

PRIME MAMARONECK AVENUE SITE

Located in Most Vibrant Commercial Area
219 Mamaroneck Avenue, Mamaroneck, NY 10543

ADMIRAL
REAL ESTATE SERVICES



CLICK
HERE FOR
VIRTUAL TOUR

FOR LEASE:

EXCEPTIONALLY PRIME BUILDING ON BUSY MAMARONECK AVE

- 5,893 SF + 2,400 SF Basement
- **Space Yields Total of 14,186 SF**
- 42 Ft of Frontage
- Former Wells Fargo
- 14 Ft Ceilings
- Traffic Count: +/-10,000 VPD
- Located in the Center of the Downtown Shopping District

CONTACT
FOR RENTAL
RATE



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: 914-779-8200 x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

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BUILDING DETAILS

District: C2 - Central Commercial District
Uses Allowed: Retail, Food, Medical/Office, Fitness, etc.
Near: Larchmont, Rye, Eastchester, New Rochelle
Highway Access: I-95 and Hutchinson River Parkway
Rate: Contact Exclusive Agent for Rental Rate

NEW YORK'S
WESTCHESTER COUNTY
STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

KEY FACTS (5-Min Drive Time of Site)

POPULATION MEDIAN AGE

22,902 41

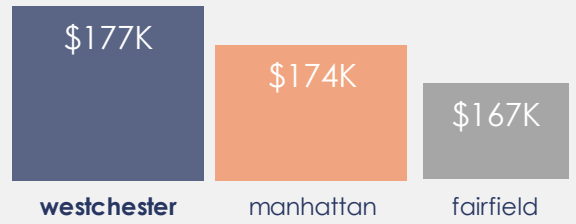
AVG INCOME MEDICAL EXP

\$180,479 \$10,824

OCT 2023 MEDIAN
HOME SALES
PRICE

\$1.4M

HIGH AVERAGE
HOUSEHOLD INCOME



DEMOGRAPHICS

By Drive Time	1-Min	5-Min	10-Min
Average HH Income	\$148,277	\$180,479	\$244,856
Median HH Income	\$101,150	\$122,293	\$166,788
Population	852	22,902	74,692
Total Households	360	8,563	26,737
Medical Expenses	\$8,537	\$10,824	\$14,953
Avg Net Worth	\$490K	\$1.7M	\$3.2M
Net Worth > \$2M	5.3%	16.9%	29.7%



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INTERIOR PHOTO | 1



Previous FF & E



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INTERIOR PHOTO | 2



Previous FF & E



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INTERIOR PHOTO | 3



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INTERIOR PHOTO | 4



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FLOOR PLAN

(Most Walls Can Be Demised)

