Welcome to

# RIDGE HILL

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# PROPERTY OVERVIEW

# Look Up

Property Overview



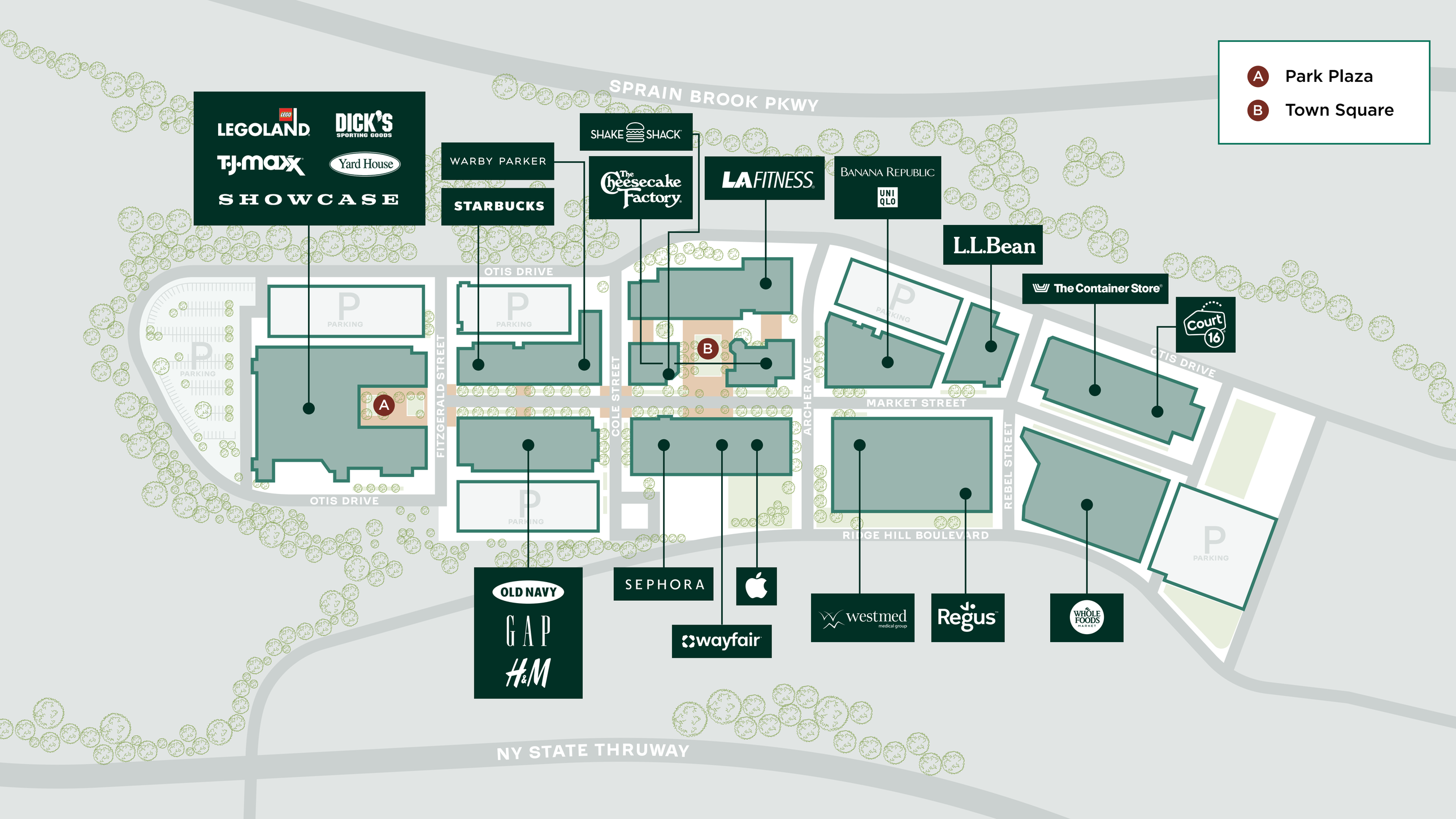

With more than 1M SF of retail and just 18 miles from Manhattan, there’s plenty to see at Ridge Hill. This is the place to gather with your community and find your flavor.

We act as a modern town square, where all can have a connective and social experience. Tackle your to-do list, discover a new weekend attraction, and take your pup to the dog park, all in one vibrant hilltop location.



