

Business, Office and Retail

Business Establishments in Westchester

The growth of the financial services industry and related fields has spearheaded the transition of Westchester County's business community from one dominated by large, corporate employers to one more diversified and geographically clustered. Downsizings, mergers and acquisitions have changed the profile of many of Westchester's major employers in recent years. While Westchester maintains a vibrant community of global headquarters, an increasing number of service companies and investment firms have chosen Westchester as their home. Some Fortune 1,000 firms with headquarters in Westchester include IBM, PepsiCo, Pepsi Bottling Group, ITT, Starwood Hotels & Resorts and Jarden.

The number of business establishments continues to grow. As of the end of 2006, private businesses in Westchester County totaled 35,145, with total private-sector employment of 349,159 persons. Between 2004 and 2006 the County added 867 private businesses and 3,622 employees. At the same time, the average compensation increased \$5,140 or nearly 10%. These increases are particularly highlighted by sectors important to the county's economy including health care services, finance and insurance and construction. Manufacturing continues to exhibit regional weakness, with employment falling 5%. Computer and electronic product manufacturing and food manufacturing remain strong with average compensations of \$161,450 and \$208,976, respectively.

In crucial growth areas, employment and wage trends were even more pronounced. Construction added over 1,500 new jobs (approximately 7% growth) and finance added 2,568 employees (13.47%). The growth of the financial community has led to greatly increased compensation with the average salary of the 21,630 jobs in the sector now reaching over \$111,000 per year. Other sectors which have shown significant employment gains include air transportation (over 500%) and internet publishing and broadcasting. The gains in air transportation reflect the emergence of Westchester County Airport as the leading corporate airport in the New York City region and the increase in commercial flights by JetBlue and AirTran.

Office Inventory

More and more businesses are finding Westchester County an attractive location. With the center of the county just 30 miles north of Midtown Manhattan, Westchester provides cost savings in office rental and other operational expenses compared to urban areas in the Northeast. The county offers a generous supply of affordable, safe and state-of-the-art contemporary office space located in its major cities as well as in suburban office parks. Westchester's small to medium-sized businesses have the ability to grow due in large part to the premier location as well as the lower costs that afford them the opportunity to invest in their business.

Westchester County is host to over 32.4 million square feet of office space in nearly 300 locations. The average rents are substantially lower than those in Manhattan and remain lower than neighboring Fairfield County, Connecticut.

Availability rates for Westchester County's office leasing market have remained under 20 percent since 1998, although a slight increase in availability rates has taken place as part of a nationwide market slump beginning at the end of 2007 and into 2008.

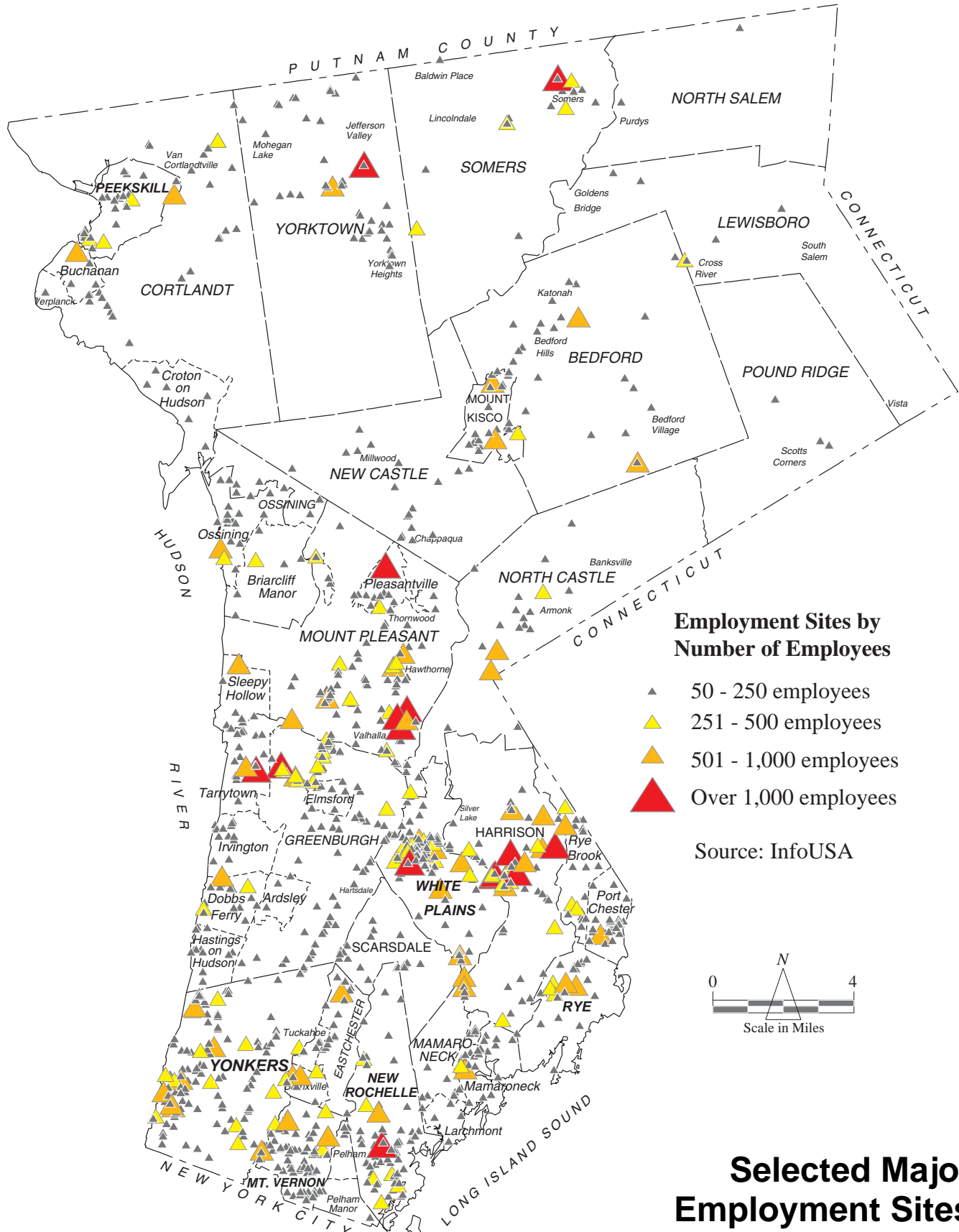
For more information on office space, including availability and expansion, contact the Westchester County Office of Economic Development at (914) 995-2988 or visit online at <http://www.westchestergov.com/business.htm>. Market reports on available office space and rental rates are available from many independent sources, including:

