

PRIME INLINE RETAIL/OFFICE SPACE

Newly Built-Out Space | Ample On-Site Parking
1204 W. Boston Post Rd, Mamaroneck, NY 10543

ADMIRAL
REAL ESTATE SERVICES



CLICK
[HERE](#) FOR
VIRTUAL TOUR

FOR LEASE:

1,600 SF HIGHLY TRAFFICKED SITE ON BUSY COMMERCIAL STREET

- Steps Away from High School with Over 1,600 Students; Near Elementary & Middle Schools
- All New Flooring, Ceiling and Electric
- New ADA Bathrooms
- Tenant Can Demise Walls
- Located in the Center of the Downtown Shopping District

\$55 PSF
MODIFIED
GROSS



CONTACT OWNER'S
EXCLUSIVE AGENT:

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

BROKERS
PROTECTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

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PROPERTY DETAILS

- Uses Allowed: Retail, Food, Medical/Office, Fitness, etc.
- Location: Busy Larchmont/Mamaroneck Border
- Frontage: Approximately 30 Feet
- Utilities: Direct Meter – Water and Electric
- Interior: French Doors & Water Fountains
- Entrances: (2) Front and Back
- Near: Trader Joe's, McDonald's, Equinox, Starbucks, Gap, Stop & Shop, Petco, Walgreens, Dunkin'

KEY FACTS (5-Min Drive Time of Site)

POPULATION MEDIAN AGE

26,398 43

AVG INCOME AVE NET WORTH

\$237,964 \$3 Million

JAN 2024 MEDIAN HOME SALES PRICE

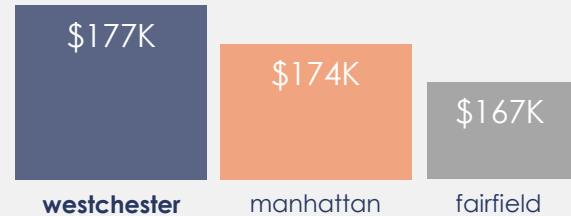
\$1.6M



NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME



By Drive Time	1-Min	3-Min	5-Min
Average HH Income	\$235,882	\$202,579	\$237,964
Median HH Income	\$160,546	\$131,672	\$159,984
Population	797	9,191	26,398
Total Households	395	3,758	9,838
Disposable Income	\$147,786	\$130,320	\$146,982
Medical Expenses	\$14,376	\$12,187	
Avg Net Worth	\$2.9M	\$2.1M	\$3.0M
Net Worth > \$2M	2810.0%	21.0%	28.2%



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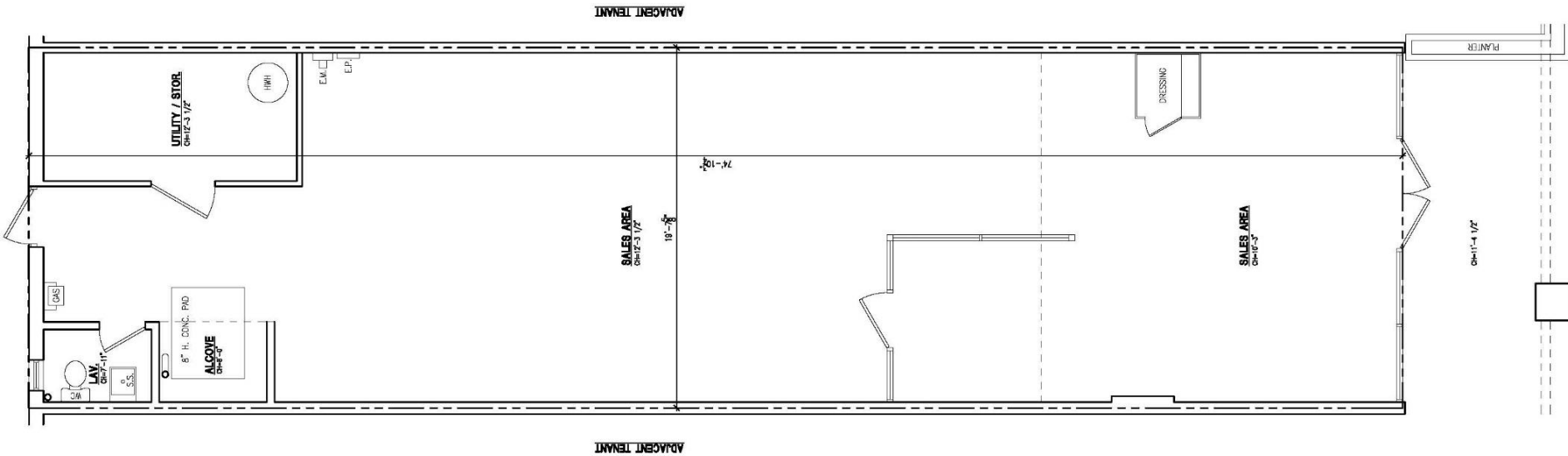
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FLOOR PLAN