Center your brand for connection




A Park Plaza
B Town Square
SPRAIN BROOK PKWY
LEGOLAND
DICK'S SPORTING GOODS
T.J.maxx
Yard House
SHOWCASE
WARBY PARKER
STARBUCKS
SHAKE SHACK
The Cheesecake Factory
LA FITNESS
BANANA REPUBLIC
UNIQLO
L.L.Bean
The Container Store
Court 16
OTIS DRIVE
FITZGERALD STREET
COLE STREET
ARCHER AVE
MARKET STREET
REBEL STREET
RIDGE HILL BOULEVARD
PARKING
OLD NAVY
GAP
H&M
SEPHORA
wayfair
westmed medical group
Regus
WHOLE FOODS MARKET
NY STATE THRUWAY

# AREA

# HIGHLIGHTS

Area Highlights

# Centered In Westchester



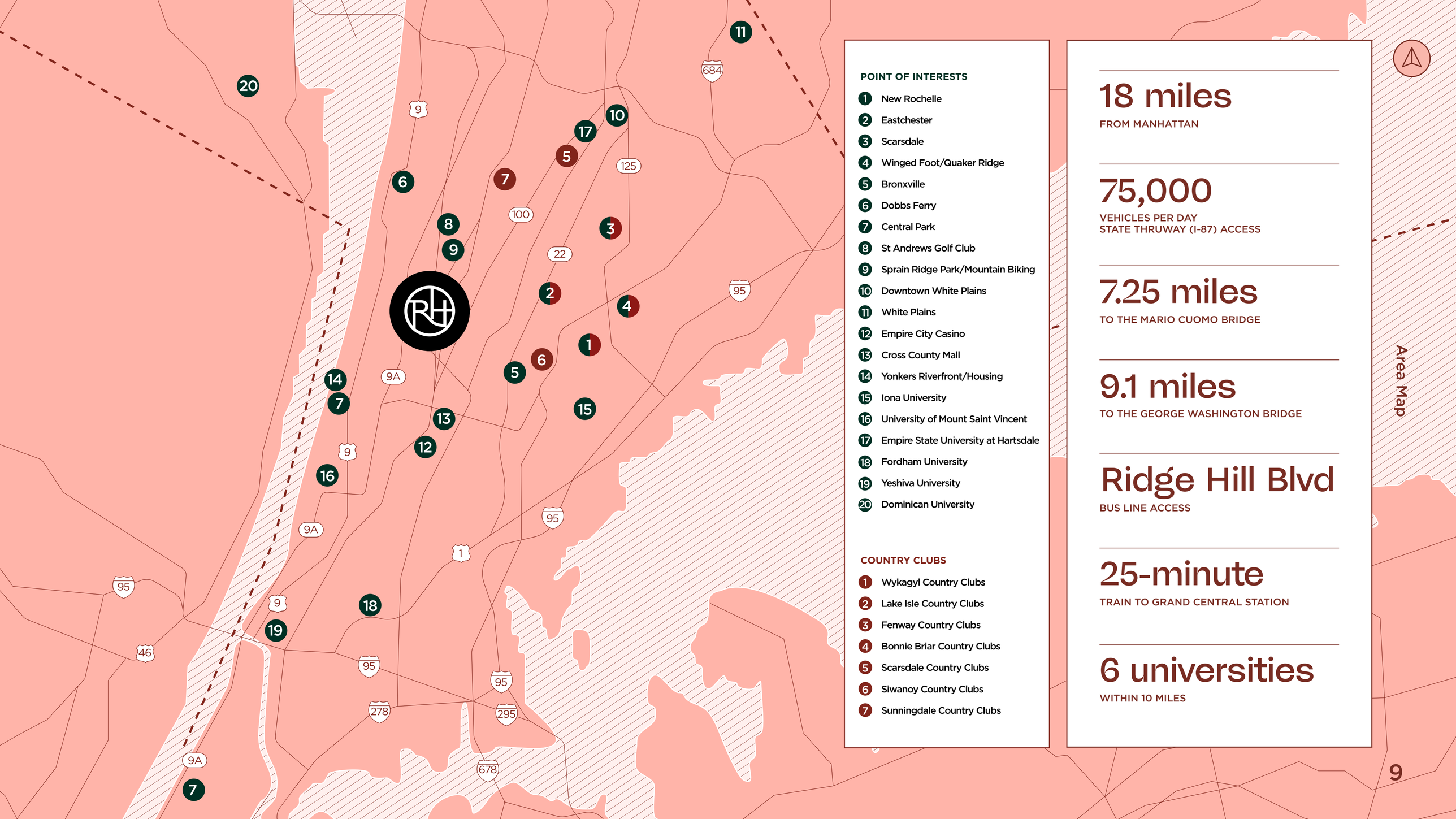
Ridge Hill's unique opportunity in Westchester County, New York, provides a captivating blend of suburban charm, picturesque landscapes, affluent communities, and proximity to the bustling metropolis of NYC. Here, urban convenience and tranquil living converge.