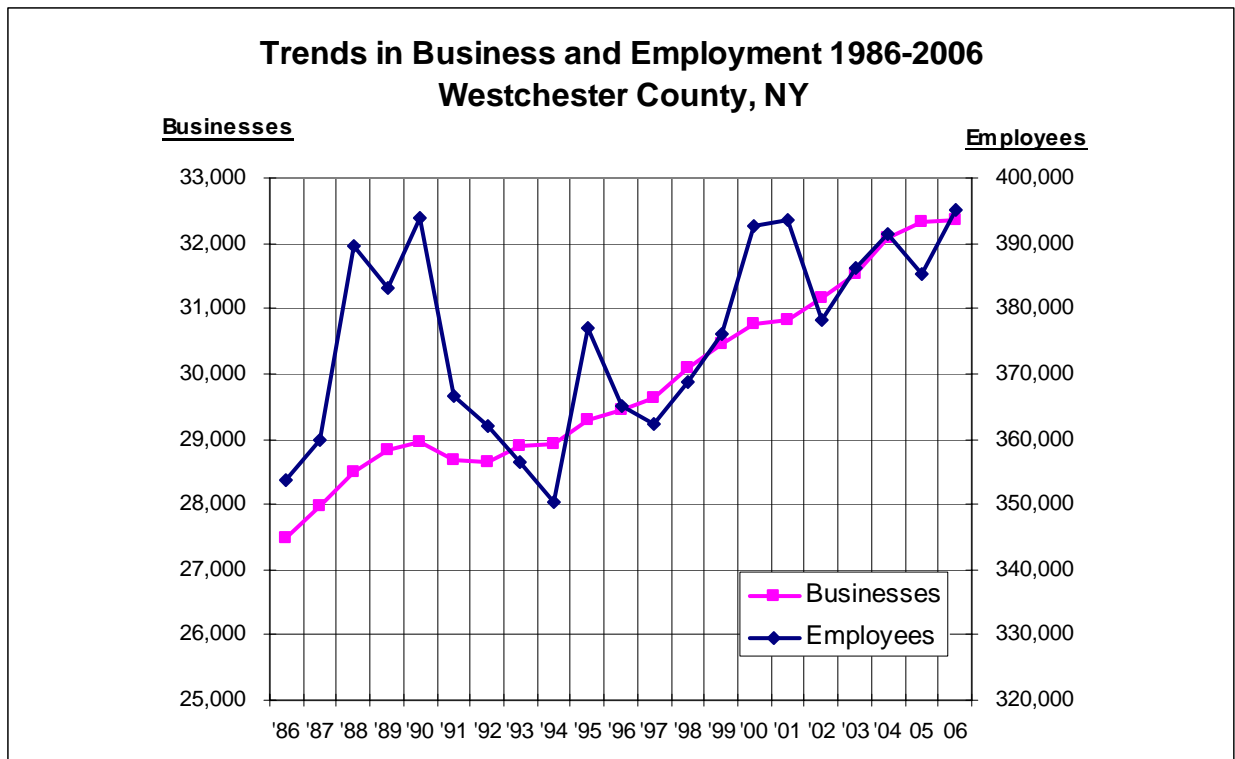
- Cushman & Wakefield: <http://www.cushwake.com/cwglobal/jsp/kcReportDetail.jsp?Country=1400107&Language=EN&catId=100004&pId=c15900021p>
- Grubb & Ellis: http://www.grubb-ellis.com/pdf/metro_off_mkttrnd/Westchester.pdf
- GVA Williams: <http://www.gvawilliams.com/x1083.xml>

Major Retail Inventory

Retail sales in Westchester County were almost \$12 billion in 2002, ranking fourth among New York State counties, according to the U.S. Census Bureau's Economic Census. A large part of Westchester's retail sales occurred in retail space located in major facilities in the downtowns of Westchester's largest cities. These downtown malls encompass over 4.7 million square feet.

The retail facility listing shown on the following pages lists over 100 facilities — shopping centers, warehouse clubs and regional malls — which in aggregate total over 14 million square feet of floor area. A map shows the largest of the facilities, those with 100,000 square feet or more. Approximately 73 percent of the total major retail space is located in the southern half of the county (south of Mount Pleasant).





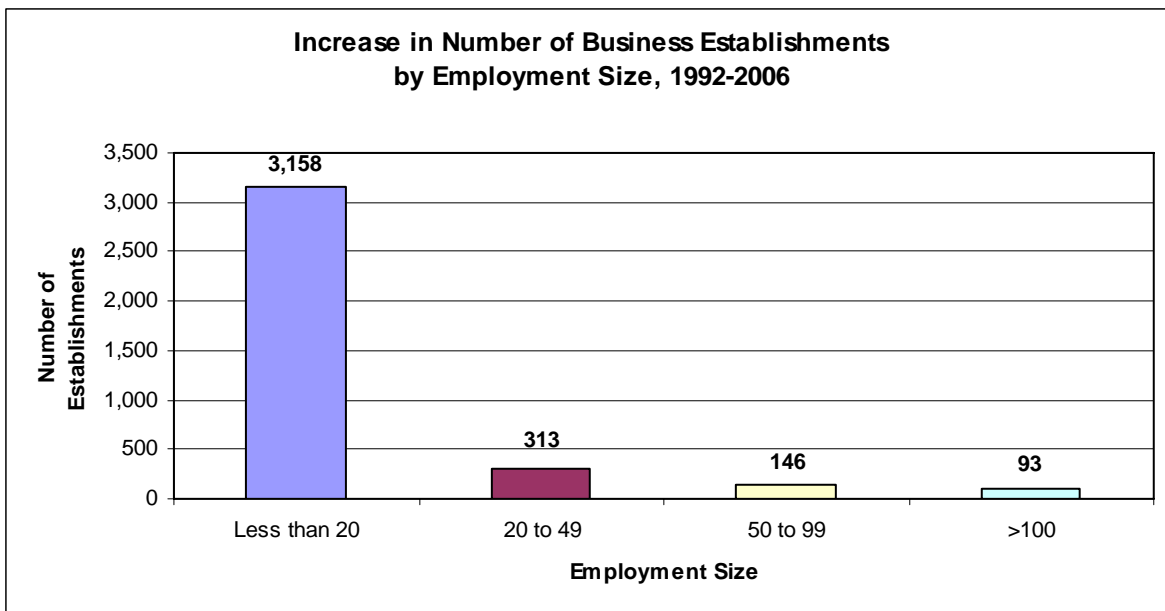
Business Establishments by Sector, 2006 Westchester County, NY

Sector	Percent
Professional, scientific, & technical services	13.9%
Retail trade	12.6%
Construction	11.1%
Health care & social assistance	10.7%
Other Services	9.9%
Real estate & rental & leasing	6.8%
Accommodation & food services	6.5%
Finance & insurance	6.2%
Administrative & support & waste management & remediation service	5.9%
Wholesale trade	5.4%
Manufacturing	2.2%
Information	2.2%
Arts, entertainment, & recreation	2.0%
Transportation & warehousing	1.8%
Educational services	1.6%
Other	0.7%
Management of companies & enterprises	0.6%

Source: U.S. Census Bureau, County Business Patterns. Prepared by the Westchester County Department of Planning.

Business Establishments, 1992-2005 Westchester County, NY

Employment Size	1992	1992 Percent Distribution	2005	2005 Percent Distribution	1992-2005 Change
Total Establishments	28,661	100%	32,371	100%	3,710
1 to 4	18,157	63.4%	20,801	64.3%	2,644
5 to 9	4,803	16.8%	5,091	15.7%	288
10 to 19	2,851	9.9%	3,077	9.5%	226
20 to 49	1,745	6.1%	2,058	6.4%	313
50 to 99	590	2.1%	736	2.3%	146
100 to 249	332	1.2%	409	1.3%	77
250 to 499	114	0.4%	135	0.4%	21
500 to 999	36	0.1%	42	0.1%	6
1,000 or more	33	0.1%	22	0.1%	-11



Source: US Census Bureau, County Business Patterns. Prepared by the Westchester County Department of Planning.

