



RHYS

NEWLY SIGNED:

MORTON'S
THE STEAKHOUSE

BLAZE  **PIZZA**

600,000 SF RETAIL, RESTAURANT AND ENTERTAINMENT CENTER

CITY CENTER WHITE PLAINS / NY





TREMENDOUS FRONTAGE AND VISIBILITY IN DOWNTOWN'S NEWEST REDEVELOPMENT / 600,000 SF OF RETAIL, RESTAURANT AND ENTERTAINMENT SPACE

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FEATURES

- | Surrounded by Trump Tower, The Ritz Carlton Hotel & Tower, White Plains Performing Arts Center, The Westchester Mall and The Galleria at White Plains Mall in an area with millions of square feet of retail space, hotel rooms, condominiums and entertainment venues
- | Area restaurants include, newly signed Morton's The Steakhouse, Blaze Pizza, BLT Steak, Serafina, Starbucks, Mediterraneo, IL Mulino, and numerous other restaurants and shops
- | Over 8,000,000 SF of office space in the downtown area
- | Daytime population of 278,000
- | New façade and building renovations recently complete with valet lane installed
- | New stable and committed ownership

SPECIFICATIONS

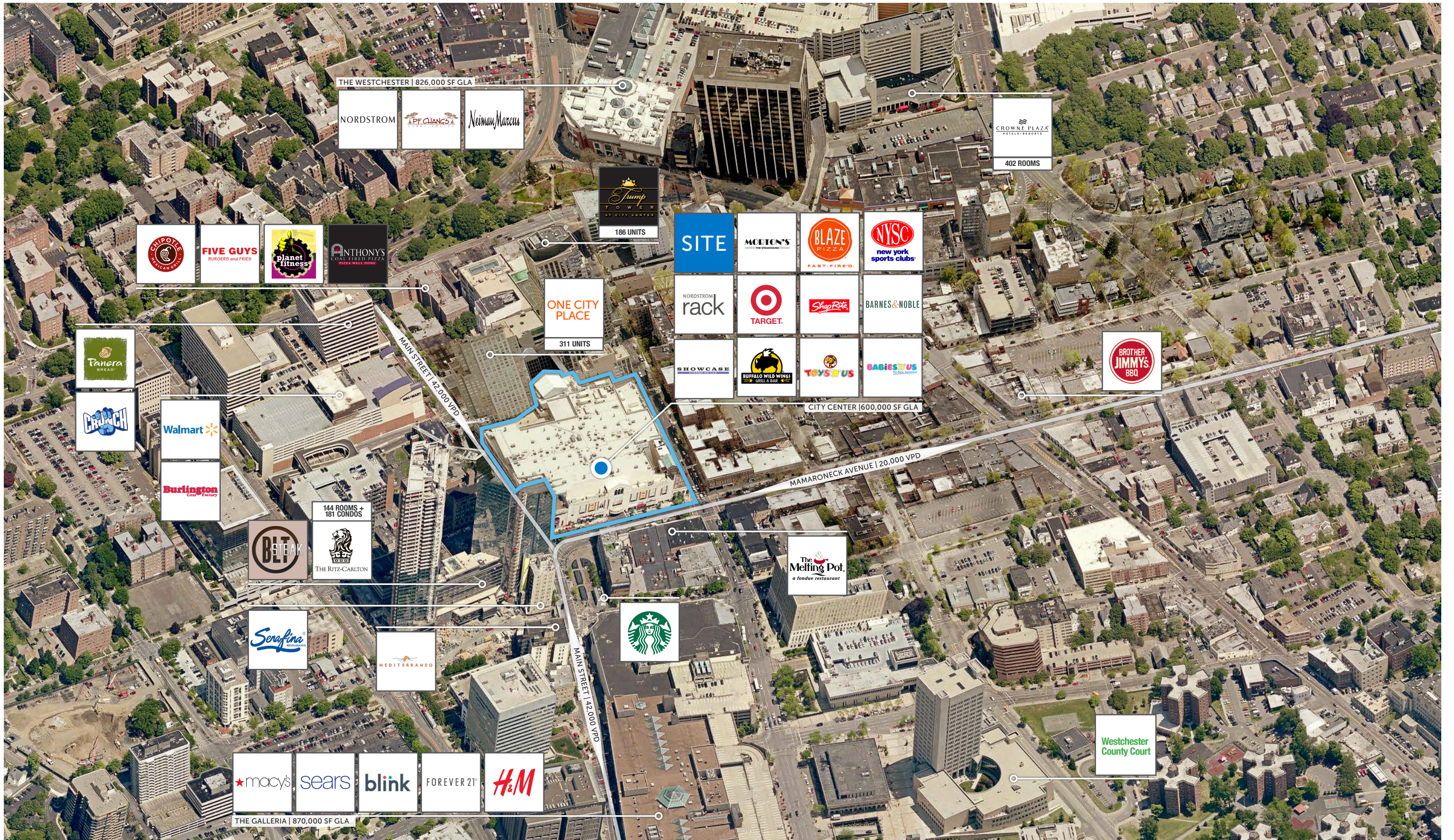
Space	Up to 20,000 RSF	Rent	Please call for details
		Availability	Immediately



