

Mamaroneck | New York  
151 E Prospect Avenue

Prime Downtown Retail Opportunity | High Visibility Corner Retail



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
COMMERCIAL

LEASE PRICE: **\$42 PSF/YR**



ink it up  
The Ink Shop Flore

STREET PULLY 10'S  
20'S TO 010

NEW!  
SPECIALTY  
INKS  
FOR ALL YOUR  
PROJECTS  
ASK US TODAY

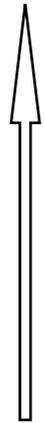
INK IT UP  
PULLY 10'S  
20'S TO 010

Located in the heart of Mamaroneck's vibrant downtown corridor, this high-visibility ground-floor retail space presents an exceptional opportunity for businesses seeking strong foot traffic, affluent demographics, and proximity to transit.

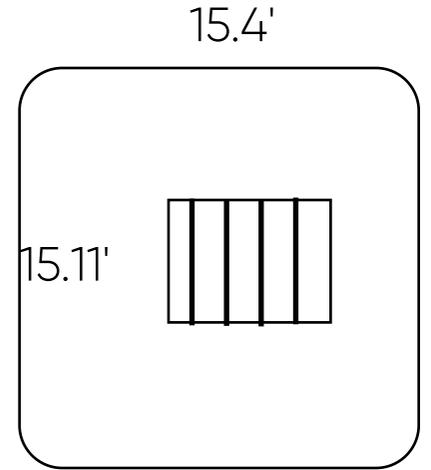
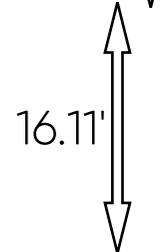
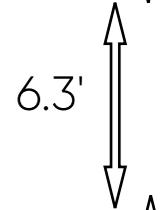
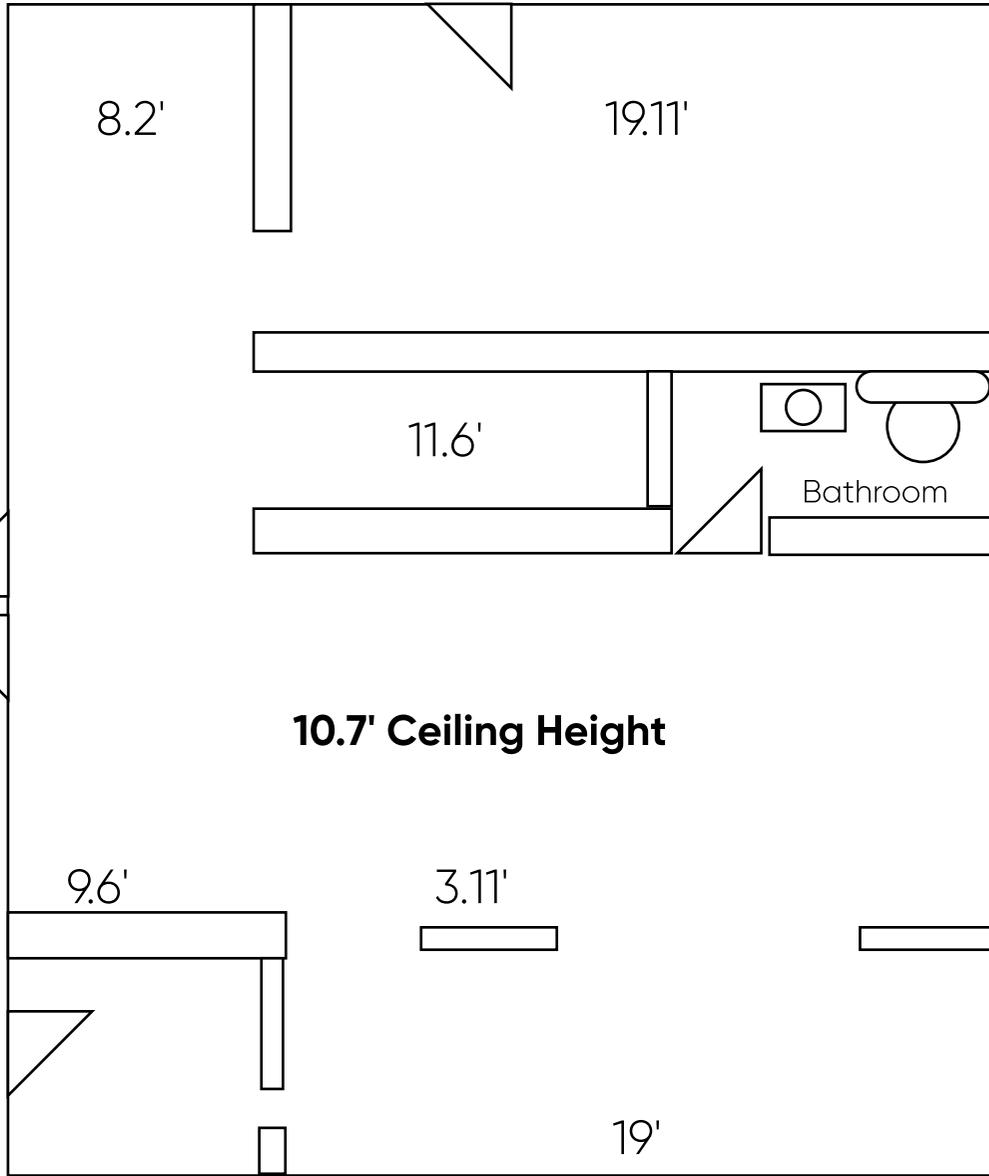
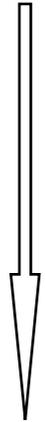
The space features high ceilings, excellent frontage, and an open layout, making it ideal for a variety of uses including boutique retail, café, fitness, medical, or professional services. The layout allows for flexible buildout potential to accommodate both established operators and emerging concepts.