Business Establishments and Employees by Economic Sector and Sub-Sector, 2006 Westchester County, NY

2002 NAICS code	Meaning of 2002 NAICS code	Number of employees	Annual payroll (\$1,000)	ESTABLISHMENTS					
				Total Number	Number of Establishments by Number of Employees per Establishment				
					1 to 19	20 to 49	50 to 99	100 to 499	500 or more
Westchester County Total		395,201	21,533,531	32,371	28969	2,058	736	544	64
11	Forestry, fishing & hunting, & ag support services (113-115)	196	7,178	48	47	1	0	0	0
21	Mining	b	D	7	7	0	0	0	0
22	Utilities	2,854	301,226	20	10	3	3	2	2
221	Utilities	2,854	301,226	20					
23	Construction	26,393	1,545,040	3,608	3352	167	57	31	1
236	Construction of buildings	6,748	377,937	1,164					
237	Heavy and civil engineering construction	3,262	252,248	137					
238	Specialty trade contractors	16,383	914,855	2,307					
31-33	Manufacturing	14,133	649,275	711	553	97	32	28	1
311	Food mfg	1,644	58,441	84					
312	Beverage & tobacco product mfg	422	16,866	7					
313	Textile mills	77	5,777	10					
314	Textile product mills	98	4,326	15					
315	Apparel mfg	65	2,350	23					
316	Leather & allied product mfg	b	D	3					
321	Wood product mfg	69	2,900	11					
322	Paper mfg	66	2,357	7					
323	Printing & related support activities	1,178	46,397	102					
324	Petroleum & coal products mfg	b	D	6					
325	Chemical mfg	1,004	49,306	33					
326	Plastics & rubber products mfg	1,272	57,217	30					
327	Nonmetallic mineral product mfg	493	26,115	26					
331	Primary metal mfg	449	23,639	9					
332	Fabricated metal product mfg	1,879	83,001	88					
333	Machinery mfg	465	25,090	25					
334	Computer & electronic product mfg	1,213	81,891	38					
335	Electrical equipment, appliance, & component mfg	651	32,203	15					
336	Transportation equipment mfg	437	19,192	12					
337	Furniture & related product mfg	513	21,680	70					
339	Miscellaneous mfg	2,064	84,374	97					
42	Wholesale trade	21,127	1,517,625	1,744	1506	153	51	33	1
423	Durable goods merchant wholesalers	10,139	651,380	821					
424	Nondurable goods merchant wholesalers	10,366	818,603	700					
425	Wholesale electronic markets and agents and brokers	622	47,642	223					
44-45	Retail trade	51,589	1,447,615	4,078	3535	325	122	93	3
441	Motor vehicle & parts dealers	4,902	243,621	253					
442	Furniture & home furnishings stores	2,808	79,753	259					
443	Electronics & appliance stores	1,788	46,381	180					
444	Building material & garden equipment & supplies dealers	3,761	167,176	284					
445	Food & beverage stores	10,910	259,027	836					
446	Health & personal care stores	4,317	124,014	328					
447	Gasoline stations	1,341	31,752	327					
448	Clothing & clothing accessories stores	8,086	141,690	619					
451	Sporting goods, hobby, book, & music stores	2,277	43,453	234					
452	General merchandise stores	6,773	150,803	87					
453	Miscellaneous store retailers	2,496	52,158	457					
454	Nonstore retailers	2,130	107,787	214					
48-49	Transportation & warehousing	10,822	402,446	598	501	50	20	26	1
481	Air transportation	1,130	80,049	29					
483	Water transportation	a	D	5					
484	Truck transportation	1,189	45,255	170					
485	Transit & ground passenger transportation	6,475	194,312	239					
487	Scenic & sightseeing transportation	a	D	3					
488	Support activities for transportation	594	29,676	95					
492	Couriers & messengers	1,240	47,137	37					
493	Warehousing & storage	184	5,241	20					

Business Establishments and Employees by Economic Sector and Sub-Sector, 2006 Westchester County, NY (continued)

2002 NAICS code	Meaning of 2002 NAICS code	Number of employees	Annual payroll (\$1,000)	Total Number	ESTABLISHMENTS				
					Number of Establishments by Number of Employees per Establishment				
					1 to 19	20 to 49	50 to 99	100 to 499	500 or more
51	Information	13,926	990,114	707	591	54	33	26	3
511	Publishing industries (except Internet)	5,337	407,916	156					
512	Motion picture & sound recording industries	1,494	84,039	196					
515	Broadcasting (except Internet)	216	10,520	14					
516	Internet publishing & broadcasting	118	12,398	16					
517	Telecommunications	5,344	388,390	222					
518	Internet service providers, web search portals, & data processing	1,020	77,811	80					
519	Other information services	397	9,040	23					
52	Finance & insurance	27,320	3,052,257	1,992	1796	111	46	31	8
522	Credit intermediation & related activities	10,870	875,426	673					
523	Securities intermediation & related activities	7,630	1,281,396	635					
524	Insurance carriers & related activities	8,749	890,561	668					
525	Funds, trusts, & other financial vehicles (part)	71	4,874	16					
53	Real estate & rental & leasing	9,203	401,895	2,190	2114	56	17	3	0
531	Real estate	7,868	353,729	2,025					
532	Rental & leasing services	1,316	46,601	155					
533	Lessors of nonfinancial intangible assets (exc copyrighted works)	19	1,565	10					
54	Professional, scientific, & technical services	30,298	2,224,388	4,495	4263	165	37	26	4
541	Professional, scientific, & technical services	30,298	2,224,388	4,495					
55	Management of companies & enterprises	19,373	3,035,629	185	106	35	19	16	9
551	Management of companies & enterprises	19,373	3,035,629	185					
56	Administrative & support & waste management & remediation service	27,092	1,000,033	1,904	1658	130	61	51	4
561	Administrative & support services	26,156	954,265	1,829					
562	Waste management & remediation services	936	45,768	75					
61	Educational services	17,725	504,646	513	392	65	25	25	6
611	Educational services	17,725	504,646	513					
62	Health care & social assistance	69,438	3,034,247	3,474	3035	237	84	98	20
621	Ambulatory health care services	25,864	1,300,048	2,712					
622	Hospitals	19,736	1,031,019	21					
623	Nursing & residential care facilities	14,941	486,531	221					
624	Social assistance	8,897	216,649	520					
71	Arts, entertainment, & recreation	7,924	256,443	656	553	59	34	10	0
711	Performing arts, spectator sports, & related industries	1,104	59,451	287					
712	Museums, historical sites, & similar institutions	365	9,006	29					
713	Amusement, gambling, & recreation industries	6,455	187,986	340					
72	Accommodation & food services	23,946	477,532	2,091	1771	234	64	22	0
721	Accommodation	2,852	83,612	63					
722	Food services & drinking places	21,094	393,920	2,028					
81	Other services (except public administration)	21,646	677,744	3,205	3034	116	31	23	1
811	Repair & maintenance	3,165	108,199	740					
812	Personal & laundry services	6,519	160,463	1,297					
813	Religious/grantmaking/civic/professional & similar org	11,962	409,082	1,168					
99	Industries not classified	c	D	145	145	0	0	0	0