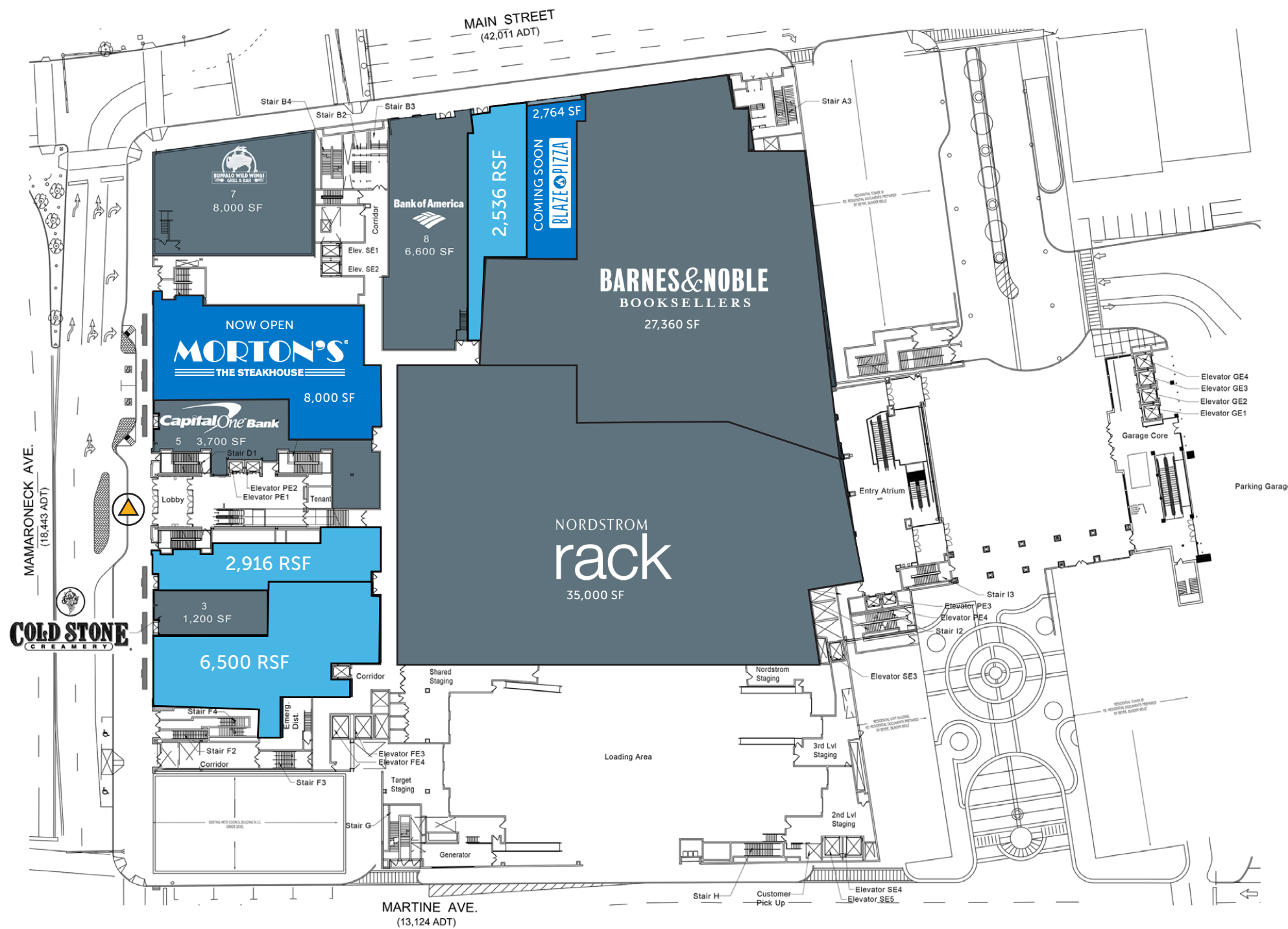
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SITE DATA

