



HOULIHAN LAWRENCE
COMMERCIAL

245 Halstead Avenue

Mamaroneck, NY 10543

RETAIL FOR LEASE

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LEASE OFFERING

Property Summary

FOR LEASE



Offering Summary

Rare opportunity to lease highly visible retail space directly across from the Mamaroneck Metro-North train station in one of Westchester’s most walkable and active downtown corridors. Two storefront opportunities are available, ideal for food, wellness, boutique retail, service retail, showroom, office-retail hybrid, or experiential users seeking strong daily foot traffic and commuter exposure.

245–249 Halstead Avenue presents a unique chance to establish your business in the center of Mamaroneck’s vibrant downtown retail district. Positioned steps from the train station and surrounded by restaurants, apartments, offices, and daily commuter traffic, the property benefits from built-in visibility and convenience.

This is an ideal location for operators seeking lower occupancy costs relative to nearby Westchester downtowns while maintaining affluent demographics and transit connectivity.

Offering Summary

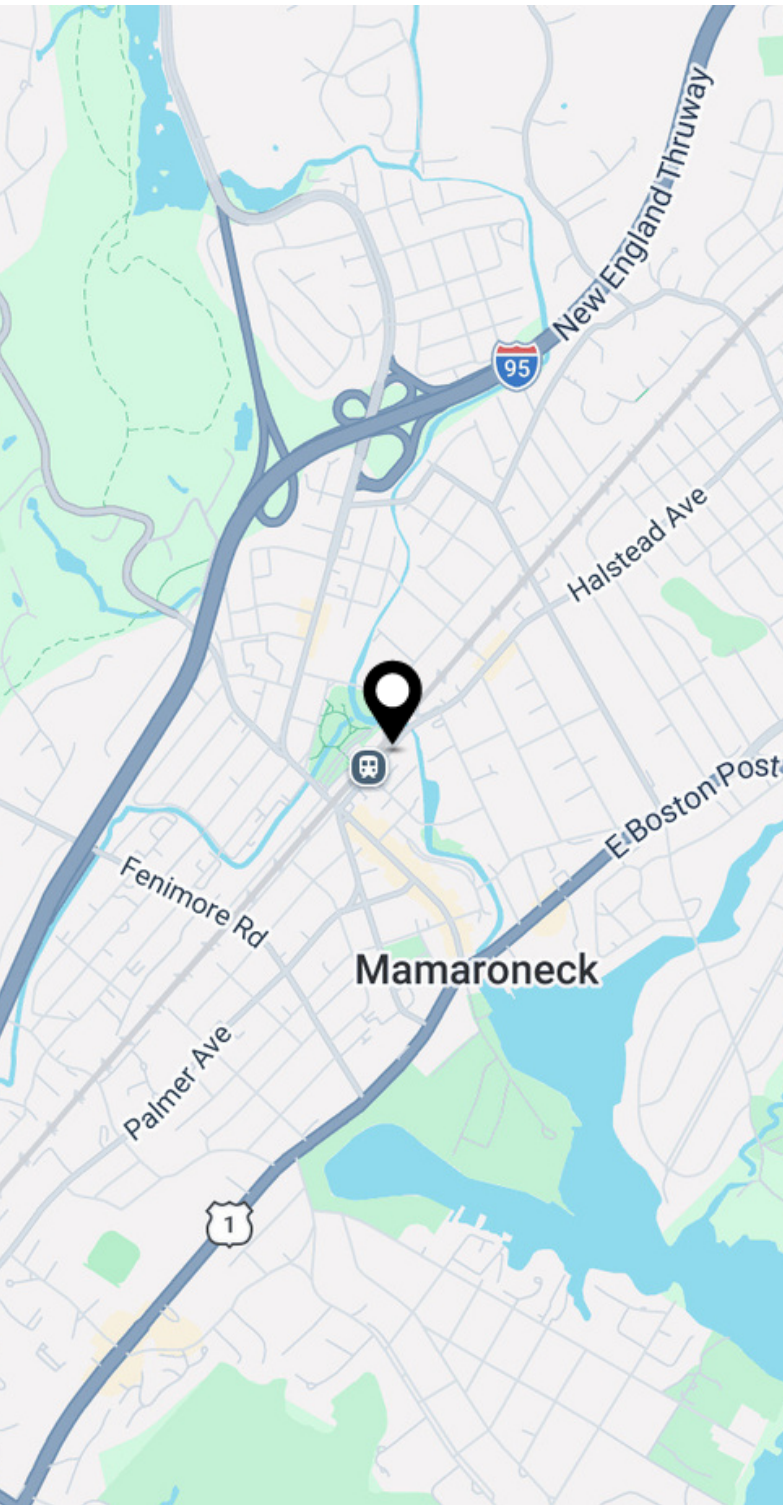
Lease Rate:	As-is \$35 NNN Vanilla boxed \$45 NNN
Available SF	+/-1,000 - 2,750 SF
Suite A	+/- 1,000 SF
	+/- 2,750 SF
	Front Retail: +/- 1,500 SF w/ 10'ceilings
Suite B	Rear Space: +/- 1,250 SF (warehouse/storage/back-of- house)

