

19
89 | **OVER**
TWENTY
FIVE
YEARS



Levin Management and Savills Studley lease 38,000 s/f to 24 Hour Fitness at Post Rd. Plaza in Pelham Manor

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Pelham Manor, NY Construction is nearing completion on a new 38,000 s/f 24 Hour Fitness health club at Post Rd. Plaza. The addition of this anchor tenant, set to open this month, marks another milestone for the Westchester County retail destination.

Levin Management Corp. (LMC) serves as exclusive leasing and managing agent for the 268,000 s/f Post Rd. Plaza. LMC leasing representative Jordan Korris negotiated the long-term 24 Hour Fitness lease. Jeff Lagowitz of Savills Studley represented the tenant.

LMC has taken major steps over the past several years to reposition, re-tenant and redevelop Post Rd. Plaza. The retail real estate services firm directed more than \$15 million in renovations to the property's buildings and common areas, including an updated façade; innovative signage; and new lighting, paving and landscaping.

The LMC team filled Post Rd. Plaza's main anchor space with a 75,200 s/f Fairway Markets supermarket. A 41,300 s/f Dave & Buster's and 24 Hour Fitness occupy the property's second

story, reflecting LMC's strategy for use of that space. Other national tenants include Marshall's Shoes, HomeGoods, Lane Bryant, Panera Bread, Sally Beauty Supply, Visionworks, Smashburger, Modell's, Dress Barn, Hallmark, GNC and Citibank. The property's newest tenant, Sprint, opened in October.

"We led the redesign of the property to transform the appearance and re-tenant it to better serve – and attract – regional consumers," said LMC's Matthew Harding, president. "Ultimately, we restored Post Road Plaza's competitive positioning in the marketplace. Today, with its mix of retailers, restaurants and service providers, Post Road Plaza has re-emerged as one of the region's most vibrant and successful retail destinations."

Located at the junction of U.S. 1, Pelham Parkway and the Hutchinson River Parkway, Post Rdd. Plaza serves a growing residential population of nearly 411,000 people within a three-mile radius and 1.15 million people within five miles of the property. Additionally, more than 90,000 vehicles pass the property each day.

"Affordable fitness chains continue to grow in key markets throughout the United States," Korris said. "This new 24 Hour Fitness location will distinguish itself by offering members a variety of innovative programs and amenities, including an indoor pool. 24 Hour Fitness not only complements Post Rd. Plaza's existing co-tenancy, but represents another great amenity for members of the community."

Headquartered in San Ramon, Calif., 24 Hour Fitness serves nearly 4 million members nationwide. The fitness pioneer's clubs are furnished with a wide variety of strength, cardio and functional training equipment, and are the perfect environment for fitness professionals to deliver dynamic personal and group training programs.