

MAMARONECK
NEW YORK

124 PALMER AVENUE

8,960 SF AVAILABLE
RETAIL/FLEX/WAREHOUSE



MAMARONECK NEW YORK

124 PALMER AVENUE



**8,960 SF
AVAILABLE**

MAMARONECK AVENUE

PALMER AVENUE



AVAILABLE:
8,960 SF

JOIN:
The Dog Stop (Coming Soon)

NEIGHBORING RETAILERS:
Emelin Theatre, Dunkin', Chase, Subway, Verizon, Smashburger, Sal's Pizza, Nonna Carola Ristorante Bar, Ralph's Italian Ices, SoBol, Hand & Stone, Yogaspark, Wells Fargo, M&T Bank, Frankie & Fanucci's, Red Plum and more

TRAFFIC COUNTS:
9,955 Cars per Day Along Palmer Avenue
19,292 Cars per Day Along Mamaroneck Avenue

RENT:
Call For Details

CAM/TAXES:
Call For Details

ADDITIONAL INFORMATION:

- Former New York Sports Club
- 130' of Frontage on Palmer Avenue
- 11'6" Ceiling Heights
- Fully Sprinkled
- HVAC in Working Order
- Private Parking Lot
- Walkthrough to Municipal Parking Lot Located Behind Building
- Excellent Visibility
- Steps From Mamaroneck Avenue
- Close Proximity to Route 1/Boston Post Road
- Easy Access to I-95

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,190	77,221	238,883
Avg. HH Income	\$177,150	\$254,456	\$208,163

**For More Information,
Please Contact:**

914-237-3400

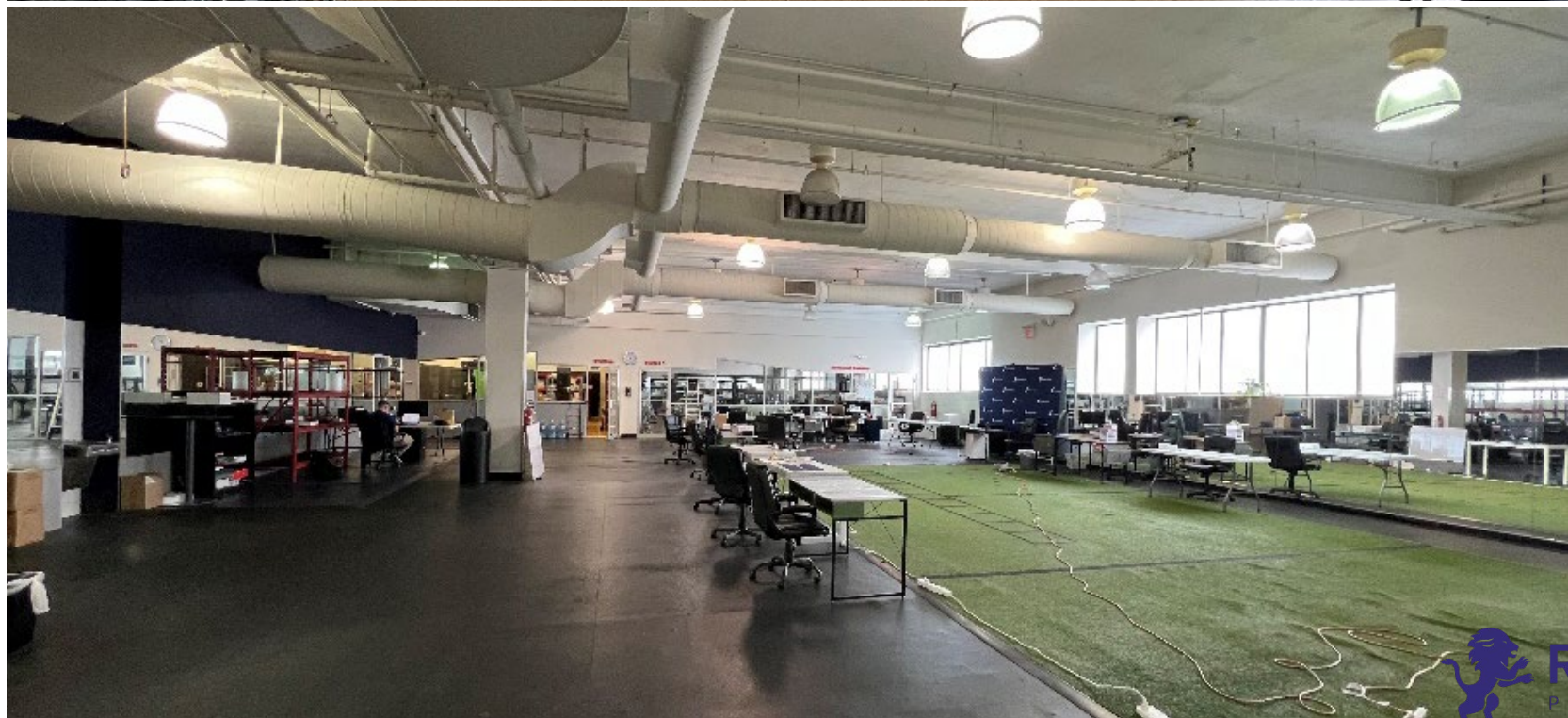
**David Landes - Ext. 104
David@RoyalPropertiesInc.com**

