



# THE SOURCE AT WHITE PLAINS

1 Maple Avenue  
White Plains, NY 10605

WHOLE FOODS MARKET • DICK'S SPORTING GOODS • DANNON YOGURT U.S. HEADQUARTERS







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The Source at White Plains is a highly trafficked, 250,000 square foot mixed-use center and adjoining four-story parking garage situated in affluent Westchester County.

### KEY TENANTS

Whole Foods Market, Dick's Sporting Goods, Raymour & Flanigan, The Cheesecake Factory, Dannon Yogurt U.S. headquarters

### LOCATION

The Source is well located on Maple Avenue at Bloomingdale Road. It is adjacent to The Westchester, the area's high-end mall with 125 stores including Nordstrom and Neiman Marcus. It recently received a multi-million-dollar renovation.

### GROWTH

Downtown White Plains is booming with growth and revitalization. More than ten projects are in pre-development, under construction, or recently completed in all sectors from luxury apartments and condominiums to retail, new restaurants, and modern workspaces.

All are within 1.3 miles of The Source.

### ACCESS

With easy access from both I-287 (Cross Westchester Expressway) and I-684, the center serves Westchester County and a portion of southern Connecticut including the affluent towns of Chappaqua, Scarsdale, Rye, and Greenwich, CT. Bloomingdale Road is directly accessed from Exit 8's eastbound off-ramp of I-287.

### AVERAGE DAILY TRAFFIC

#### Maple Avenue:

Approximately 17,200 cars

#### Bloomingdale Road:

Approximately 20,000 cars

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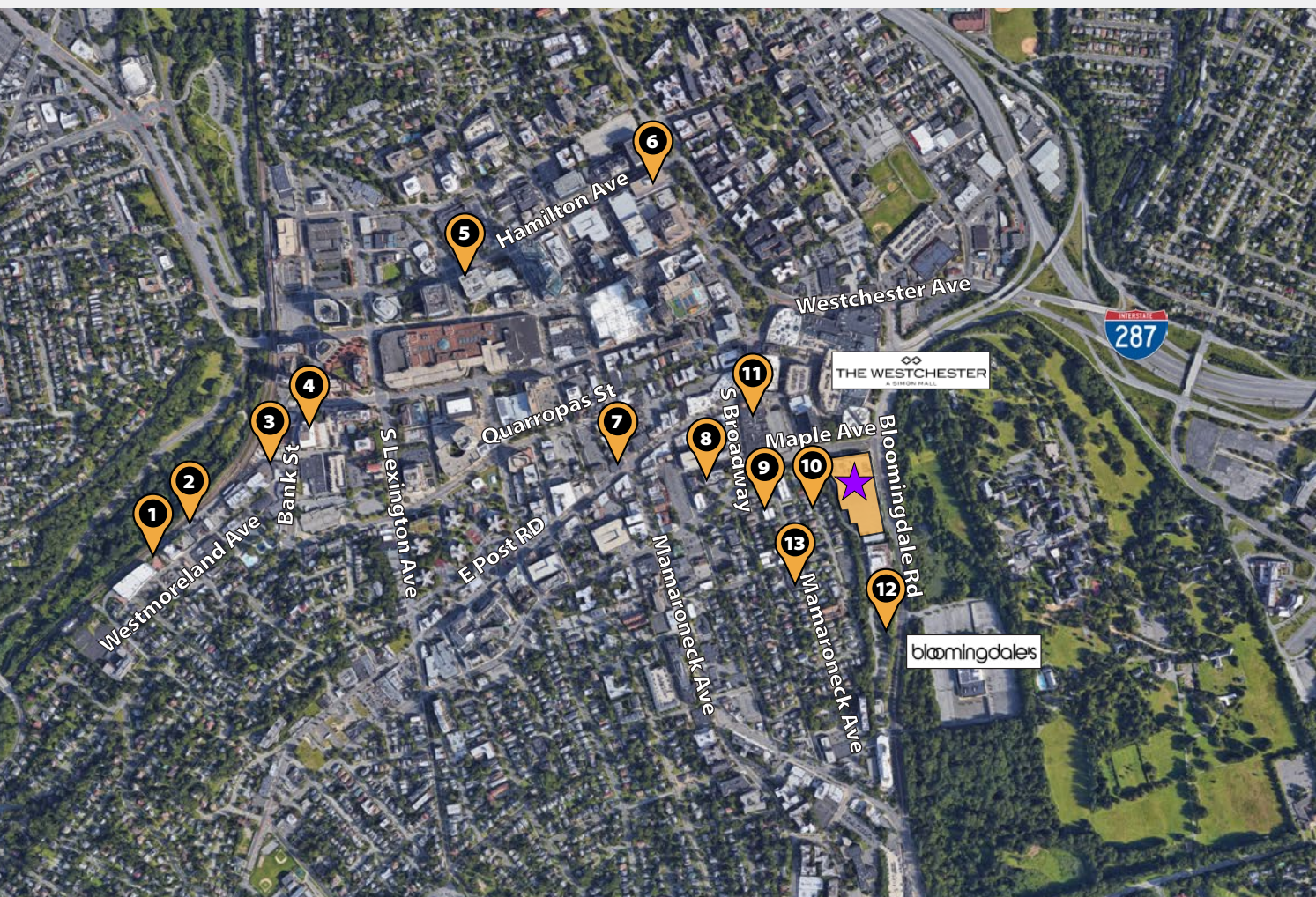
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## 2020 ESTIMATES

