

Available For Sublease



1333 Boston Post Road
Larchmont, NY 10538

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 **PREREAL**
PRENDAMANO REAL ESTATE

THE SPACE

Location 1333 Boston Post Road, Larchmont, NY, 10538

Cross Street Hommocks Road

HIGHLIGHTS

- Space: 4,790 SF
- Asking Price: \$125,000 Modified Gross Per Annum
- Lease Expiration: 6/30/38
- Featured for lease is this 4,790 SF space adjacent to America's most famous pharmacy, Walgreens. This is a Walgreens sublease and must be coterminous. The retail location is on the corner of one of Larchmont's busy intersections, Boston Post Road and Weaver Street. It is located directly across from Hommocks Middle School and Hommocks Park Ice Rink. The neighborhood offers a treasure trove of local and popular retail stores, banks and medical facilities. Nearby national retailers include Gap, Chase, Starbucks, Trader Joe's, Boston Market, Dunkin Donuts, Stop and Shop, Physician One Urgent Care, Bank of America and more. The building features great visibility, access, and a shared parking lot with Walgreens in the rear.

PROPERTY FEATURES

GLA (SF)	4,790
LAND ACRES	0.69
YEAR BUILT	2004
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	50 Shared



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,222	102,805	260,630



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$222,751	\$172,759	\$175,730



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,344	37,376	98,206



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