Source: U.S. Census Bureau, County Business Patterns. Prepared by the Westchester County Department of Planning

a = 1 to 19 employees, b = 20 to 99 employees; c = 100 to 249 employees; D = Withheld to avoid disclosing data for individual companies; data are included in higher level totals

Business Establishments and Employment by ZIP Code Area, 2006
Westchester County, NY

ZIP Code Area Name	ZIP	Total Establishments	Number of employees	Establishments by number of employees per establishment								
				1 to 4	5 to 9	10 to 19	20 to 49	50 to 99	100 to 249	250 to 499	500 to 999	1,000 or more
AMAWALK	10501	26	77	22	1	3	0	0	0	0	0	0
ARDSLEY ON HUDSON	10503	10	78	7	2	0	0	1	0	0	0	0
ARDSLEY	10502	293	2,203	197	50	24	14	6	2	0	0	0
ARMONK	10504	470	8,089	286	63	61	38	12	7	1	0	2
BALDWIN PLACE	10505	61	580	38	10	7	4	1	1	0	0	0
BEDFORD HILLS	10507	357	2,865	220	60	43	26	5	3	0	0	0
BEDFORD	10506	252	1,141	181	40	23	6	2	0	0	0	0
BRIARCLIFF MANOR	10510	423	3,751	283	66	36	24	7	6	1	0	0
BRONXVILLE	10708	664	5,942	475	121	35	24	4	2	1	0	2
BUCHANAN	10511	83	1,898	54	16	3	5	2	1	1	1	0
CHAPPAQUA	10514	345	2,845	259	41	22	11	7	4	1	0	0
CORTLANDT MANOR	10567	326	3,577	230	38	25	22	4	5	1	1	0
CROMPOND	10517	13	31	11	2	0	0	0	0	0	0	0
CROSS RIVER	10518	92	410	67	12	10	2	1	0	0	0	0
CROTON FALLS	10519	46	334	25	8	9	3	1	0	0	0	0
CROTON ON HUDSON	10520	415	2,936	293	61	38	15	4	2	2	0	0
CROTON ON HUDSON	10521	7	16	6	1	0	0	0	0	0	0	0
DOBBS FERRY	10522	307	4,834	208	48	26	16	2	4	1	1	1
EASTCHESTER	10709	319	1,828	230	46	23	15	3	2	0	0	0
ELMSFORD	10523	750	14,115	360	128	121	75	38	19	9	0	0
GOLDENS BRIDGE	10526	51	433	36	6	1	6	2	0	0	0	0
GRANITE SPRINGS	10527	25	156	18	3	2	2	0	0	0	0	0
HARRISON	10528	499	5,130	328	85	43	24	11	5	3	0	0
HARTSDALE	10530	463	3,732	299	89	30	30	10	5	0	0	0
HASTINGS ON HUDSON	10706	265	1,931	191	40	19	7	4	4	0	0	0
HAWTHORNE	10532	363	8,397	180	57	42	46	23	11	3	1	0
IRVINGTON	10533	267	1,938	182	40	23	18	2	2	0	0	0
JEFFERSON VALLEY	10535	89	1,122	54	15	14	3	1	1	1	0	0
KATONAH	10536	443	2,912	337	46	40	16	0	2	1	1	0
LARCHMONT	10538	681	4,143	483	96	58	30	13	1	0	0	0
LINCOLNDALE	10540	33	670	22	3	3	3	0	1	1	0	0
MAMARONECK	10543	952	8,287	637	153	83	52	21	1	4	1	0
MARYKNOLL	10545	4	732	0	0	0	2	0	0	2	0	0
MILLWOOD	10546	83	737	45	17	11	8	2	0	0	0	0
MOHEGAN LAKE	10547	175	2,499	95	36	18	13	8	4	1	0	0
MONTROSE	10548	75	2,054	47	12	9	4	0	2	0	0	1
MOUNT KISCO	10549	930	10,819	560	166	98	66	28	9	1	1	1
MOUNT VERNON (Main)	10550	1,094	14,326	681	172	99	83	31	23	3	2	0
MOUNT VERNON (PO Boxes)	10551	10	95	4	3	1	2	0	0	0	0	0
MOUNT VERNON (Fleetwood)	10552	301	2,106	225	42	22	8	3	0	0	1	0
MOUNT VERNON (Sandford)	10553	153	2,271	96	25	12	11	3	4	2	0	0
MOUNT VERNON*	10558	2 ^a		1	0	1	0	0	0	0	0	0
NEW ROCHELLE (Castle)	10801	1,463	16,065	950	229	137	102	25	16	1	1	2
NEW ROCHELLE (Main)	10802	23	275	13	2	3	3	2	0	0	0	0
NEW ROCHELLE (Wykagyl)	10804	385	2,049	294	56	20	8	4	3	0	0	0
NEW ROCHELLE (South Side)	10805	259	4,012	187	29	17	12	6	4	3	1	0
NORTH SALEM	10560	162	790	121	23	9	6	3	0	0	0	0
OSSINING	10562	744	6,162	507	126	57	30	10	13	1	0	0
PEEKSKILL	10566	669	6,051	429	112	59	51	7	10	1	0	0
PELHAM	10803	489	4,522	338	68	40	28	5	8	2	0	0
PLEASANTVILLE	10570	527	7,193	336	90	46	35	11	4	2	2	1
PLEASANTVILLE	10572	3	5	3	0	0	0	0	0	0	0	0

Business Establishments and Employment by ZIP Code Area, 2006
Westchester County, NY (continued)

ZIP Code Area Name	ZIP	Total Establishments	Number of employees	Establishments by number of employees per establishment								
				1 to 4	5 to 9	10 to 19	20 to 49	50 to 99	100 to 249	250 to 499	500 to 999	1,000 or more
PORT CHESTER	10573	1,240	14,034	786	178	131	89	37	10	9	0	0
POUND RIDGE	10576	190	752	154	19	11	5	0	1	0	0	0
PURCHASE	10577	341	11,306	158	58	44	44	16	11	5	4	1
PURDYS	10578	30	453	22	1	4	1	0	2	0	0	0
RYE	10580	630	8,162	416	90	54	42	16	7	3	1	1
SCARSDALE	10583	1,522	11,103	1,032	235	142	71	33	7	1	1	0
SHENOROCK	10587	16	55	11	4	1	0	0	0	0	0	0
SHRUB OAK	10588	82	537	54	16	5	4	3	0	0	0	0
SOMERS	10589	282	8,169	171	42	35	18	8	4	2	1	1
SOUTH SALEM	10590	203	797	159	25	10	8	1	0	0	0	0
TARRYTOWN/SLEEPY HOLLOW	10591	951	14,894	603	147	89	61	24	16	7	3	1
THORNWOOD	10594	289	2,409	190	46	30	14	5	4	0	0	0
TUCKAHOE	10707	297	2,525	195	48	28	15	9	2	0	0	0
VALHALLA	10595	331	11,856	171	51	34	35	18	15	6	0	1
VERPLANCK	10596	20	57	17	2	1	0	0	0	0	0	0
WACCABUC	10597	19	95	16	1	1	1	0	0	0	0	0
WEST HARRISON	10604	732	17,959	420	102	91	62	29	14	6	5	3
WHITE PLAINS (Main)	10601	1,496	27,879	787	276	194	139	50	33	11	4	2
WHITE PLAINS (PO Boxes)	10602	31	858	20	3	3	2	1	0	2	0	0
WHITE PLAINS (North)	10603	590	7,218	356	94	59	51	19	7	4	0	0
WHITE PLAINS (Gedney)	10605	705	9,270	450	113	68	43	16	8	5	2	0
WHITE PLAINS (Central)	10606	501	6,808	286	90	49	43	20	12	1	0	0
WHITE PLAINS	10607	305	3,513	169	61	33	27	11	3	1	0	0
WHITE PLAINS*	10610	4	30	3	0	0	1	0	0	0	0	0
WHITE PLAINS*	10650	1 ^a	0	0	0	1	0	0	0	0	0	0
YONKERS (Main)	10701	1,183	18,206	746	182	125	68	29	20	9	3	1
YONKERS (PO Boxes)	10702	22	508	10	4	3	2	2	1	0	0	0
YONKERS (North)	10703	313	4,844	200	47	27	22	6	7	3	1	0
YONKERS (East)	10704	999	7,597	710	138	89	40	10	10	1	1	0
YONKERS (South)	10705	552	4,634	395	81	37	28	5	3	2	1	0
YONKERS (Centuck)	10710	714	8,563	440	122	64	61	11	11	4	1	0
YORKTOWN HEIGHTS	10598	889	11,050	541	167	92	54	21	10	3	0	1