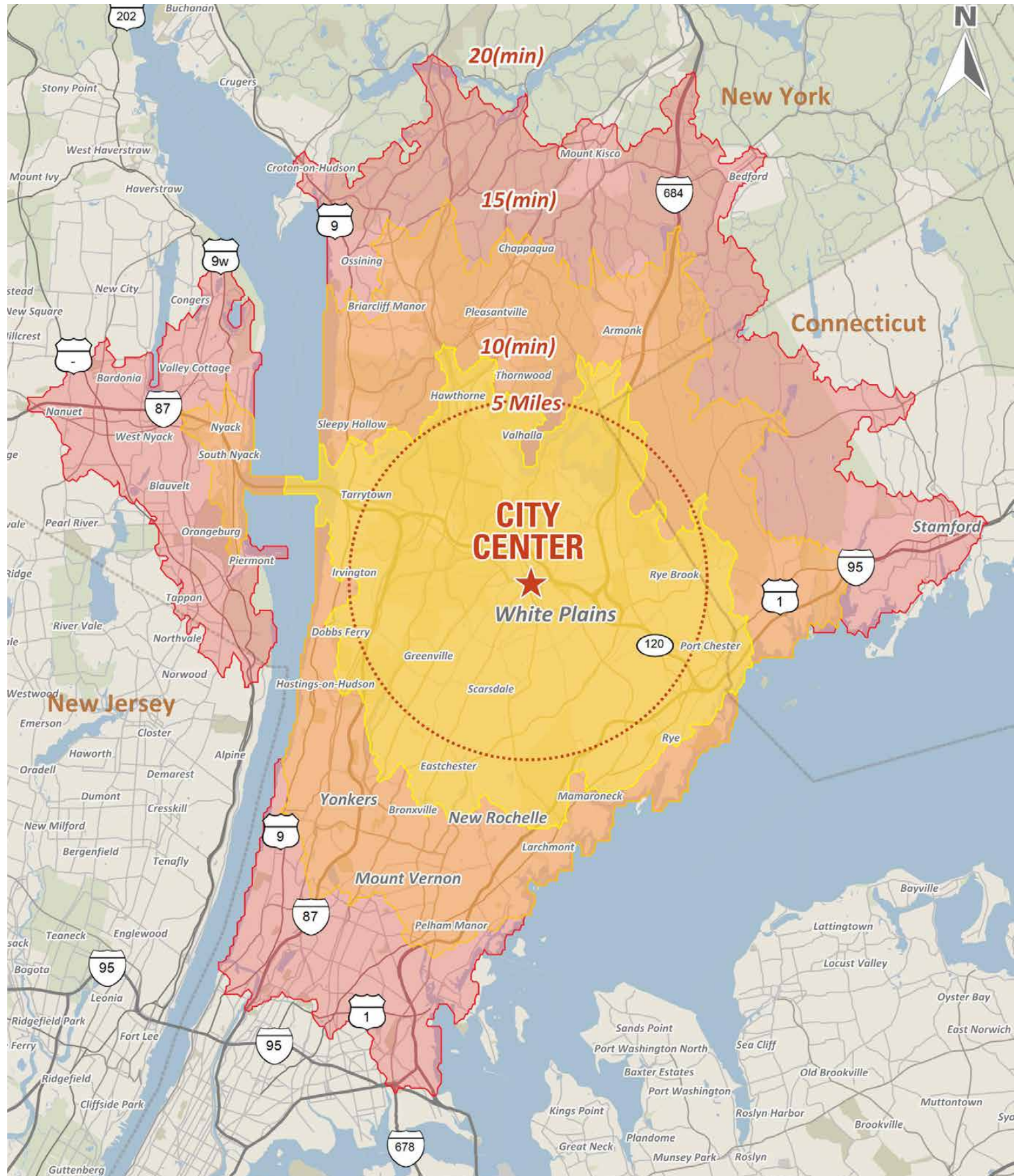
Available	6,500 RSF
Cold Stone Creamery	1,200
Available	2,916 SF + mezzanine
Capital one	3,700
Morton's The Steakhouse	8,000 RSF
Buffalo Wild Wings	8,000
Bank of America	6,600
Available	2,536 RSF
Barnes & Noble	27,360
Nordstrom Rack	35,000
Blaze Pizza	2,764

 New Valet Lane

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CITY CENTER

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION			
Total Population	39,384	108,217	202,875
Total Households	16,547	41,627	73,854
Female Population	20,282	56,601	105,045
% Female	51.5%	52.3%	51.8%
Male Population	19,102	51,616	97,830
% Male	48.5%	47.7%	48.2%
Population Density (Per Square Mile)	12,514.68	3,820.80	2,578.64

