

RETAIL FOR LEASE

245 Halstead Avenue, Mamaroneck, NY 10543

Negotiable



presented by:

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PROPERTY DETAILS

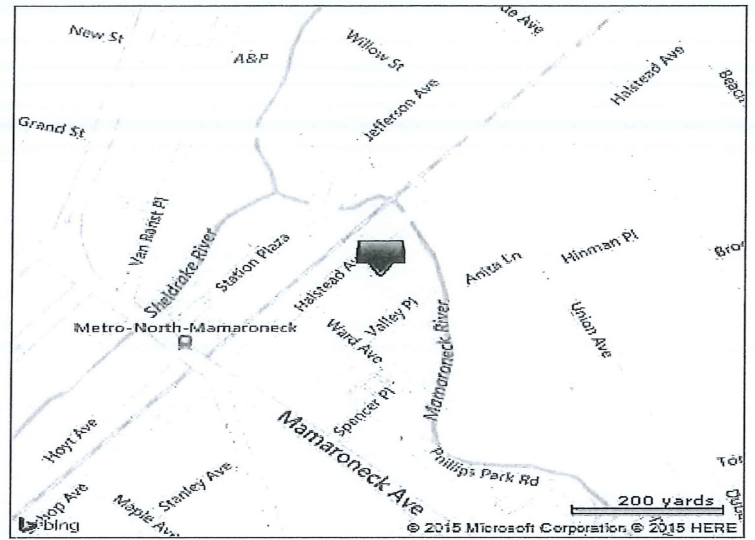
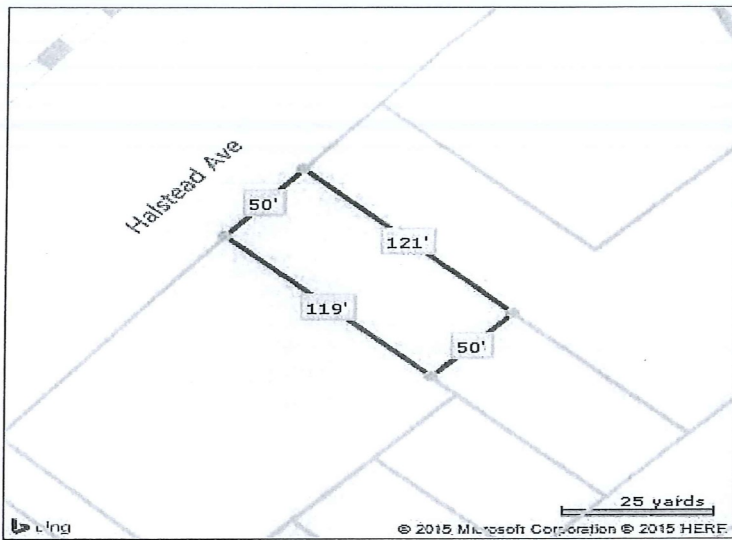
- Great retail opportunity across from Mamaroneck train station
- **Two** retail stores available
 - 2,750 SF:
 - Front space of 1,500 SF with 10' ceilings
 - Additional 1,250 SF in rear (former warehouse). Over head door approx. 10' 2" wide by 8' 4" tall
 - Ceilings in back are approx. 11' 4"
 - 1,000 SF (former pet shop)
- Tenant pays own heat, water and electric
- Both spaces are in need of total renovation & updating. Owner willing to give free rent period in lieu of build out