Source: U.S. Census Bureau, County Business Patterns. Prepared by the Westchester County Department of Planning.

* Note: These ZIP codes are for individual buildings or office parks.

For ZIP code map, please refer to the chapter on Government.

Largest Publicly-Held Companies, 2007, Westchester County, NY

Rank:	Name:	City:	State:	Website:	Industry:	2005 Revenues (in millions)
3	IBM	Armonk	NY	http://www.ibm.com/	Computers and IT services	\$91,134.0
14	Pepsi Inc.	Purchase	NY	http://www.pepsi.com/	Food & beverage products	\$32,562.0
26	Pepsi Bottling Group	Somers	NY	http://www.pbg.com/	Beverages	\$11,885.0
43	ITT Industries	White Plains	NY	http://www.itt.com	Defense systems	\$7,427.3
48	Starwood Hotels & Resorts	White Plains	NY	http://www.starwoodhotel.s.com/	Hotels	\$5,977.0
68	Jarden Corp.	Rye	NY	http://www.jarden.com	Leather products	\$3,189.1
74	Reader's Digest Association	Pleasantville	NY	http://www.rd.com/	Publishing	\$2,389.7
75	MBIA, Inc.	Armonk	NY	http://www.mbia.com/	Insurance	\$2,265.5
93	Atlas Air Worldwide	Purchase	NY	http://www.atlasair.com/	Airline	\$1,617.9
102	American Real Estate Partners	Mount Kisco	NY	http://www.areplp.com	Building management	\$1,262.5
115	BioScrip	Elmsford	NY	http://www.bioscrip.com/	Pharmacy benefits management	\$1,072.2
128	Universal American Financial Corp.	Rye Brook	NY	http://www.uafc.com	Insurance	\$931.9
135	Paxar Corp.	White Plains	NY	http://www.paxar.com/	Retail merchandising systems	\$809.1
146	Drew Industries	White Plains	NY	http://www.drewindustries.com/	Metal products	\$669.1
164	USI Holdings	Briarcliff Manor	NY	http://www.usi.biz	Insurance & financial services	\$508.3
183	K & F Holdings	White Plains	NY	http://www.kandfindustries.com/	Aviation brakes and fuel tanks	\$384.6
196	TAL International Group	Purchase	NY	http://talinternational.com/	Intermodal containers leasor	\$318.5
208	Prestige Brands	Irvington	NY	http://www.prestigebrands.com/	Consumer products	\$289.1
212	GAMCO Investors	Rye	NY	http://gabelli.com/	Investment management	\$270.8
242	Chaparral Resources	White Plains	NY	http://www.chaparralresources.com	Oil/gas exploration & products	\$150.6

Source: Crain's Book of Lists 2007, "New York Area's Largest Publicly-Held Companies."

Largest Privately-Held Companies, 2007, Westchester County, NY

Rank:	Name:	City:	State:	Website:	Industry:	Projected 2006 Revenue (in millions)
11	Central National-Gottzman	Purchase	NY	http://www.cng-ing.com	Pulp & paper sales	\$2,700.0
14	Westcon Group	Tarrytown	NY	http://www.westcongroup.com	Networking & communications products	\$2,309.1
40	Ampacet Corp.	Tarrytown	NY	http://www.ampacet.com/	Custom color and additives for plastics	\$650.0
48	Krasdale Foods	White Plains	NY	http://www.krasdalefoods.com/	Wholesale food distribution	\$547.0
59	HRH Construction	White Plains	NY	http://www.hrhconstruction.com/	Construction	\$455.0
66	Curry Automotive	Scarsdale	NY	http://www.curryauto.com/	Automobile dealership	\$400.0
79	Malcolm Pirnie	White Plains	NY	http://www.pirnie.com/	Environmental engineering	\$320.0
100	Eileen Fisher	Irvington	NY	http://www.eileenfisher.com/	Women's clothing	\$215.0
128	D'agostino Supermarkets	Larchmont	NY	http://www.dagnyc.com/	Supermarkets	\$163.0
158	Spraylat Corp.	Pelham	NY	http://www.spraylat.com/	Industrial coatings manufacturer	\$129.5
174	Benfield Electrical Supply	White Plains	NY	http://www.benfieldelectric.com/	Distributor of electrical and data products	\$101.5
184	Wine Enthusiast	Mount Kisco	NY	http://www.wineenthusiast.com/	Wine magazine publisher	\$88.0

Source: Crain's Book of Lists 2007, "New York Area's Largest Privately-Held Companies."

Fastest-Growing Companies, 2007, Westchester County, NY

Rank:	Name:	City:	State:	Website:	Industry:
2	Chaparral Resources	White Plains	NY	http://www.chaparralresources.com	Oil/gas exploration & products
14	Jarden Corp.	Rye	NY	http://www.jarden.com	Leather products
21	Universal American Financial Corp.	Rye Brook	NY	http://www.uafc.com	Insurance
46	IntegraMed America	Purchase	NY	http://www.integramed.com	Medical management
47	American Real Estate Partners	Mount Kisco	NY	http://www.areplp.com	Building management
60	Drew Industries	White Plains	NY	http://www.drewindustries.com/	Metal products
79	Acadia Realty Trust	White Plains	NY	http://www.acadiarealty.com	REIT
98	ITT Industries	White Plains	NY	http://www.itt.com	Defense systems

Source: Crain's Book of Lists 2007, "New York Area's Fastest-Growing Companies."

