

1 DEPOT PLAZA, MAMARONECK, NY

At the confluence of Mamaroneck Ave, Mt. Pleasant Ave & Halstead Ave
In The Heart Of Downtown Mamaroneck



**SPACE B
1,275 SQ FT**

**SPACE A
2,400 SQ FT**

**CAN BE COMBINED
TO 3,675 SF**

Contact Exclusive Listing Agent:

DAVID SCOTTO

dscotto@rmfriedland.com | 914.968.8500 ext.306

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

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Exterior



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Interior | Space A | 2,400 SF



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Interior | Space B | 1,275 SF



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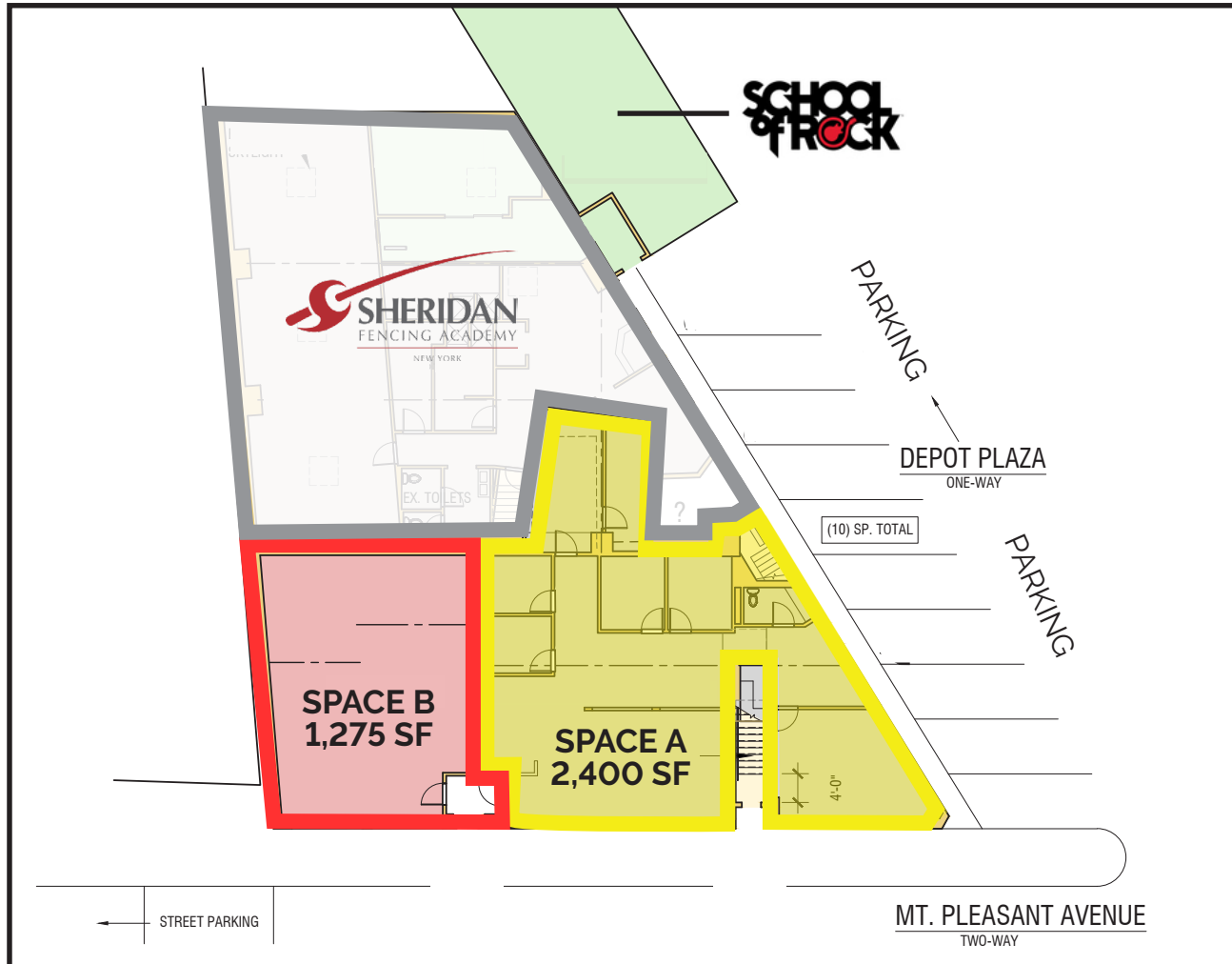
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Floor Plan