**Zach Landes - Ext. 123
Zach@RoyalPropertiesInc.com**



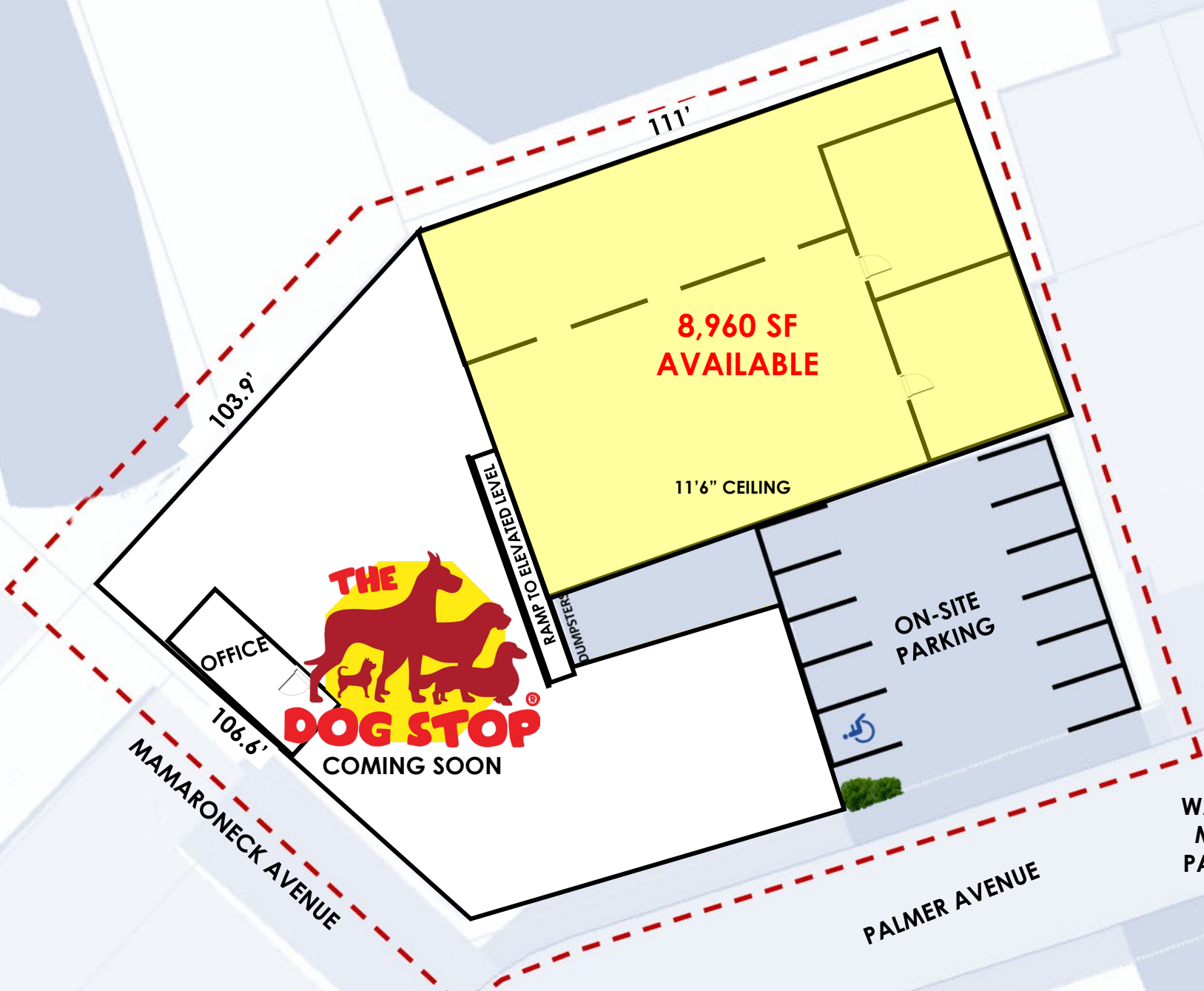
**MAMARONECK,
NEW YORK**

124 PALMER AVENUE



MAMARONECK,
NEW YORK

124 PALMER AVENUE



WALKWAY TO
MUNICIPAL
PARKING LOT

**MAMARONECK,
NEW YORK**

124 PALMER AVENUE

PROSPECT AVENUE

**MUNICIPAL
PARKING**

SITE
8,960 SF
AVAILABLE



**Walkthrough
to Parking**

**ON-SITE
PARKING**

PALMER AVENUE

MAMARONECK AVENUE



MAMARONECK,
NEW YORK

124 PALMER AVENUE



DUNKIN'

Red Plum
Asian Cuisine | Hibachi | Japanese

FRANKIE & FANUCCI'S

Miller's
A Daily Breakfast Since 1958

HAND & STONE
MASSAGE AND FACIAL SPA

at&t

Valley
BANK

DUNKIN'

TRUSTCO
BANK

Nona Carla
RISTORANTE BAR

Modern
MTA

verizon

Regatta
114 Units
Multifamily

Harbor Court
Luxury Rentals
10 Units Multifamily

MAMARONECK AVENUE

PALMER AVENUE

CHASE

gaspark

EMELIN THEATRE

salsa fresca
MEXICAN GRILL

SMASH
BURGER

SUBWAY

HARBOR ISLAND
PARK

Comstock
Residential
UNDER CONSTRUCTION
21 Units Multifamily

Sal's
PIZZA
Mamaroneck

MAMARONECK
PUBLIC LIBRARY

Sweetwater
Condos
90 Units Multifamily

M&T Bank

BMW

Sheldrake Estates
APPROVED
100 Units Multifamily

SITE
THE DOG STOP

ROYAL
PROPERTIES