**Private Employment Sites with 500 or more Employees, 2008
Westchester County, NY**

Company Name	Municipality	Employees	Specific Industry
IBM	Somers	2,500	Computer peripheral equipment, n.e.c.
Morgan Stanley	Harrison	1,800	Security brokers, dealers, & flotation companies
Pepsi Co Inc.	Harrison	1,500	Bottled & canned soft drinks
Sound Shore Medical Center	New Rochelle	1,400	General medical & surgical hospitals
IBM Watson Research Center	Yorktown	1,310	Commercial physical & biological research
White Plains Hospital Center	White Plains	1,300	Office & clinics of doctors of medicine
Pepsi Bottling Co.	Somers	1,200	Bottled & canned soft drinks
Phelps Memorial Hospital Center	Sleepy Hollow	1,000	Psychiatric hospitals
Northern Westchester Hospital	Mount Kisco	1,000	General medical & surgical hospitals
Riverside/St. John's Hospital	Yonkers	1,000	General medical & surgical hospitals
New York United Hospital Medical Center	Bronxville	1,000	General medical & surgical hospitals
St. Joseph's Medical Center	Yonkers	935	General medical & surgical hospitals
New York Life	Mount Pleasant	900	Life insurance
Entergy Indian Point	Buchanan	850	Electric services
Bayer Healthcare Diagnostics	Greenburgh	829	Medical laboratories
Mastercard, Inc.	Harrison	800	Short-term business credit institutions, except agricultural
Reader's Digest Assn., Inc.	Pleasantville	800	Periodicals
IBM	Mount Pleasant	738	Computer peripheral equipment, n.e.c.
Starwood Hotels	White Plains	700	Hotels & real estate investments
Mount Vernon Hospital, Inc.	Mount Vernon	700	General medical & surgical hospitals
IBM	White Plains	700	Computer peripheral equipment, n.e.c.
Wartburg Adult Care Community	Mount Vernon	650	Residential Care
Hudson Valley Hospital Center	Cortlandt	650	General medical & surgical hospitals
Fortunoff	White Plains	650	Department stores (excl. leased depts)
Liberty Lines	Yonkers	625	Local & suburban transit
Kraft Foods	Sleepy Hollow	610	Commercial physical & biological research
Dansk International Designs	Harrison	600	Other miscellaneous nondurable goods
Stew Leonards of Yonkers LLC	Yonkers	600	Grocery stores
Leake and Watts Services Inc.	Yonkers	578	Individual & family social services
Diversified Investment Advisor	Harrison	555	Pension, health & welfare funds
Burke Rehabilitation Hospital	White Plains	550	General medical & surgical hospitals
Lord & Taylor	Eastchester	504	Department stores (excl. leased depts)
Consumers Union	Yonkers	500	Testing laboratories
Citigroup	Harrison	500	Short-term business credit institutions, except agricultural
Four Winds Hospital	Lewisboro	500	Psychiatric hospitals
Doral Arrowwood Resort Center	Rye Brook	500	Hotels & motels
Bloomingdale's	White Plains	500	Department stores (excl. leased depts)
Cosner Construction Corp.	Yonkers	500	Concrete work special trade contractors

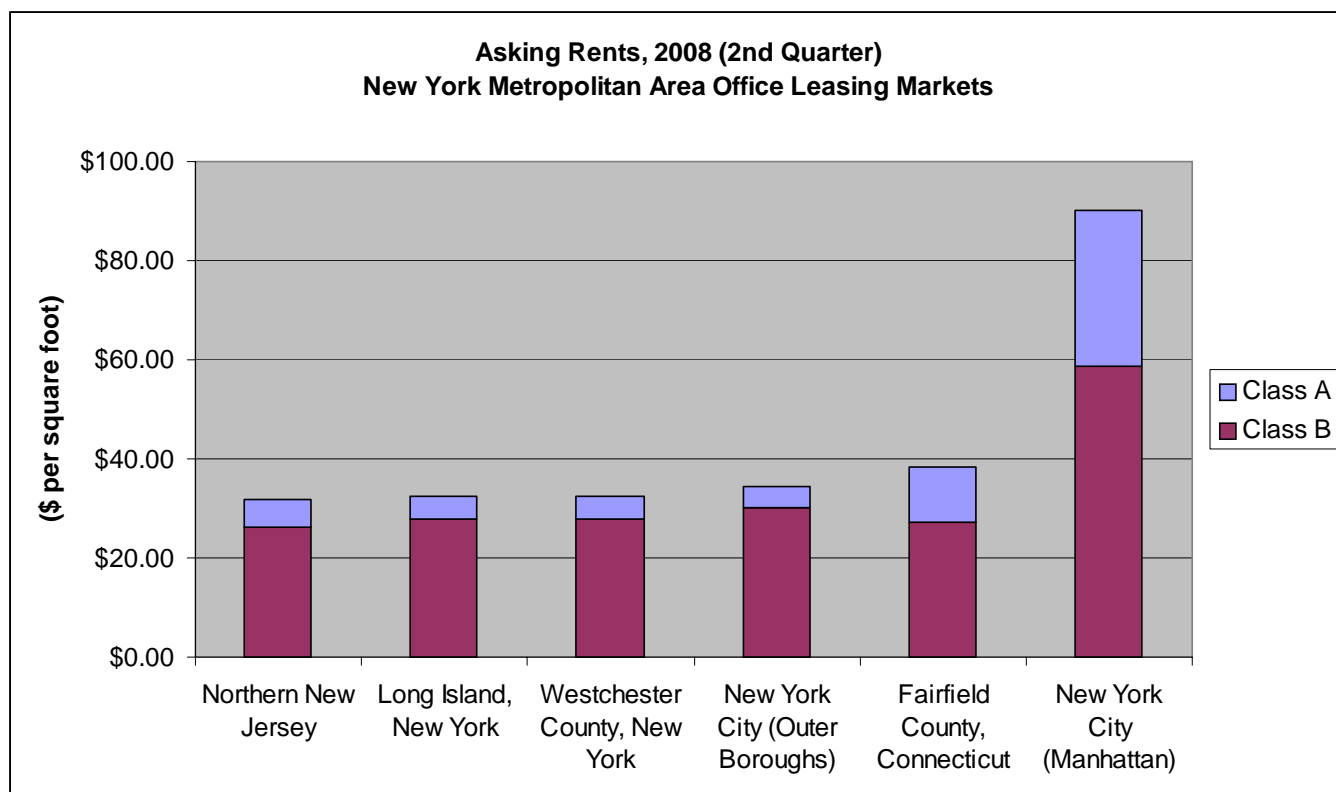
Source: InfoUSA. Prepared by the Westchester County Department of Planning and the Westchester County Office of Economic Development

Office Availability and Asking Rent, 2008 New York Metropolitan Area Office Leasing Markets

	Availability (%)	Average Asking Rent (Class A) (\$/square foot)	Average Asking Rent (Class B) (\$/square foot)
Northern New Jersey	18.4	\$31.67	\$26.18
Long Island, New York	9.9	32.35	27.78
Westchester County, New York	18.4	32.46	27.73
New York City (Outer Boroughs)	9.7	34.50	30.31
Fairfield County, Connecticut	15.9	38.35	27.20
New York City (Manhattan)	5.6	90.14	58.72

Source: Grubb & Ellis, Metro Office Trends Reports. Prepared by the Westchester County Department of Planning.

Note: Data is for 2nd quarter 2008.