**SPACES CAN BE COMBINED
FOR 3,675 SQ FT
WITH 92' OF FRONTAGE**

**DIRECTLY ACROSS FROM
THE MAMARONECK
METRO-NORTH TRAIN STATION**

FREE ONSITE PARKING

**CO-TENANTS:
SCHOOL OF ROCK
SHERIDAN FENCING ACADEMY**

TRANSPORTATION

 2.1m to I-95 (Exit 18)

 2.4m to Hutchinson River Parkway

 0.1m to Metro North (Mamaroneck)

 >0.1m to Beeline 60 & 61 buses

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	18,781	83,046	260,116
Average HH Income	\$198,965	\$331,555	\$260,270
Annual Retail Expenditure	\$381.93M	\$2.61B	\$6.65B

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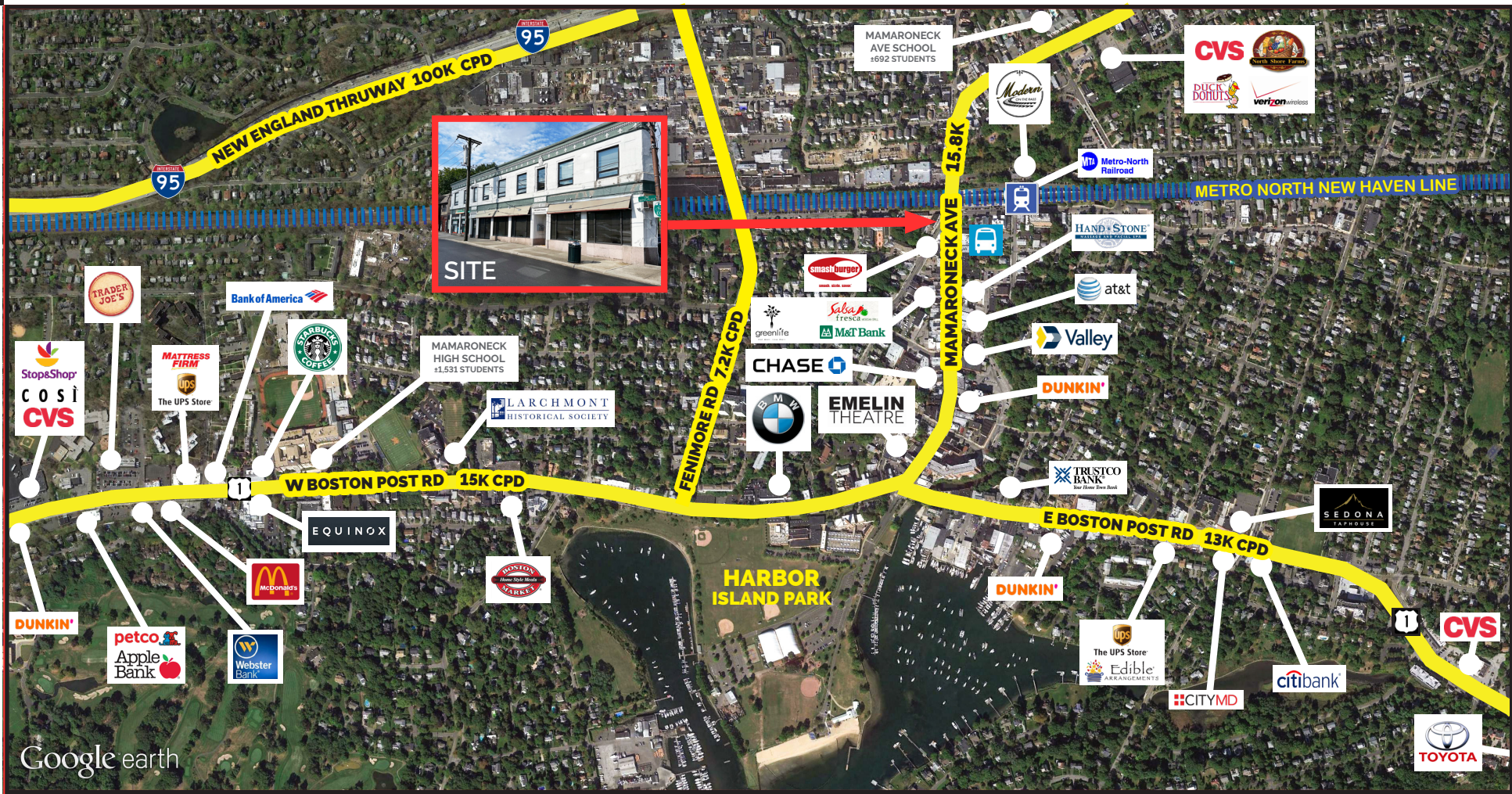
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