

2094-2096 Boston Post Rd., Larchmont: \$30/sq. ft. NNN



Larchmont retailers have staying power! Furtterman's Stationary Store was a Larchmont fixture for nearly 50-years! Only retirement shuttered its door. Be the next tenant to create a new retail or service-oriented business in this 1,200 sq. ft. +/- post-demolition storefront in the heart of Larchmont's Boston Post Rd. (U.S. Rt.1) business district. Landlord has further upgraded the interior to vanilla box status while maintaining the original wainscoting walls and ceiling.

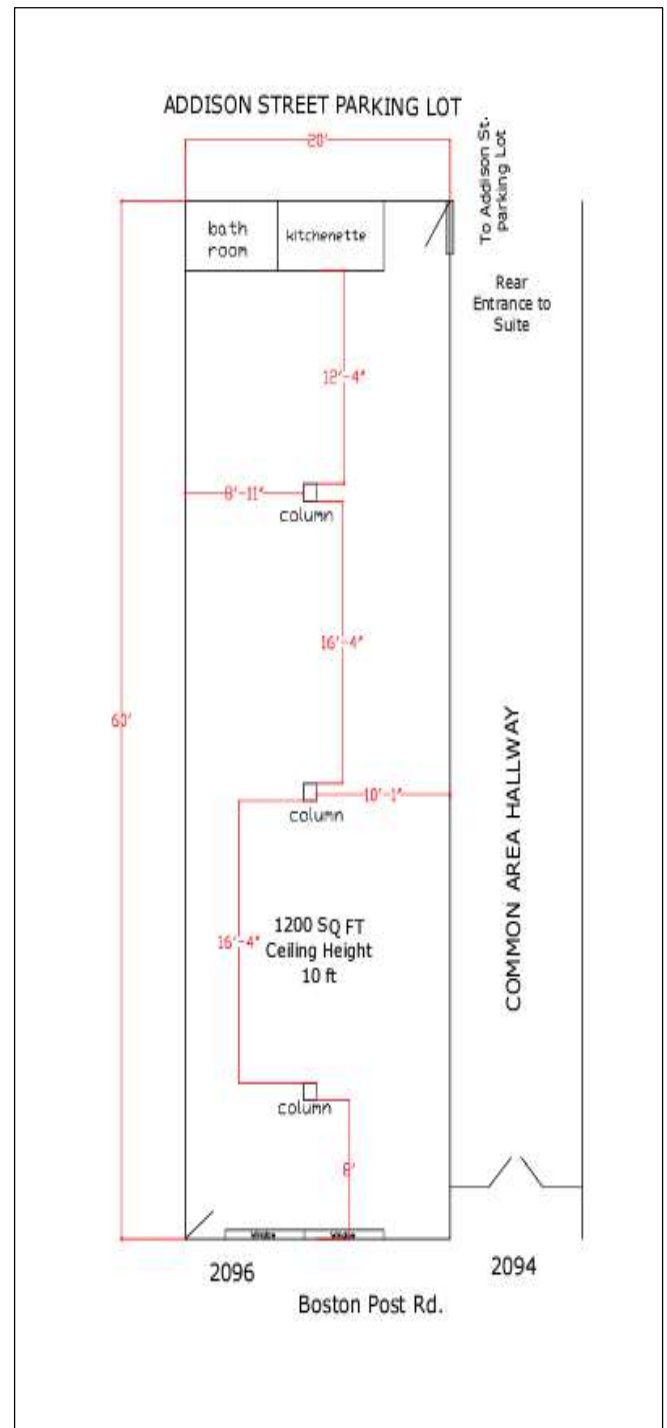
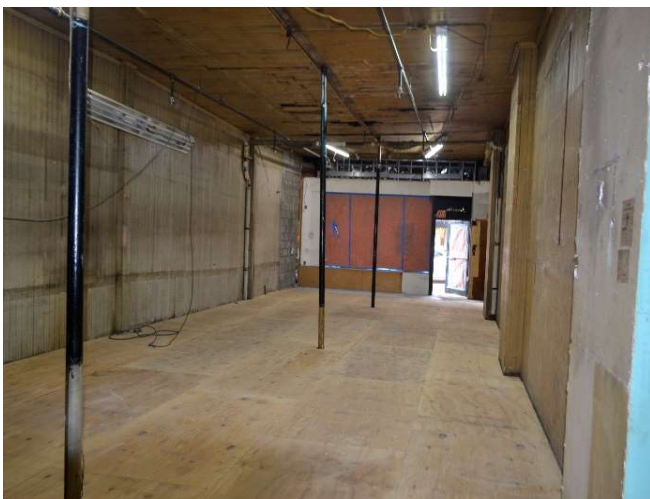
Upstairs neighbor, A Dance Studio, has been training future prima ballerinas for more than 25-years. Adjacent Bango Bowls has drawn customers with its healthy-choice menu since 2019.

The majority of merchants on this one block strip between Larchmont Ave. & Chatsworth Ave. also have staying power. Their longevity is attributed to the quality of services expected of Larchmont merchants and their decades of enjoying repeat business from loyal customers. Foley's Hardware (90-years). Village Paints (63-years). Medallion Jewelry (27-years). Post Wine & Spirits (90 years). Decoration Day home accessories (38-years). AAccess Computer repairs (24-years). Baseer Oriental Rugs (28-years).

Being associated with high-quality, high-end businesses, plus walking-distance proximity of the Addison Street Municipal Parking Lot, located directly behind 2094-96 Boston Post Rd., makes Larchmont, one of the COUNTRY'S most affluent communities, a sure-bet for business-savvy retailers.

PROPERTY HIGHLIGHTS

- 1,200 sq. ft. including private bath
- Ground floor; ADA accessible
- Full-window exposure to Boston Post Rd.
- OPTIONAL basement storage (\$20/sq. ft.)
- Heart of Larchmont's business district
- Common area (locked) all-gender restroom
- Two entrances to suite
- Direct access to Addison St. municipal parking lot
- Merchant's Annual Parking Permit available
- On-site property owner and building management
- Village offices including library, police and fire departments just steps away
- U.S. Post Office steps away



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