



INTRODUCING

**3,000SF FLEX SPACE IN PRIME SECTION OF PEDESTRIAN SHOPPING STREET**

**343 Mamaroneck Ave**

MAMARONECK, NY 10543

**\$8,200/MO**

OFFERED AT

**AVAILABLE WITH SHORT NOTICE**

- Perfect for: Self Storage, Shipping / Receiving, Loading Dock
- Open floor plan
- Includes small office and storage area
- Fantastic street sign visibility
- ADA bathroom and fully ADA compliant
- Recently renovated
- Highly trafficked pedestrian street



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# PHOTOS





# Discover Mamaroneck



19,125  
POPULATION

22  
MILES TO NYC

3.1  
SQUARE MILES



## VILLAGE OF MAMARONECK

With approximately six miles of shoreline, Mamaroneck boasts of many beaches, parks and marinas. Its excellent school system, proximity to New York City and beauty have become the heart and soul of what is known as “The Friendly Village.”

Mamaroneck is a suburban commuting community. Mamaroneck Village annual events include the Emelin Street Fair, an Antique Car Show, parades, July 4th fireworks and a youth fishing derby.

## PARKS & RECREATION

Mamaroneck offers several private beaches, tennis, yacht and golf clubs, many fine local restaurants and shops. Harbor Island Park offers a playground, salt water beach, sprayground, pavilion, sports fields, marina and boat launching area, concerts, special events and an outdoor farmers market from January – April. The Emelin Theatre for Performing Arts, located adjacent to the nearby Mamaroneck Free Library presents diverse, quality entertainment from jazz and classical concerts, to drama and dance.

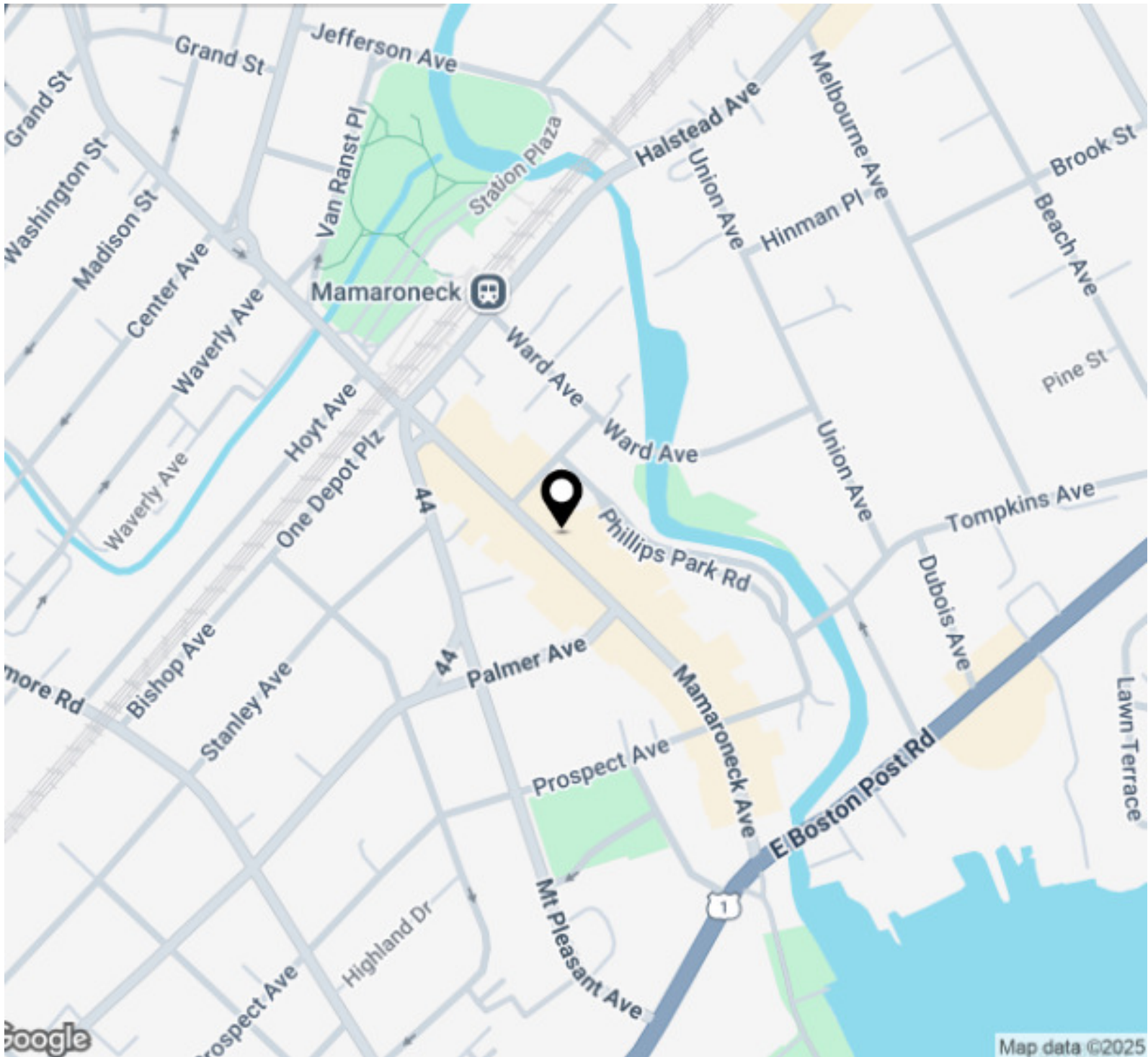
## EDUCATION

Mamaroneck residents are proud of their two school systems. The Rye Neck Public Schools serve the eastern part of the Village of Mamaroneck and a small part of the City of Rye. Its students attend the Bellows Elementary and Middle School and Rye Neck High School. The Mamaroneck Union Free School serves the western half of the Village of Mamaroneck, plus the Village of Larchmont and most of the unincorporated area of the Town of Mamaroneck. The prestigious French American School of New York is also located in Mamaroneck.

## THE LIFESTYLE

Peak trains from Mamaroneck to Grand Central run about 42 minutes. Mamaroneck also has easy access to I-95 and the Hutchinson River Parkway.

# MAP



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