Nearby Retailers

JAZZERCISE	SMASH BURGER
citi	pure barre
orange theory FITNESS	TRUSTCO BANK
CHASE	Valley
WELLS FARGO	TOYOTA

Location Description

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Location Description

Mamaroneck is one of Southern Westchester’s most desirable waterfront communities, known for its affluent households, vibrant restaurant scene, strong commuter base, and growing downtown residential population.

245–249 Halstead sits in the center of that activity—minutes to I-95, the Hutchinson River Parkway, and a short train ride to Manhattan.

Tenants benefit from local residents, train commuters, nearby office workers, and destination traffic from surrounding Rye, Larchmont, Harrison, and New Rochelle.

Transportation

Transit/Subway

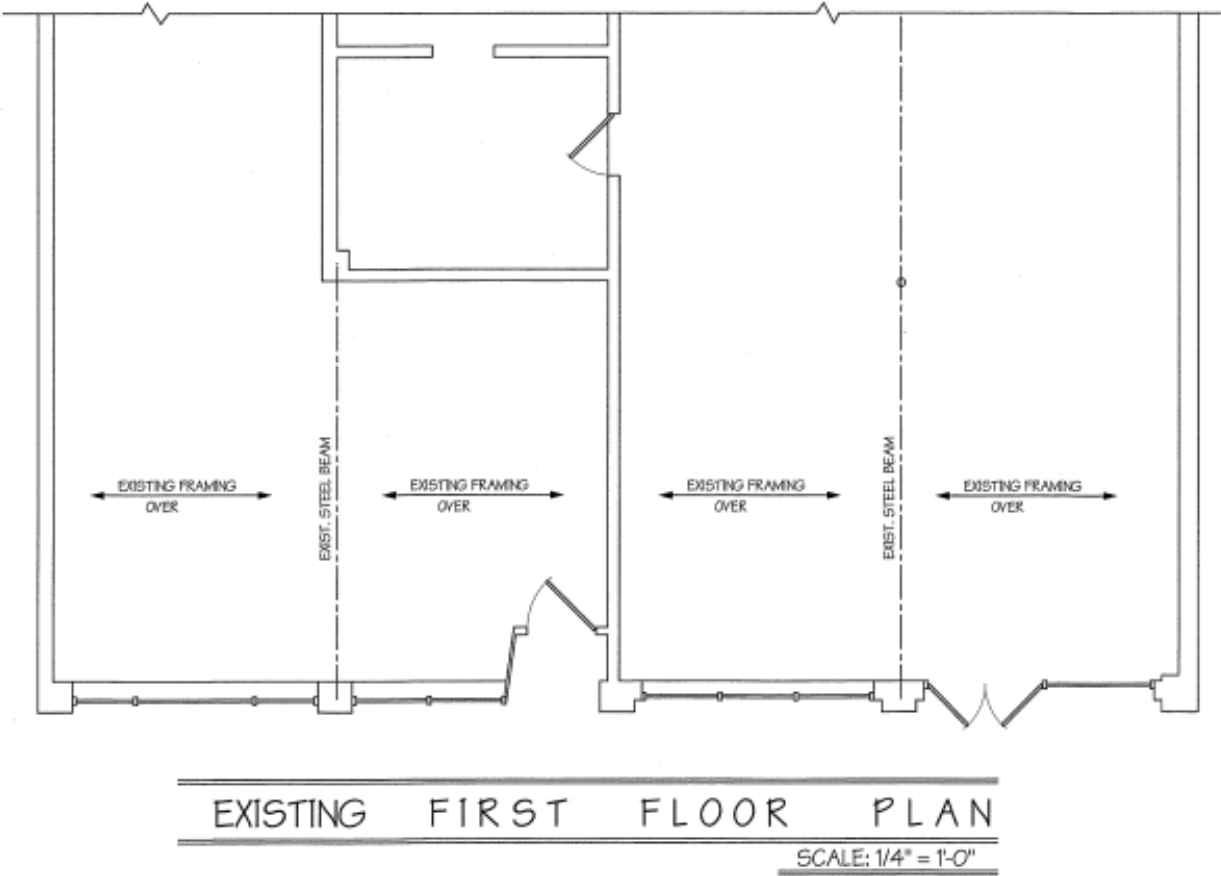
Eastchester-Dyre Ave	 	13 min drive	7.6 mi
Baychester Avenue	 	14 min drive	8.1 mi
Wakefield-241 Street	 	15 min drive	8.8 mi
Nereid Avenue	  	16 min drive	9.2 mi
233 Street	  	16 min drive	9.6 mi