Near diverse neighborhoods, including tree-lined Scarsdale, boutique-filled Rye, and historic Sleepy Hollow and Tarrytown

Surrounded by elegant estates, colonial-style homes, and modern condominiums, meeting a wide spectrum of preferences

County filled with museums, galleries, and performance venues, including the Neuberger Museum of Art, Caramoor Center for Music and the Arts, and Jacob Burns Film Center

Outdoor recreation includes hiking and biking along the scenic trails of the Rockefeller State Park Preserve and the Untermyer Gardens



## POINT OF INTERESTS

1. New Rochelle
2. Eastchester
3. Scarsdale
4. Winged Foot/Quaker Ridge
5. Bronxville
6. Dobbs Ferry
7. Central Park
8. St Andrews Golf Club
9. Sprain Ridge Park/Mountain Biking
10. Downtown White Plains
11. White Plains
12. Empire City Casino
13. Cross County Mall
14. Yonkers Riverfront/Housing
15. Iona University
16. University of Mount Saint Vincent
17. Empire State University at Hartsdale
18. Fordham University
19. Yeshiva University
20. Dominican University

## COUNTRY CLUBS

1. Wykagyl Country Clubs
2. Lake Isle Country Clubs
3. Fenway Country Clubs
4. Bonnie Briar Country Clubs
5. Scarsdale Country Clubs
6. Siwanoy Country Clubs
7. Sunningdale Country Clubs