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VISIBILITY



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INTERIOR PHOTOS



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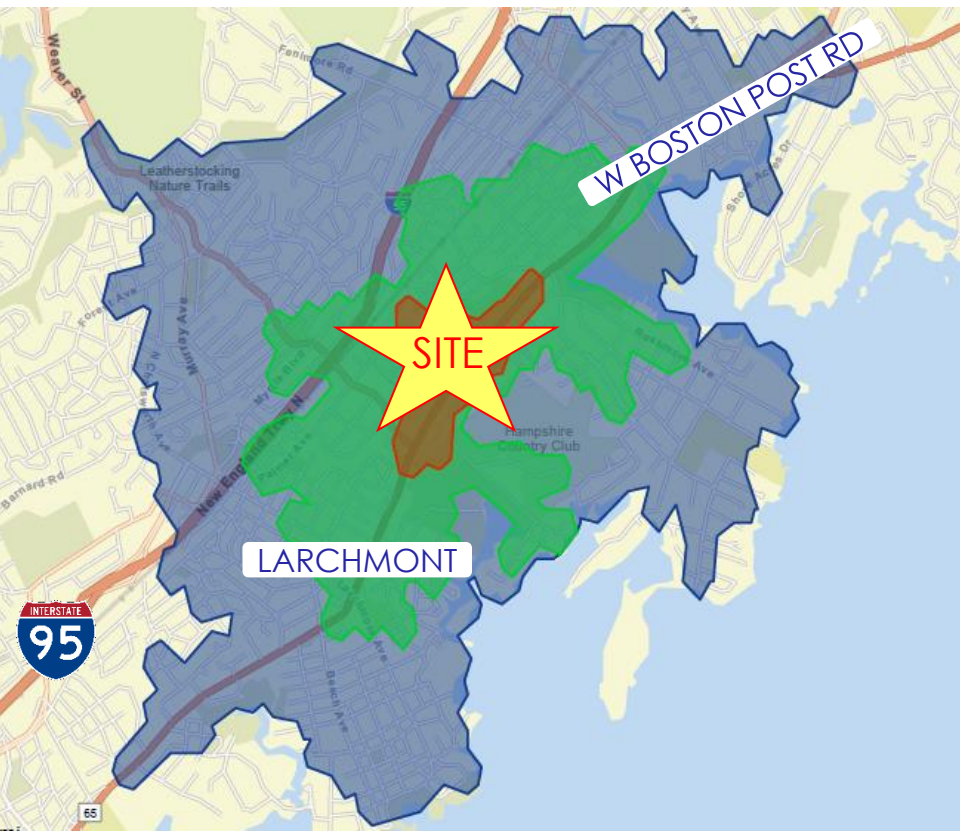
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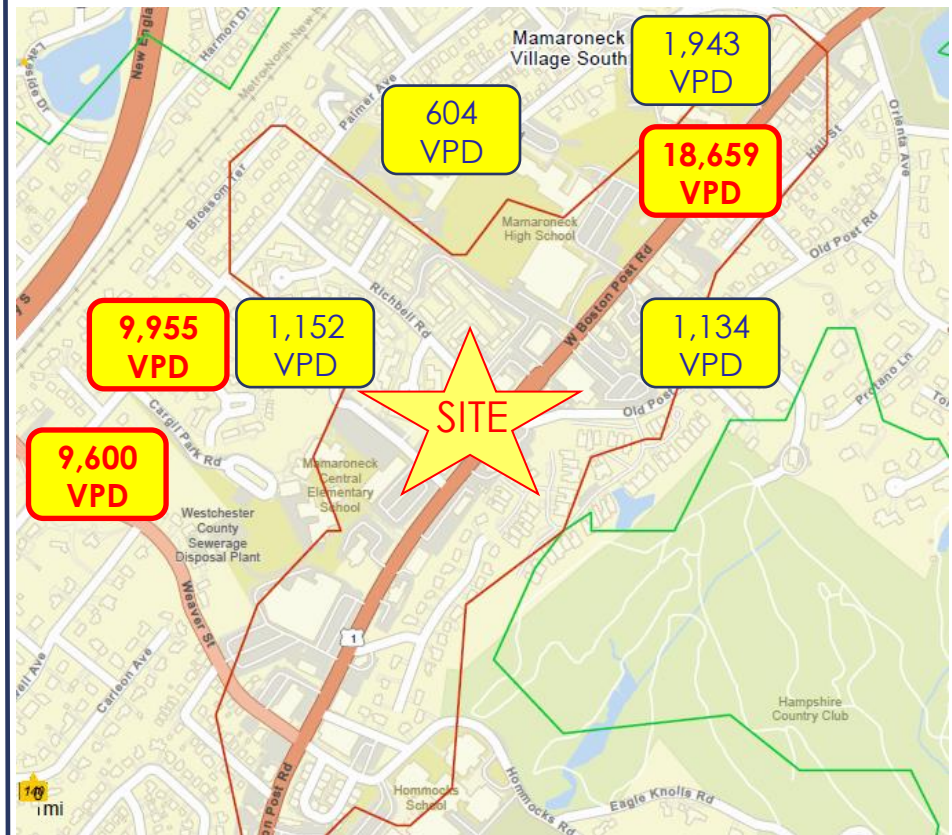
SITE MAP

DRIVE-TIME: **1-MIN** **3-MIN** **5-MIN**



TRAFFIC COUNT

Over 18,000 Vehicles Per Day on West Boston Post Rd



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RETAIL 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.

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

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.village.mamaroneck.ny.us/about-mamaroneck>



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