Commuter Rail

Mamaroneck Station		1 min walk	0.0 mi
Harrison Station		5 min drive	1.9 mi
Larchmont Station		5 min drive	2.8 mi
Rye Station		7 min drive	4.6 mi
New Rochelle Station		7 min drive	4.4 mi

Lease Spaces

FOR LEASE



Lease Information

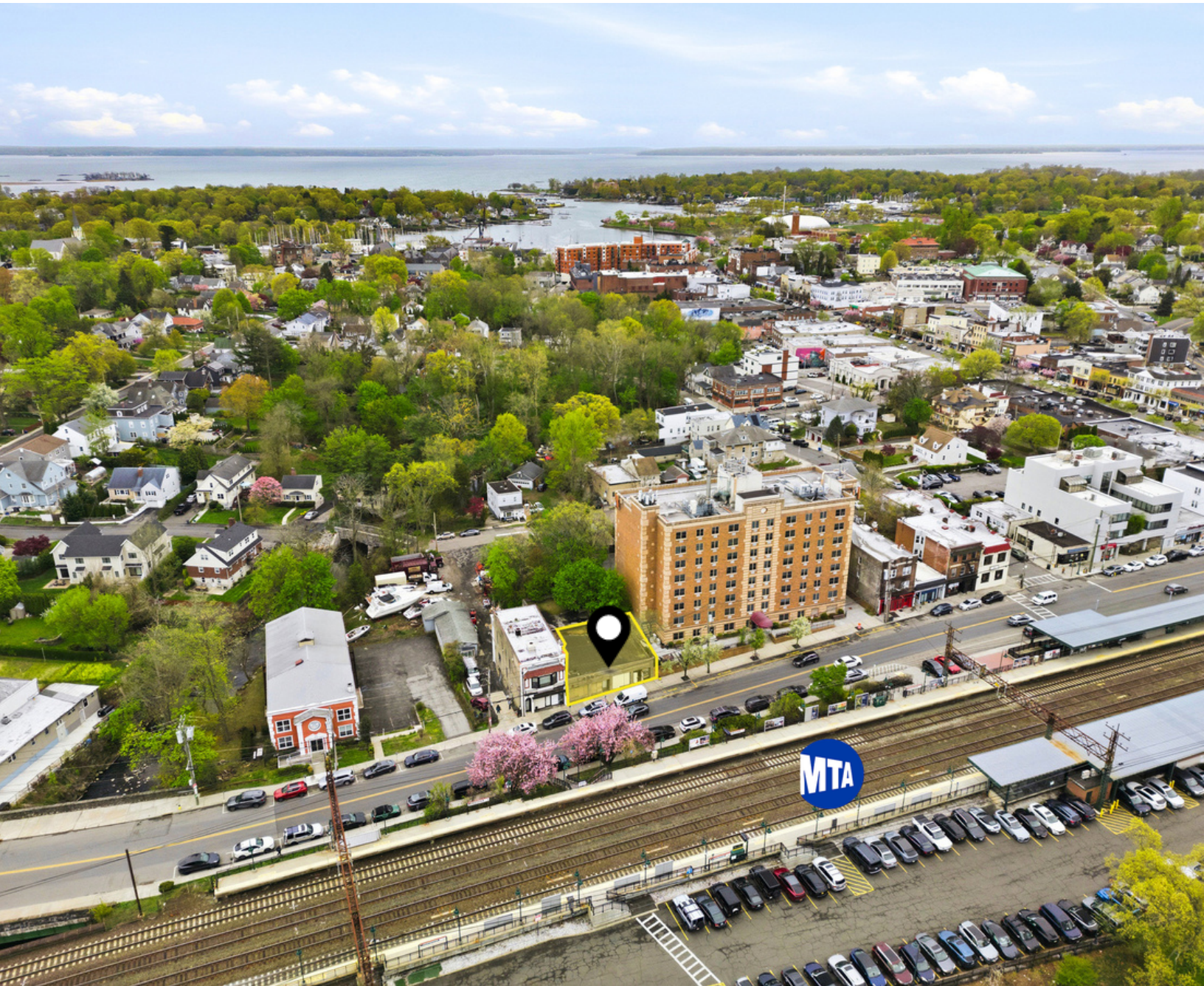
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 2,750 SF	Lease Rate:	As-is = \$35/NNN Vanilla boxed = \$45 NNN