**18 miles**
FROM MANHATTAN

**75,000**
VEHICLES PER DAY
STATE THRUWAY (I-87) ACCESS

**7.25 miles**
TO THE MARIO CUOMO BRIDGE

**9.1 miles**
TO THE GEORGE WASHINGTON BRIDGE

**Ridge Hill Blvd**
BUS LINE ACCESS

**25-minute**
TRAIN TO GRAND CENTRAL STATION

**6 universities**
WITHIN 10 MILES

Area Map

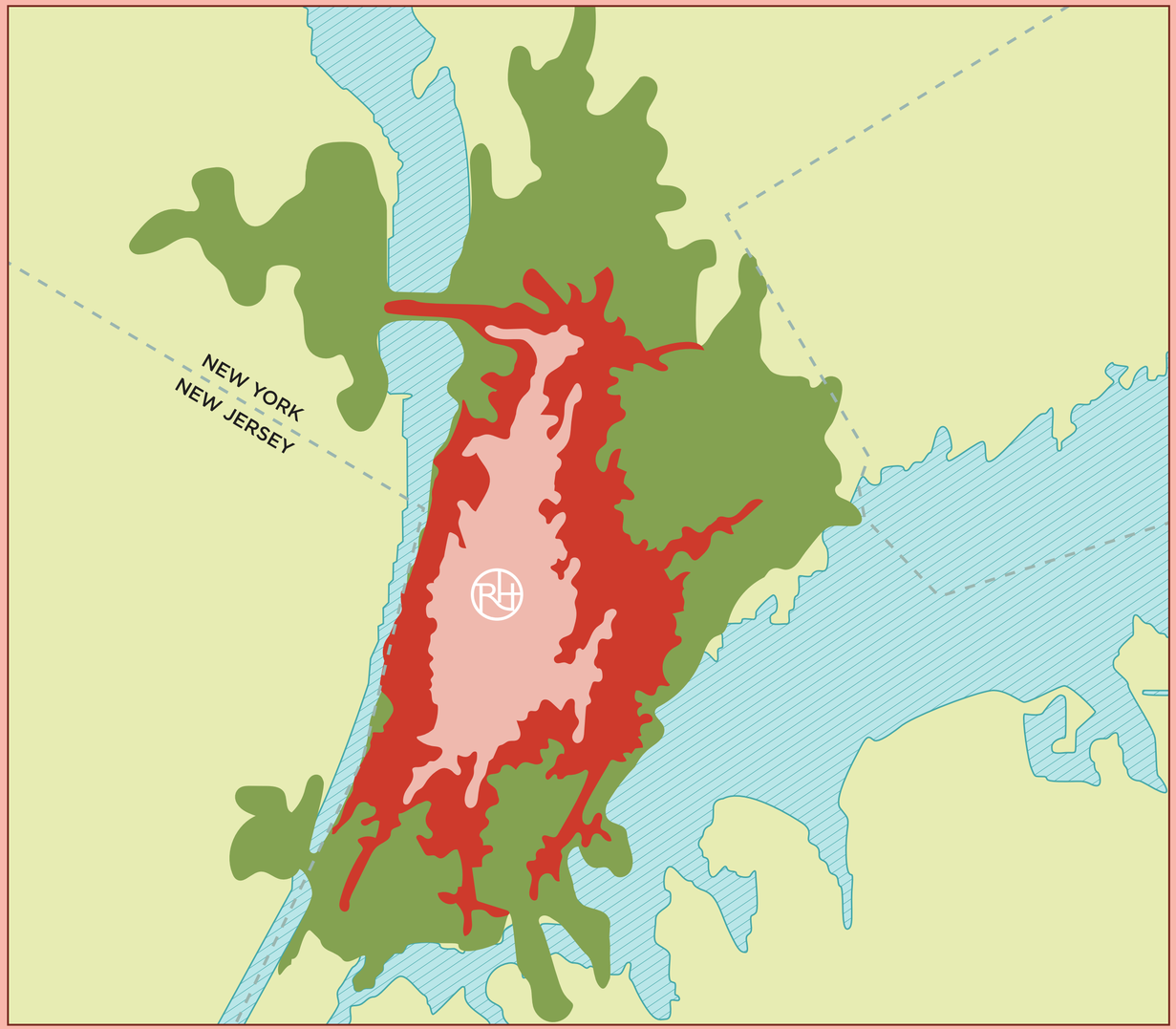

OUR
CUSTOMER

# Life On The Hill




Ridge Hill caters to those working in the city but craving the serenity of suburban living by being easily accessible from the Metro North Rail System through Grand Central, and major roadways including I-87, I-95, the Saw Mill River Parkway, the Bronx River Parkway, the Hutchinson River Parkway, and more.

Trade Area Demographics




Located just 3 miles from Ridge Hill, Scarsdale was named the #1 wealthiest suburb in the US with an average HHI of $568,492 and a home value of over $1.4 million. Rye, New York was name the second wealthiest suburb, also located in Westchester County.

**1.95M**
POPULATION

**62.9%**
RACIALLY OR ETHNICALLY DIVERSE

**42.2%**
COLLEGE DEGREE OR HIGHER

**43.4%**
LIVE IN HOUSEHOLD WITH $100K+ INCOME

**49.2%**
AGED 25-54

### TRADE AREA POPULATION

| 10 MINS DRIVE | 15 MINS DRIVE | 20 MINS DRIVE |
|---|---|---|
| 181,889 | 730,565 | 2,135,420 |

### AVERAGE HOUSEHOLD INCOME

| 10 MINS DRIVE | 15 MINS DRIVE | 20 MINS DRIVE |
|---|---|---|
| $123,794 | $104,558 | $85,981 |


EXPERIENCE
RIDGE HILL

# BUILDING G




- Town Square redevelopment completed in November 2024
- Park Plaza redevelopment completed October 2024
- Building G construction underway for Wayfair’s 114,000 SF location, set to open in Q1 2027
- Additional parcel redevelopment to come in future phases



PARK PLAZA




TOWN SQUARE

Experience Ridge Hill

# There's More to Come











**Over 50% of purchasing customers were new to the Wayfair brand.**

## Wayfair | Existing Retail Format

**The third highly anticipated location in the U.S.** is set to open at Ridge Hill, following the success in Chicago and Atlanta opening earlier this year.

Edens Plaza welcomed 763,700 visitors in its first year (May 2024 – May 2025, Placer.ai).

*Location: Wilmette, just outside Chicago*

**115k sq. ft.** retail in one location

**19 diverse departments** including furniture, décor, outdoor living, home improvement, and more

**Featured Brands:**

AllModern
Birch Lane
Perigold
Joss & Main
...and additional Wayfair-exclusive lines

# Recent Openings






















- Court 16
- Cantina
- J. Crew Factory
- Modern Nails
- Shake Shack
- Sunglass Hut
- Van Leeuwen
- Warby Parker

# Coming Soon



BARNES&NOBLE

南翔·小·籠包
Nan Xiang Soup Dumplings

Toastique
GOURMET TOAST
JUICE & COFFEE

wayfair

Claim space among familiar faces

























































This is life at Ridge Hill

# RIDGE HILL

## WESTCHESTER COUNTY

**For leasing inquiries, please contact:**

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Jamestown