|  | 5 MILES   | 7 MILES   | 15 MIN DRIVE |
|--|-----------|-----------|--------------|
| <b>Population</b>                      | 218,560   | 416,498   | 257,118      |
| <b>Average HH Income</b>               | \$200,570 | \$200,725 | \$195,599    |
| <b>Median Age</b>                      | 42 yrs    | 42 yrs    | 40 yrs       |
| <b>Population w/ Bachelors Degree+</b> | 59%       | 58%       | 56%          |
| <b>Workplace Population</b>            | 167,409   | 274,888   | 193,129      |

(2020 SitesUSA)





AREA MAP ►

- 1 136-158 Westmoreland Avenue (1.3 Miles)**  
Work is underway for the Bronx River Brewery in a rezoned industrial neighborhood to include a micro pub, green grocer, and 62 loft-style apartments.
- 2 121 Westmoreland Avenue (1.3 Miles)**  
A conversion of a 6-story industrial building into 65 apartments is now open.
- 3 55 Bank Street (1.1 Miles)**  
A 16-story, 288-unit luxury rental apartment building and retail space. Construction complete.
- 4 10 Bank Street (1.1 Miles)**  
New tenant, Jägermeister, recently moved its headquarters into the 12-story building occupying 30,000 square feet.
- 5 White Plains Mall/Hamilton Avenue (0.9 Miles)**  
Plans call for the city's first mall to be demolished and replaced with a mixed-use development of retail, residential, a craft food hall, parking, and an elevated, publicly accessible green space.
- 6 440 Hamilton Avenue (0.7 Miles)**  
Approved \$87 million project to convert the former AT&T office building to 245 luxury residences.
- 7 The Broadstone White Plains (0.4 Miles)**  
Approved plans call for two 15-story apartment towers. In total, the development will house 434 apartments, retail, parking garage, and a park.
- 8 95 South Broadway/One Lyon Place (800 Feet)**  
The Esplanade senior residence and annex building are being converted into 212 luxury apartments. The \$50 million project is set to begin soon.
- 9 One DeKalb (520 Feet)**  
A 6-story, 77-unit luxury rental apartment building is now open.
- 10 Under Development: Hale Avenue Project**  
97-111 Hale Ave and 100-114 Hale Ave was approved for two 7-story buildings with a total of 127 apartments that began development in early 2020.
- 11 Westchester Pavilion Mall Project**  
A mixed-use project and will consist of two 30-story residential towers. Construction commencement contingent upon another project by the same developer.
- 12 120 Bloomingdale Avenue**  
The construction on the 5-story, 132 apartment building is expected to begin early next year after they construct the new garage in the current parking lot that started in August of 2019 and is currently ongoing.
- 13 37 DeKalb Avenue**  
A long-vacant nursing home in White Plains will be turned into multi-family rental apartments. Plans for the redevelopment of the Nathan Miller nursing home were OK'd by the Common Council August 5. Developers will turn the 19,100 square foot lot into 21 apartment units plus parking spaces, the *Journal News* reported.





## NEW YORK











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### ABOUT WILDER

Wilder is a Boston-based real estate development, management, and leasing firm specializing in the positioning of retail properties. Privately held and owner managed, Wilder's mission has been and continues to be to create vibrant shopping places that meet and exceed the expectations of our customers, retailers, and investors.

From lifestyle centers, urban properties, and community centers to mixed-use developments and super-regional malls, Wilder, in its 40-year history, has developed, managed, and leased over 20 million square feet of retail properties throughout the United States and Puerto Rico.

The company continues to have a diverse portfolio of properties throughout the East Coast.

### FOR MORE INFORMATION

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