Available Spaces

Suite	Tenant	Size SF	Lease Type	Description
Suite A	Available	1,000 SF	NNN	Front Retail Area: ±1,500 SF with 10' ceilings
Suite B	Available	2,750 SF	NNN	Rear Space: ±1,250 SF (warehouse / storage / back-of-house)

Aerial

FOR LEASE



Houlihan Lawrence Commercial
800 Westchester Ave. Ste. N517
Rye Brook, NY 10573
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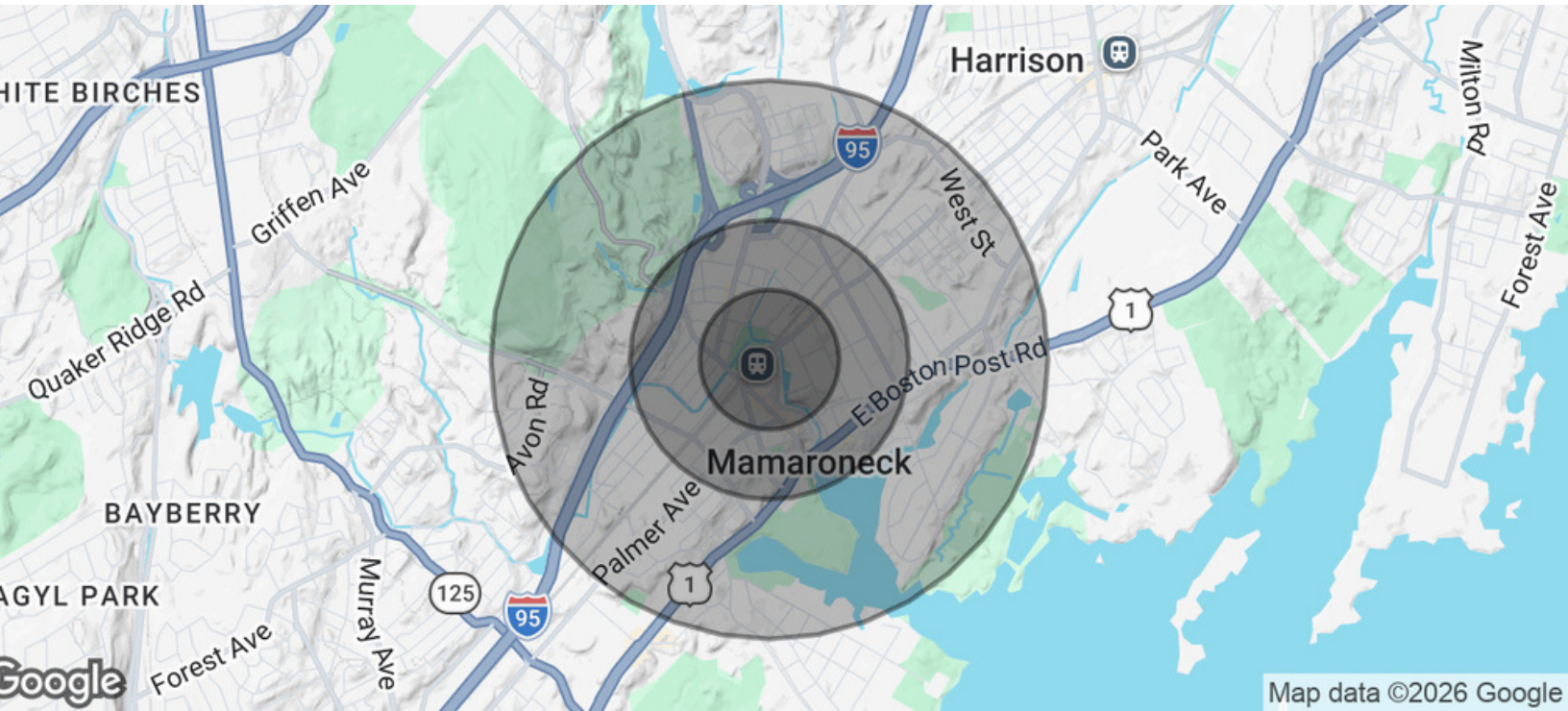


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Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
TotalPopulation	2,591	8,530	20,109
Average Age	35	37.8	39.8
Average Age (Male)	35.1	38.4	40.3
Average Age (Female)	39.7	39.8	40

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,010	3,254	7,276
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$127,126	\$143,755	\$179,259
Average House Value	\$704,244	\$702,253	\$798,588

2023AmericanCommunity Survey ACS



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