MAMARONECK AVENUE



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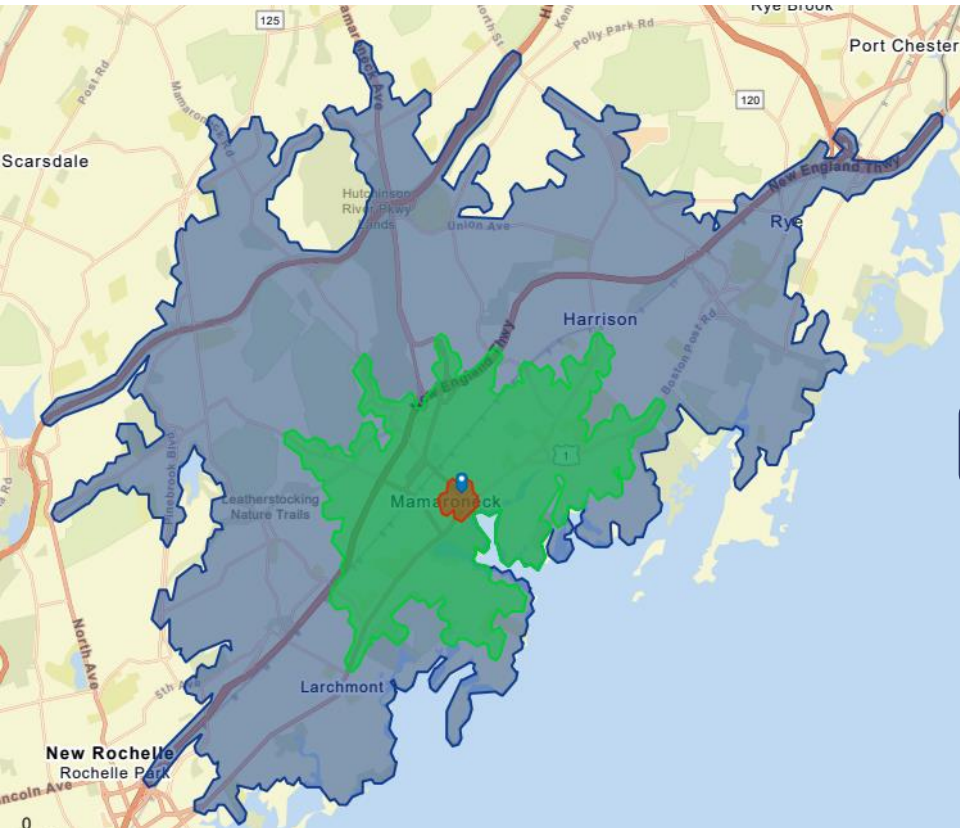
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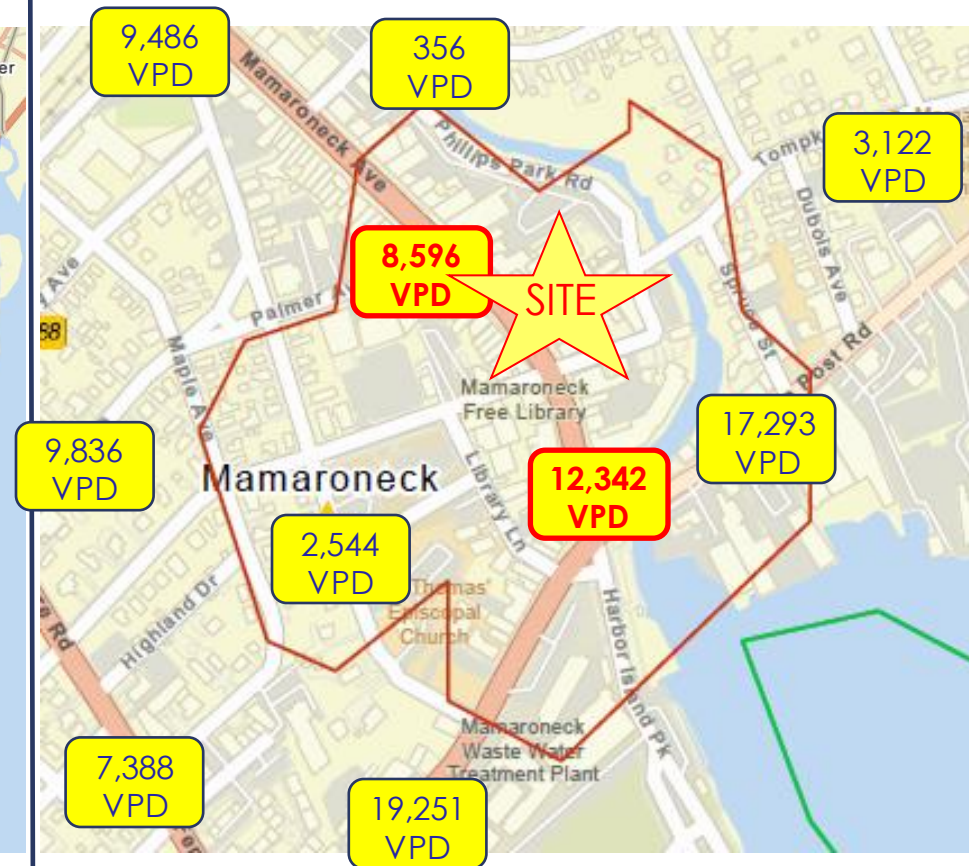
SITE MAP