East Prospect Avenue



64'



**7' Ceiling Height**



Positioned just steps from Mamaroneck Avenue and the Boston Post Road (US-1), the property benefits from consistent pedestrian and vehicular traffic. It is also directly adjacent to Village Lofts and The Regatta condominiums, providing a built-in customer base from surrounding residential density.

Additionally, the property is just a 7-minute walk to the Mamaroneck Metro-North Station, offering direct access to Manhattan and drawing steady commuter activity throughout the day.



### **Lease Details**

Asking Rent: \$42/SF/YR

Lease Type: NNN

Space Type: Ground Floor Retail

Condition: Existing retail with high ceilings and bathroom

Parking: 3 included + up to 5 additional available

Availability: Immediate

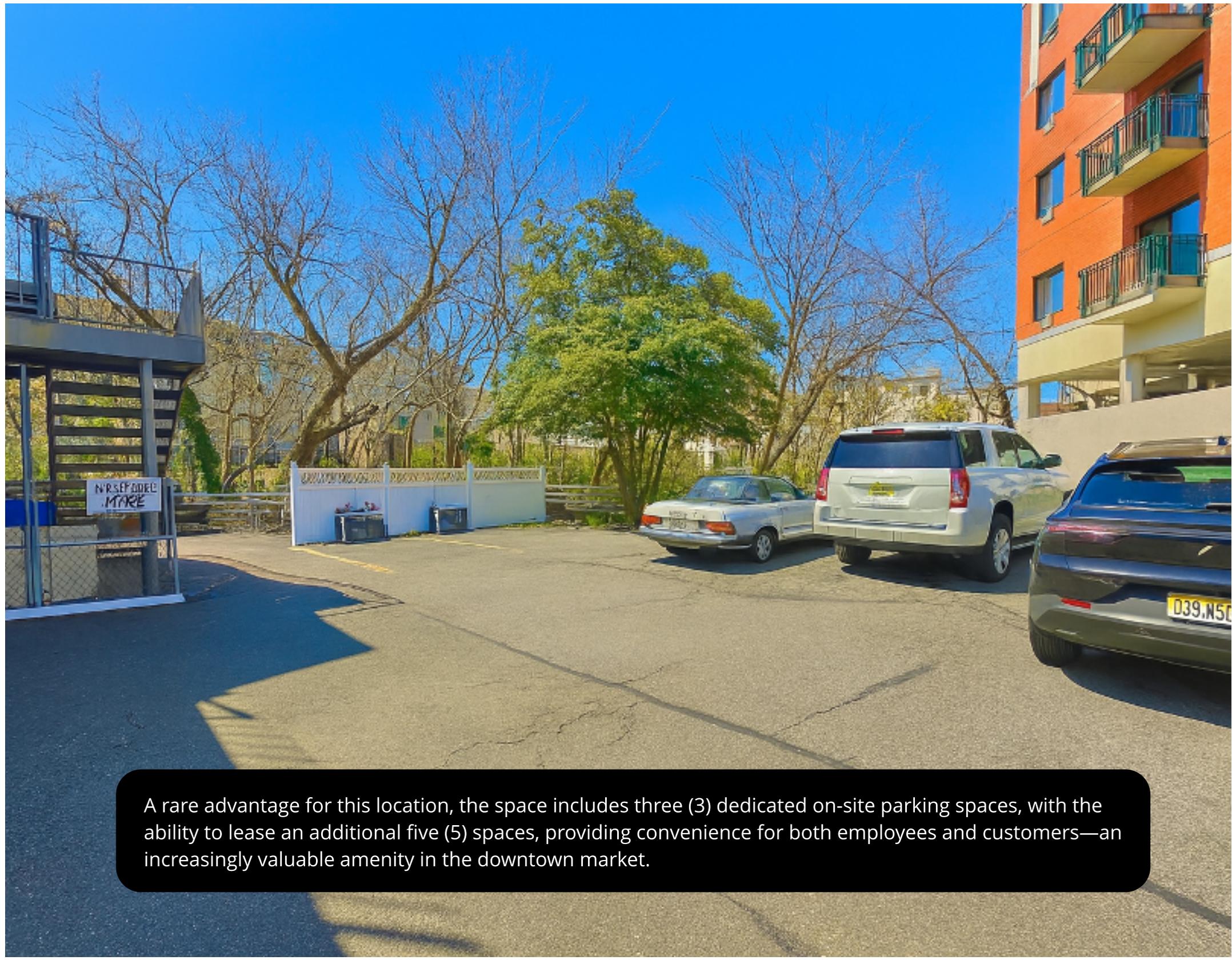
## Strong Demographics & Affluent Customer Base