PROPERTY PHOTOS



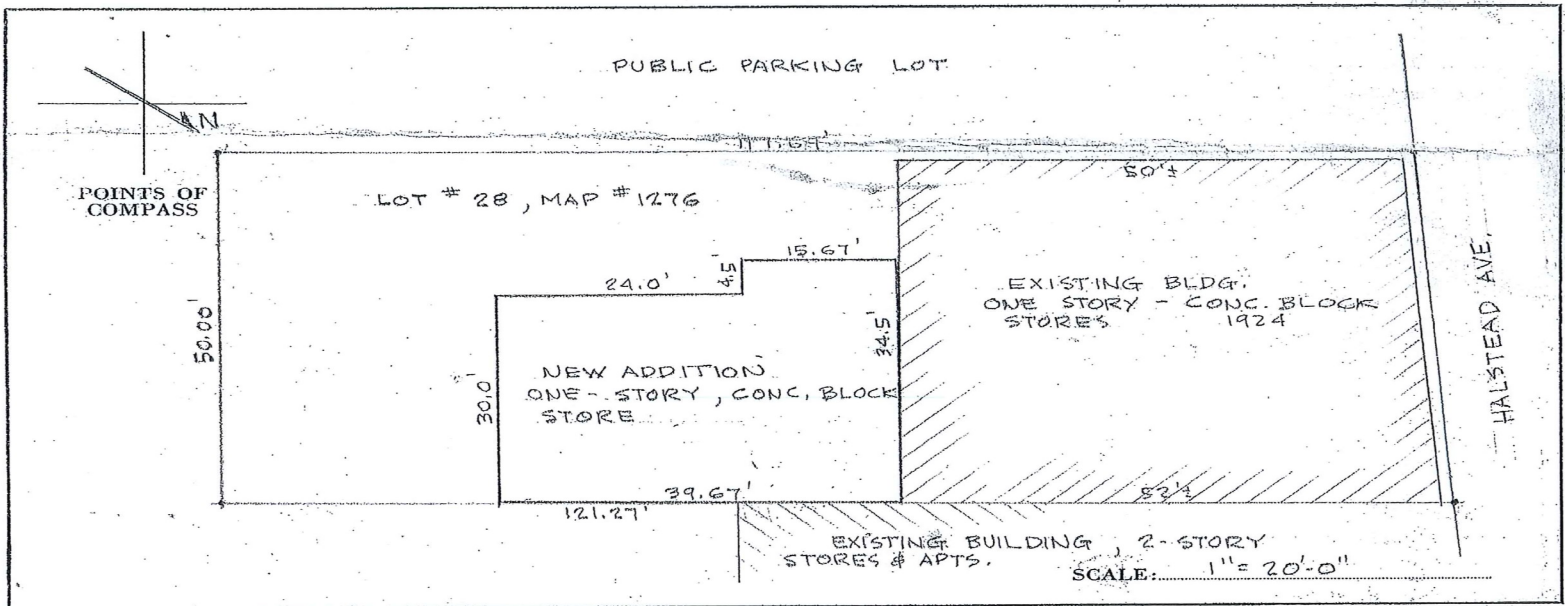
PROPERTY MAP

Property Map



SURVEY

Address..... 245 Halstead Ave., Mamaroneck, N.Y.



IN SPACE ABOVE DRAW PLOT PLAN OF PROPOSED WORK AND ALL CONNECTED STRUCTURES

Designate each section by proper number and name; indicate height in stories of each section; give date of erection of each portion; plan must show entire outline of connected structures and approximate overall dimensions; show north point; give name of and show location of adjacent streets, railroads, canals, rivers, buildings, lot lines, etc.

LABOR LAW — DEFINITIONS

Sec. 2.—11. "Mercantile establishment" means a place where one or more persons are employed in which goods, wares, or merchandise are offered for sale and includes a building, shed or structure, or any part thereof occupied in connection with such establishment.---

Sec. 2.—9. "Factory" includes a mill, workshop or other manufacturing establishment where one or more persons are employed at manufacturing, --- and includes all buildings, sheds, structures or other places used for or in connection therewith, except (a) dry dock plants engaged in making repairs to ships, and (b) power houses, generating plants and other structures owned or operated by a public service corporation other than construction or repair shops, subject to the jurisdiction of the public service commission.---



ZONING

☐ § 342-31 **Central Commercial Districts.**

A. Permitted principal uses.

(1) The following are the only principal uses permitted in C-2 Central Commercial Districts:

- (a)** Uses permitted in C-1 Districts, as permitted therein.
- (b)** Theaters, places of public assembly or other places of amusement. (This use is subject to the approval procedure set forth in Article **X** and shall conform to any additional requirements made in connection with such approval.)
- (c)** Clubs, without restrictions as to general use and commercial activities. (This use is subject to the approval procedure set forth in Article **X** and shall conform to any additional requirements made in connection with such approval.)
- (d)** Residence uses as permitted by § **342-50**. (This use is subject to the approval procedure set forth in Article **X** and shall conform to any additional requirements made in connection with such approval.)
- (e)** Light manufacturing, assembling, converting, altering, finishing, cleaning or other processing, subject to § **342-47**, and provided that goods so produced or processed are to be sold at retail, exclusively on the premises. (This use is subject to the approval procedure set forth in Article **X** and shall conform to any additional requirements made in connection with such approval.)
- (f)** Off-street parking lots or parking garages, limited to use by vehicles of not more than one-half-ton capacity. (This use is subject to the approval procedure set forth in Article **X** and shall conform to any additional requirements made in connection with such approval.)
- (g)** Sewage disposal, pumping or treatment plants, including uses customarily accessory thereto, subject to § **342-48**. (This use is subject to the approval procedure set forth in Article **X** and shall conform to any additional requirements made in connection with such approval.)
- (h)** Animal hospitals. (This use is subject to the approval procedure set forth in Article **X** and shall conform to any additional requirements made in connection with such approval.)
- (i)** Railroad and bus stations. (This use is subject to the approval procedure set forth in Article **X** and shall conform to any additional requirements made in connection with such approval.)
- (j)** Transformer stations and customary accessory uses, subject to § **342-43**. (This use is subject to the approval procedure set forth in Article **X** and shall conform to any additional requirements made in connection with such approval.)
- (k)** Public libraries.
[Added 6-11-2001 by L.L. No. 9-2001, effective 6-20-2001]

(2) All above uses, except parking, loading, permitted used cars and permitted outdoor restaurant service, shall be conducted within fully enclosed buildings, as limited by § **342-45**.

(3) None of the above uses shall be interpreted as including check-cashing establishments (not including a full-service bank where check cashing is an accessory use); video arcades, betting parlors, billiard or pool parlors or tattoo parlors; unattended businesses (a business with no owner or employee on the premises); or establishments conducting business or the practice of trade as mediums, clairvoyants, soothsayers, fortune-tellers, palmists, reader-advisors or the like.
[Added 9-28-1998 by L.L. No. 8-1998, effective 10-7-1998]

B. Permitted accessory uses. The following accessory uses are permitted in C-2 Central Commercial Districts only in conjunction with a permitted principal use:

- (1)** Off-street parking and loading and signs as permitted by the Chapter **286**, Signs.
- (2)** Fences, walls or retaining walls pursuant to § **342-14**.
[Added 6-18-1973, effective 6-27-1973; amended 5-31-1979 by L.L. No. 10-1979, effective 6-8-1979; 5-10-2010 by L.L. No. 12-2010, effective 5-26-2010]



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LOCATION & DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
2018 Total Population	18,535	81,714	250,791
2018 Total Households	6,862	29,744	90,587
Median Household Income	\$92,099	\$134,597	\$108,361



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