



INTERSECTION  
Over 17,000  
Vehicles/Day



**FOR LEASE: ULTRA PRIME DOWNTOWN  
MAMARONECK STREET FRONT RETAIL**

**2,000 SF**

Beautiful Industrial-Style Space with 16 Ft Ceilings & Concrete Floor  
Situated Near Corner of Main Road by Busy Signalized Intersection

### PROPERTY INFORMATION

- Located at Mamaroneck Ave and Boston Post Rd
- 1,100 SF Lower Level Included in Rent; Full Ceiling Height in Lower Level
- 35 Feet of Frontage
- Municipal Parking in Rear; Ample Street Parking
- Ideal for Fitness, Kids' Classes/Services and/or Restaurant/Food Use
- Office, Medical & Urgent Care Uses Allowed
- Space Features Views of the Harbor



CALL OWNER'S  
EXCLUSIVE AGENT:

HARYN INTNER 914-779-8200 x 123 [haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)

BROKERS  
PROTECTED



**LIVE  
WORK  
PLAY**

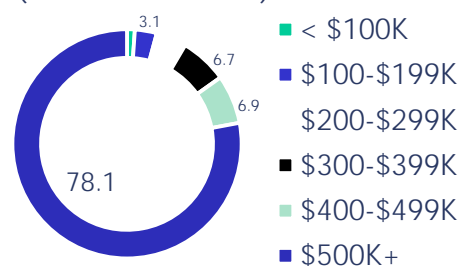
## NEW YORK'S WESTCHESTER COUNTY

**STRONG SPENDING POWER**

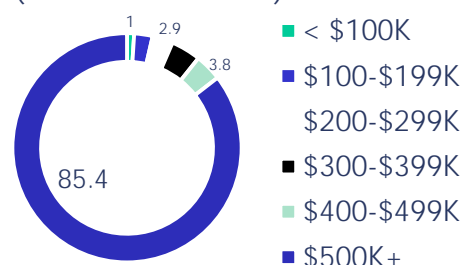
**\$22 billion in Westchester  
RETAIL DEMAND**

## 2020 MAMARONECK HOME VALUES

(5-Min Drive-Time)



(10-Min Drive-Time)



## DEMOGRAPHICS

By Drive-Time	1-Min	5-Min	10-Min
Average HH Income	\$132,097	\$157,978	\$203,990
Median HH Income	\$100,866	\$105,211	\$135,229
Population	1,335	26,770	77,305
Total Households	569	10,139	28,313
Retail Potential	\$27M	\$664M	\$2.4B

## THE TOWN OF MAMARONECK, NEW YORK



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