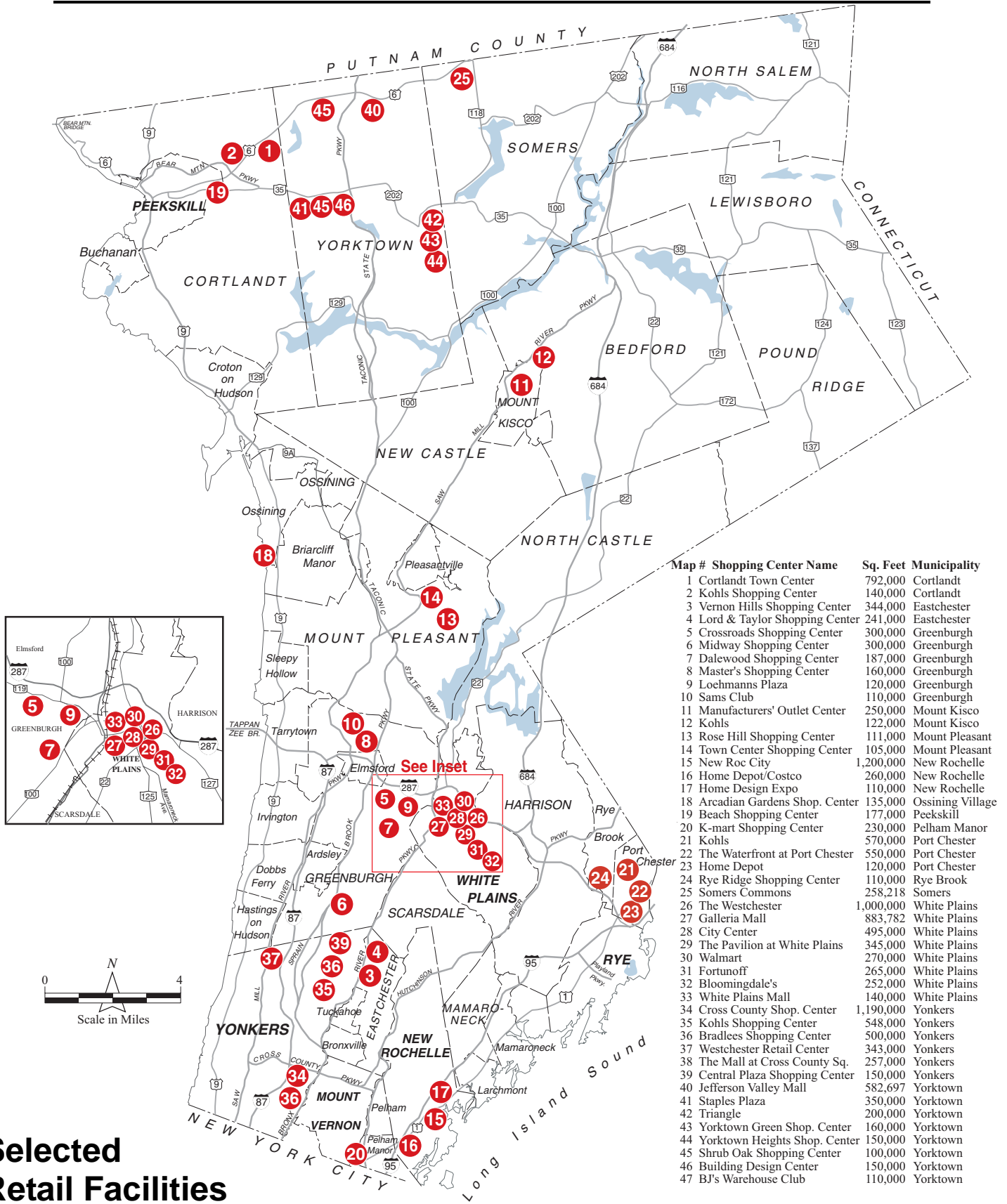
Major Office Sites of 100,000 Square Feet and Over, 2004 Westchester County, NY

Building Size	Address	Building Name	Building Size	Address	Building Name
Croton-on-Hudson			Harrison		
835,000	44 Wells Ave	Park	112,474	600 Mamaroneck Ave	Center
Eastchester			112,000	108 Corporate Park Drive	108 Corporate Park Drive
158,000	700-720 White Plains Road	Vernon Hills	110,000	70 West Red Oak Lane	70 West Red Oak Lane
Elmsford			110,000	2700 Westchester Ave	2700 Westchester Ave
1,500,000	77 Nepperham Ave	Yonkers Industrial Park	107,000	106 Corporate Park Drive	106 Corporate Park Drive
750,000	Nob Hill	Nob Hill	105,093	4 Gannett Drive	4 Gannett Drive
145,559	399 Knollwood Road	399 Knollwood Road	105,057	2 Gannett Drive	2 Gannett Drive
Greenburgh			102,525	102 Corporate Park Drive	Westchester Corporate Park
715,700	430 Saw Mill River Road	430 Saw Mill River Road	102,000	70 West Red Oak Lane	USTA Building
375,000	Spine Building	Spine Building	100,000	104 Corporate Park Drive	104 Corporate Park Drive
325,000	600 White Plains Road	600 White Plains Road	Irvington		
265,000	660 White Plains Road	Tarrytown Corporate Center	220,000	1 Bridge Street	1 Bridge Street
200,000	4 Warehouse Lane	4 Warehouse Lane	Mount Kisco		
194,000	765 Old Saw Mill River Road	The Landmark at Eastview	100,000	275 Kisco Ave	275 Kisco Ave
173,000	565 Taxter Road	Taxter Corpportate Park	Mount Pleasant		
171,761	520 White Plains Road	Tarrytown Corporate Center I	375,000	777 Old Saw Mill River	The Landmark at Eastview
170,599	555 Taxter Road	Taxter Corporate Park	325,000	300 Summit Lake Drive	300 Summit Lake Drive
170,000	580 White Plains Road	Xerox Corporation	325,000	400 Summit Lake Drive	400 Summit Lake Drive
155,000	250 Clearbrook Rd.	250 Clearbrook Rd.	248,400	30 Saw Mill River Road	East View Office Center
150,000	600 Executive Blvd.	Building 6	240,000	200 Summit Lake Drive	The Summit at Westchester
138,000	410-420 Saw Mill River Road	410-420 Saw Mill River Road	240,000	100 Summit Lake Drive	The Summit at Westchester
134,000	100 Hillside Ave	287 Corporate Plaza	230,000	500 Summit Lake Drive	The Summit at Westchester
130,000	560 White Plains Road	560 White Plains Road	225,000	600 Summit Lake Drive	600 Summit Lake Drive
121,000	555 White Plains Road	555 White Plains Road	197,000	200 Livingstone Avenue	Akzo Chemical
120,000	540 White Plains Road	Ciba-Geigy	180,000	465 Columbus Ave	465 Columbus Ave
119,999	2269 Saw Mill River Road	2269 Saw Mill River Road	167,400	19 Bradhurst Ave.	19 Bradhurst
112,000	103 Fairview Corporate Park	103 Fairview Corporate Park Drive	141,676	400 Columbus Ave	Diamond Corporate Park
105,000	700 Executive Blvd.	700 Executive Blvd.	126,000	115 Stevens Ave	Center
100,000	444 Saw Mill River Road	444 Saw Mill River Road	121,000	One Zeis Drive	Carl Zeiss, Inc.
100,000	777 Old Saw Mill River Road	777 Old Saw Mill River Road	120,000	9 Skyline Dr.	9 Skyline Dr.
700,000	2000 Westchester Ave	Morgan Stanley Dean Witter	120,000	465 Columbus Ave	465 Columbus Ave
Harrison			120,000	5 Skyline Dr.	5 Skyline Dr.
432,974	2000 Purchase Street	Mastercard	119,000	3 Skyline Drive	3 Skyline Drive
300,704	700 Anderson Hill Road	Pepsico	106,000	7 Skyline Drive	Park
279,180	100 Manhattanville Road	100 Manhattanville Road	100,000	465 Columbus Ave	465 Columbus Ave
223,000	440 Mamaroneck Ave	The Bank of New York Building	100,000	9 Skyline Drive	9 Skyline Drive
190,137	4 Manhattanville Road	The Centre at Purchase	100,000	769 Old Saw Mill River Rd.	769 Old Saw Mill River Rd.
183,000	1 Gannett Drive	Gannett Publishing Co.	Mount Vernon		
166,000	450 Mamaroneck Ave	Citicorp Building	177,459	230 Sanford Blvd-East	230 East Sanford Boulevard
166,000	555 Theodore Fremd Ave	Int'l Corp. Center & Rye-Building A	126,000	100 E First St.	One Westchester Tower
160,000	2500 Westchester Ave	2500 Westchester Ave	107,000	250 Sanford Blvd-East	250 East Sanford Boulevard
157,432	3 Gannett Drive	3 Gannett Drive	100,800	650 South Columbus	650 South Columbus Avenue
146,628	2 Manhattanville Road	The Centre at Purchase	New Castle		
135,951	1 Manhattanville Road	The Centre at Purchase	700,000	Reader's Digest Rd.	Reader's Digest Association
127,500	4 W Red Oak Ln.	Red Oak Lane Corp Park	148,000	358 Saw Mill River Rd.	358 Saw Mill River Rd.
120,000	287 Bowman Avenue	Riverview at Purchase	New Rochelle		
118,620	600 Mamaroneck Ave	Saxon Woods Corporate Center	320,000	Huguenot St.	Parcel 1A
118,430	550 Mamaroneck Ave	550 Mamaroneck Ave	280,000	145 Huguenot Street	145 Huguenot Street
117,697	2975 Westchester Ave	2975 Westchester Ave	110,000	554 Main St.	Bloomingdale's Building

