL  
REGIONAL  
MAP



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BROKERS  
PROTECTED