Mamaroneck's demographics continue to strengthen, making it one of the most attractive communities in southern Westchester. The area boasts:

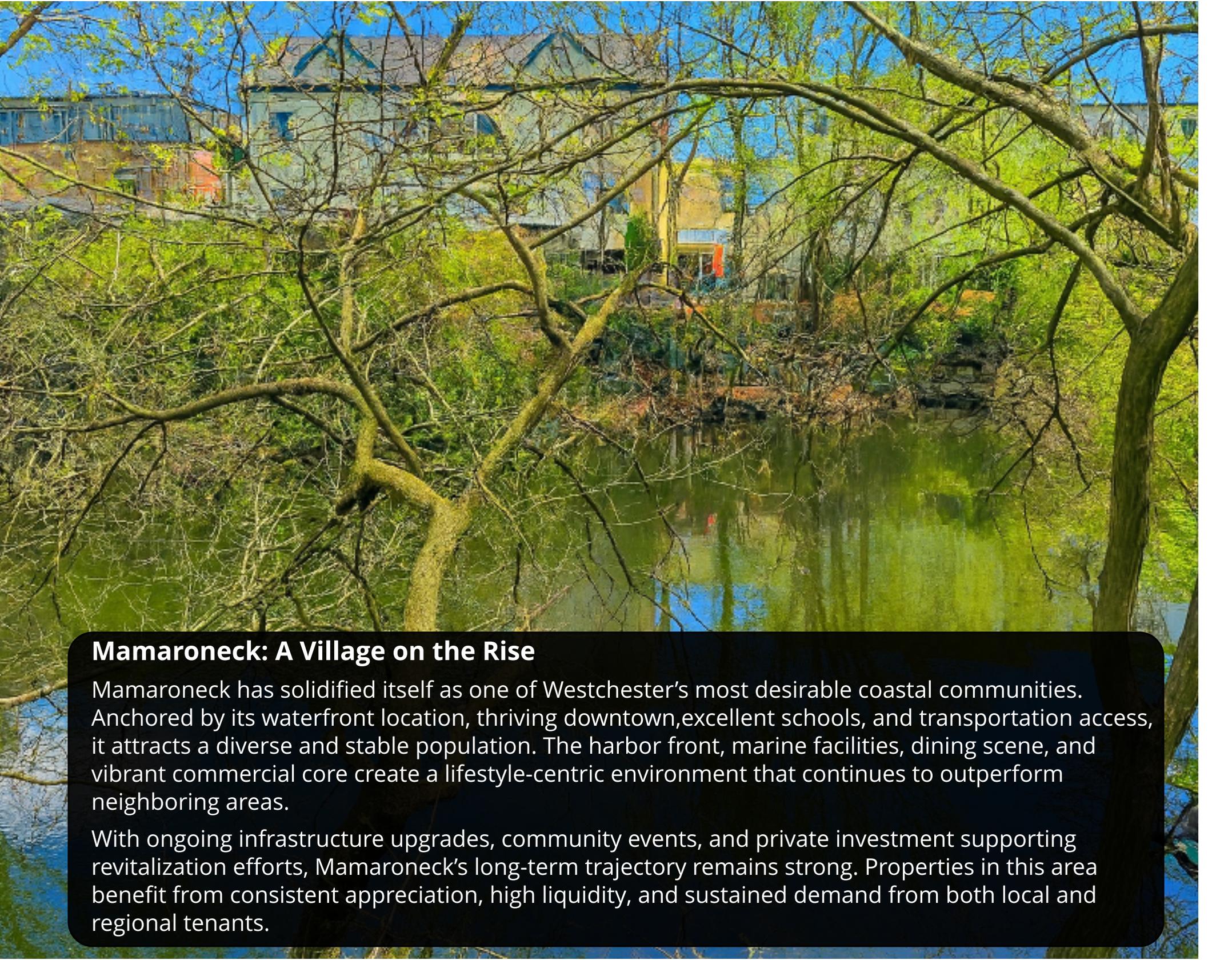
- Average household incomes exceeding \$175,000 within a one-mile radius
- A population that values walkability, convenience, and local retail experiences
- A strong commuter base seeking services in close proximity to the train station
- Continued in-migration of young professionals, families, and downsizers
- A stable and diverse residential market that supports local businesses year-round