Major Office Sites of 100,000 Square Feet and Over, 2004 (continued) Westchester County, NY

Size	Address	Building Name	Size	Address	Building Name
North Castle			White Plains		
558,000	Old Orchard Road	IBM Corporation	312,860	1311 Mamaroneck Ave	1311 Mamaroneck Ave
383,000	Rockwood Road	Rockwood Road	309,000	50 Main Street	50 Main Street
350,000	169 King Street	Swiss RE	250,000	79 E Post Rd.	79 E Post Rd.
300,000	175 King St.	175 King St.	237,281	1113 Westchester Ave	West Park
283,000	Old Orchard Road	IBM Corporation	237,281	1129 Westchester Ave	1129 Westchester Ave
232,000	113 King Street	MBIA Corporation	230,000	148 Martine Ave	County of Westchester
109,800	90 Business Park Drive	90 Business Park Drive	219,383	10 Bank St	Ten Bank Street
Ossining Town			184,300	7 Amherst Place	7 Amherst Place
105,000	400 Executive Plz.	NYNEX Corporate	180,000	11 Martine Avenue	11 Martine Avenue
Ossining Village			165,000	112 E Post Rd.	112 E Post Rd.
106,000	62 Water Street	Hudson Wirer Mill Industries	161,000	222 Bloomingdale Road	222 Bloomingdale Road
Peekskill			156,413	10 County Center Road	Bell Atlantic
124,000	Louisa Street	Charles Point Industrial Park	156,245	120 Bloomingdale Road	120 Bloomingdale Road
Pelham			152,000	701 Westchester Ave	701 Westchester Ave
123,000	143 North Sparks Avenue	143 North Sparks Avenue	140,000	200 Hamilton Ave	200 Hamilton Ave
Pleasantville			133,736	1109 Westchester Ave.	1109 Westchester Ave.
147,000	Route 117 & Campus Drive	Route 117 & Campus Drive	133,736	1111 Westchester Ave	West Park
Port Chester			130,888	707 Westchester Ave	707 Westchester Ave
170,000	181 Westchester Ave	Port Chester Building	128,000	777 Westchester Ave	777 Westchester Ave
130,000	200 William Street	200 William Street	127,900	75 South Broadway	75 South Broadway
Rye Brook			120,000	81 Main Street	81 Main Street
560,000	800 Westchester Ave	Phillip Morris International	120,000	140 Grand Street	Courthouse Square Tower I
315,000	7 International Dr.	Building 7	119,110	709 Westchester Ave	709 Westchester Ave
195,000	900 King Street	900 King Street	117,807	711 Westchester Ave	711 Westchester Ave
180,000	1100 King Street	Royal Executive Park	113,000	1275 Mamaroneck Ave	March of Dimes
Rye City			102,000	400A Hamilton Ave	AT&T
173,000	601 Midland Avenue	Avon Products	100,000	55 Church Street	55 Church Street
130,000	605 Midland Ave	605 Midland Ave	100,000	99 Church Street	99 Church Street
110,000	411 Theodore Fremd Avenue	411 Theodore Fremd Avenue	Yonkers		
110,000	603 Midland Ave	603 Midland Ave	508,563	555 Tuckahoe Road	Saks Fifth Avenue
Somers			450,000	21 Scarsdale Rd.	Former Revlon Bldg.
1,200,000	Route 100	IBM Corporation	400,000	Ridge Hill Technology Park	Ridge Hill Technology Park
540,000	1 Pepsi Way	1 Pepsi Way	300,000	Ridge Hill II	Ridge Hill II
Tarrytown			285,000	Ridge Hill	Lockheed Martin
205,500	120 White Plains Road	Christiania Building	154,000	44 Wells Ave	Otis Business Park
196,955	303 S Broadway	Hudson Point	150,000	66 Fullerton	66 Fullerton
White Plains			150,000	999 Central Park Ave.	Loral Building
850,198	44 South Broadway	Westchester One	146,000	28 Wells Ave.	28 Wells Ave.
622,000	1133 Westchester Ave	IBM Corporation	135,000	20 South Broadway	20 South Broadway
602,097	250 North Street	Former General Foods	112,000	1 Executive Boulevard	Southern Westchester
600,000	333 Westchester Ave	333 Westchester Ave	110,000	5 Executive Boulevard	Southern Westchester
560,000	221 Main Street	221 Main Street/301 Hamilton	106,000	1 Odell Plaza	1 Odell Plaza
525,000	1 N Lexington Ave.	Gateway 1	106,000	1086 N Broadway	1086 N Broadway
440,000	10 Main Street	10 Main Street	100,000	1120 Saw Mill River Road	1120 Saw Mill River Road
420,000	123 Main Street	Centroplex	Yorktown		
398,000	1 North Broadway	White Plains Plaza 1	360,000	Route 134 & Taconic	Route 134 & Taconic Parkway
380,616	360 Hamilton Ave	360 Hamilton Ave	145,000	2651 Strang Blvd Bldg 1	2651 Strang Boulevard
365,923	445 Hamilton Ave	White Plains Plaza II	144,000	2651 Strang Blvd Bldg 2	Taconic Corporate Park - Bldg
333,000	440 Hamilton Ave	AT&T			

Source: Blacks Guide, Mr. Office Space, CB Richard Ellis. Prepared by the Westchester County Department of Planning.



Selected Retail Facilities