DAYTIME POPULATION			
Total Daytime Population	64,046	142,408	273,606
Population aged 16 and under (Children)	5,484	19,988	41,837
Daytime Population Age 16+	58,562	122,419	231,769
Civilian 16+, at Workplace	47,482	84,870	161,366
Civilian 16+, Unemployed	1,241	2,575	4,241
Civilian 16+, Work at home	1,360	3,609	6,463
Homemakers Age 16+	3,167	9,782	20,238
Retired population Age 65+	4,315	12,827	25,064
Student population: Pre-kindergarten to 8th	3,193	11,989	27,088
Student population: 9th grade-12th grade	1,253	6,601	13,089
Student population: Post-secondary students	2,013	11,561	20,257

POPULATION TREND			
2000	33,481	97,543	187,976
2010	37,626	104,320	196,880
Change 2000 to 2010	12.4%	6.9%	4.7%
2014 Actual	39,384	108,217	202,875
2019 Estimate	41,015	111,099	206,401
Change 2014 Actual to 2019 Estimate	4.1%	2.7%	1.7%

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CITY CENTER

DEMOGRAPHICS

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
HOUSING UNITS			
Total Housing Units	17,177	42,734	75,526
Occupied Housing Units	96.3%	97.4%	97.8%
Vacant Housing Units	3.7%	2.6%	2.2%

HOUSEHOLD INCOME			
Average Household Income	\$103,870	\$142,679	\$167,264
Median Household Income	\$65,962	\$93,114	\$109,057
Per Capita Income	\$44,057	\$55,339	\$61,447

Income \$ 0 - \$9,999	7.0%	4.4%	3.4%
Income \$ 10,000 - \$14,999	5.4%	3.2%	2.5%
Income \$ 15,000 - \$24,999	9.6%	6.5%	5.5%
Income \$ 25,000 - \$34,999	8.3%	6.3%	5.2%
Income \$ 35,000 - \$49,999	9.8%	8.1%	7.2%
Income \$ 50,000 - \$74,999	14.9%	13.1%	11.4%
Income \$ 75,000 - \$99,999	12.0%	11.4%	10.9%
Income \$100,000 - \$124,999	8.8%	11.0%	10.8%
Income \$125,000 - \$149,999	7.0%	7.9%	8.2%
Income \$150,000+	17.1%	28.0%	35.1%

RACE & ETHNICITY			
Asian	8.4%	9.1%	10.1%
Black	17.2%	15.0%	10.6%
White	53.5%	61.9%	69.1%
Other	15.6%	10.1%	7.0%
Multi-Race	5.3%	3.9%	3.2%
Hispanic Ethnicity	38.5%	26.0%	18.8%
Not of Hispanic Ethnicity	61.5%	74.0%	81.2%

	1 Mile Radius	3 Mile Radius	5 Mile Radius
AGE DISTRIBUTION			
Median Age	37.6	40.6	41.7
Age 0 - 4	6.1%	5.6%	5.2%
Age 5 - 14	9.2%	11.2%	12.6%
Age 15 - 19	4.6%	6.2%	7.1%
Age 20 - 24	6.7%	5.9%	6.1%
Age 25 - 34	18.7%	13.2%	10.8%
Age 35 - 44	16.3%	14.1%	13.0%
Age 45 - 54	13.0%	14.6%	15.3%
Age 55 - 64	10.9%	12.8%	13.2%
Age 65 - 74	7.5%	8.7%	8.8%
Age 75 - 84	4.5%	5.0%	5.2%
Age 85 +	2.7%	2.7%	2.8%

EDUCATIONAL ATTAINMENT			
Of Total Population - Age 25+	28,935	76,912	140,178
Grade K - 8	7.1%	4.6%	3.7%
Grade 9 - 12	7.1%	4.8%	4.1%
High School Graduate	23.2%	18.9%	16.8%
Associates Degree	6.5%	6.5%	5.8%
Bachelor's Degree	20.5%	24.3%	26.7%
Graduate Degree	20.3%	26.7%	29.4%
Some College, No Degree	13.6%	13.2%	12.9%
No Schooling Completed	1.7%	1.0%	0.7%

MARITAL STATUS			
Of Total Population - Age 15+	33,381	90,020	166,895
Divorced	10.3%	8.6%	7.3%
Never Married	39.6%	34.7%	32.6%
Now Married	44.2%	50.8%	54.3%
Now Married - Separated	3.3%	2.1%	1.6%
Widowed	6.0%	6.0%	5.8%

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