DRIVE-TIME: **1-MIN** **5-MIN** **10-MIN**



TRAFFIC COUNT

+/-10,000 Vehicles Per Day on Mamaroneck Avenue



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VISIBILITY



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TOWN AERIAL



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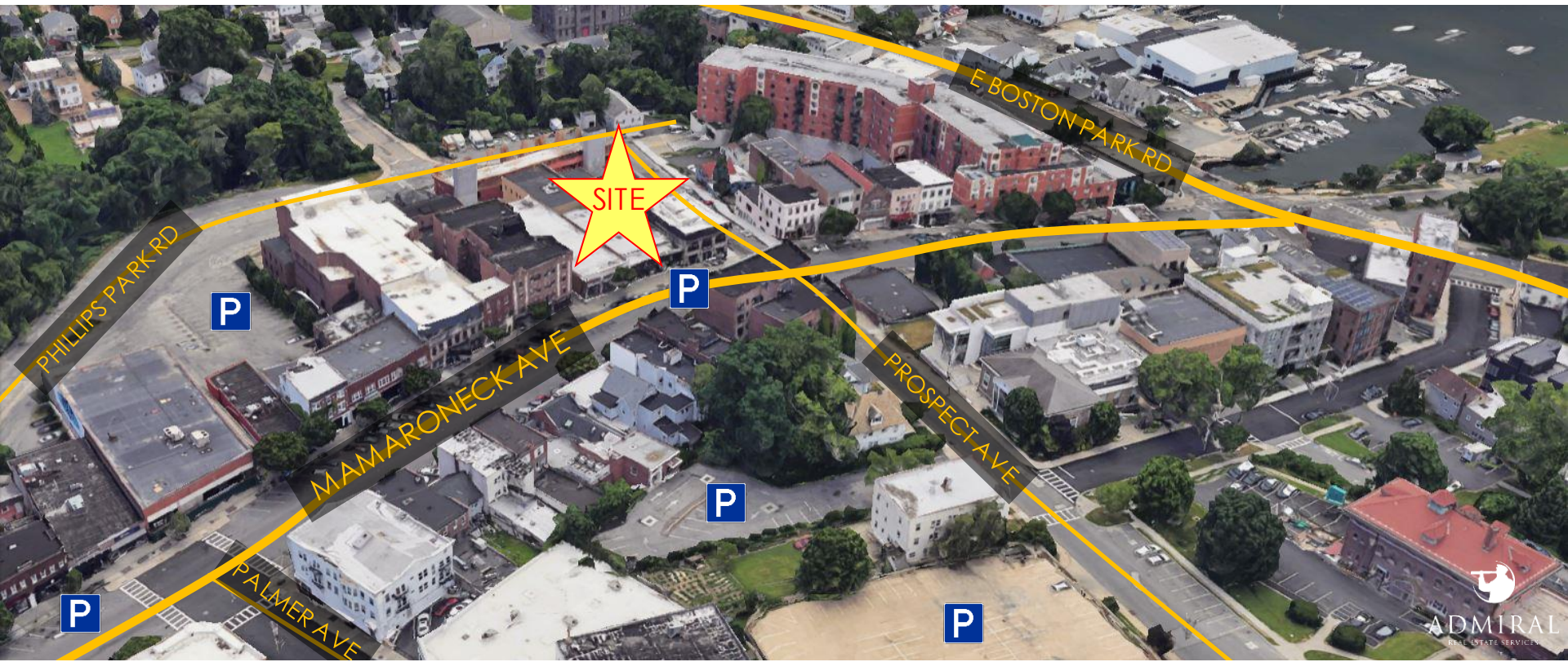
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LOCAL AERIAL



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ABOUT MAMARONECK

Featuring a vibrant downtown dotted with antique stores, restaurants and a picturesque harbor that beckons sunbathers in the summer, Mamaroneck draws visitors looking for shopping and relaxation.

One of the oldest communities in Westchester County, the town was settled in the late 1600s. Its first census, taken in 1698, counted 77 residents. Today, the town is a popular home for young commuting professionals, who can arrive in Manhattan in less than 40 minutes via Metro-North.

Today the Village is primarily a residential community on Long Island Sound with a major inland harbor and facilities to build and service pleasure boating.

Mamaroneck Ave and Boston Post Rd are the main commercial areas. The Village comprises 6.7 sq. miles of area of which 3.5 miles are lands under water, approximately 9 miles of coastline, and 55 miles of roads (about 120 lane-miles of roads), including State and County owned roads.

The Village is home to distinct residential neighborhoods, each with its own characteristic. Along the Sound, there is Shore Acres, Greenhaven and Orienta, all places previously owned by wealthy families from New York City as summer residences.

<https://www.visitwestchesterny.com/about-westchester/communities>

<https://www.village.mamaroneck.ny.us/about-mamaroneck>



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