These demographic trends foster healthy retail absorption, low commercial vacancy, and steady rent growth—benefits that directly support investment stability at 151 E Prospect Avenue.





A rare advantage for this location, the space includes three (3) dedicated on-site parking spaces, with the ability to lease an additional five (5) spaces, providing convenience for both employees and customers—an increasingly valuable amenity in the downtown market.



## **Mamaroneck: A Village on the Rise**

Mamaroneck has solidified itself as one of Westchester's most desirable coastal communities. Anchored by its waterfront location, thriving downtown, excellent schools, and transportation access, it attracts a diverse and stable population. The harbor front, marine facilities, dining scene, and vibrant commercial core create a lifestyle-centric environment that continues to outperform neighboring areas.

With ongoing infrastructure upgrades, community events, and private investment supporting revitalization efforts, Mamaroneck's long-term trajectory remains strong. Properties in this area benefit from consistent appreciation, high liquidity, and sustained demand from both local and regional tenants.

# Highlights

- Prime downtown location
- Dedicated on-site parking
- Strong foot and vehicle traffic
- Surrounded by residential density
  - Walkable to Metro-North
- Flexible layout for multiple uses
- High-income demographic base
- Vibrant retail and restaurant corridor

This is a rare opportunity to secure a **premium storefront in one of Westchester's most sought-after downtown markets**, where demand for quality retail space continues to outpace supply.

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
GROUP

COMMERCIAL DIVISION

# LOCATION

CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
COMMERCIAL





**Bryan Lanza**  
**Director of Commercial, Licensed**  
**Associate Real Estate Broker**  
**M: 914.262.2598 O: 914.262.2598**  
**blanza@ciregroupcommercial.com**  
**[www.CRECIRE.com](http://www.CRECIRE.com)**



For over 250 years, Christie's International Real Estate has been synonymous with luxury, providing unparalleled service to an elite clientele across more than 50 countries. From New York to Los Angeles, the Alps to the Andes, and the Caribbean to the Mediterranean, we offer a curated collection of the world's most exquisite properties.

Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.

All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice and should be personally verified through personal inspection by and/or with the appropriate professionals. Christie's International Real Estate Group and its affiliates (CIREG) make no representation of any kind, warranty or guaranty as to accuracy or completeness of any information, descriptions or measurements contained herein and such should be independently verified, and CIREG expressly disclaims any liability in connection therewith. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. All real estate companies are exclusive affiliates of Christie's International Real Estate, and not wholly owned by Christie's. If your property is currently listed with another broker, this is not intended as solicitation.10301218019 (NY)

