

PRIME INLINE RETAIL/OFFICE SPACE

Newly Built-Out Space | Ample On-Site Parking
1204 W. Boston Post Rd, Mamaroneck, NY 10543

ADMIRAL
REAL ESTATE SERVICES



CLICK
HERE FOR
VIRTUAL TOUR

FOR LEASE:

1,600 SF HIGHLY TRAFFICKED SITE ON BUSY COMMERCIAL STREET

- Steps Away from High School with Over 1,600 Students; Near Elementary & Middle Schools
- All New Flooring, Ceiling and Electric
- New ADA Bathrooms
- Tenant Can Demise Walls
- Located in the Center of the Downtown Shopping District

CONTACT
FOR RENTAL
RATE



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: 914-779-8200 x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

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PROPERTY DETAILS

- Uses Allowed: Retail, Food, Medical/Office, Fitness, etc.
- Location: Busy Larchmont/Mamaroneck Border
- Frontage: Approximately 30 Feet
- Utilities: Direct Meter – Water and Electric
- Interior: French Doors & Water Fountains
- Entrances: (2) Front and Back
- Near: Trader Joe's, McDonald's, Equinox, Starbucks, Gap, Stop & Shop, Petco, Walgreens, Dunkin'

KEY FACTS (5-Min Drive Time of Site)

POPULATION	MEDIAN AGE
26,398	43
AVG INCOME	AVE NET WORTH
\$237,964	\$3 Million

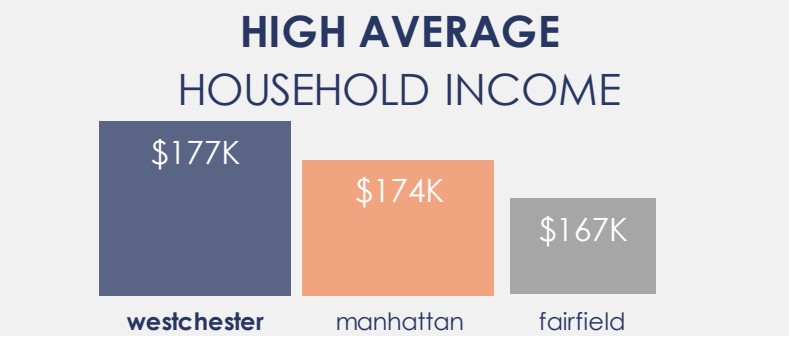
JAN 2024 MEDIAN HOME SALES PRICE

\$1.6M

NEW YORK'S WESTCHESTER COUNTY

STRONG SPENDING POWER

\$22.1 billion in Westchester RETAIL DEMAND



By Drive Time	1-Min	3-Min	5-Min
Average HH Income	\$235,882	\$202,579	\$237,964
Median HH Income	\$160,546	\$131,672	\$159,984
Population	797	9,191	26,398
Total Households	395	3,758	9,838
Disposable Income	\$147,786	\$130,320	\$146,982
Medical Expenses	\$14,376	\$12,187	
Avg Net Worth	\$2.9M	\$2.1M	\$3.0M
Net Worth > \$2M	2810.0%	21.0%	28.2%

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INTERIOR PHOTOS



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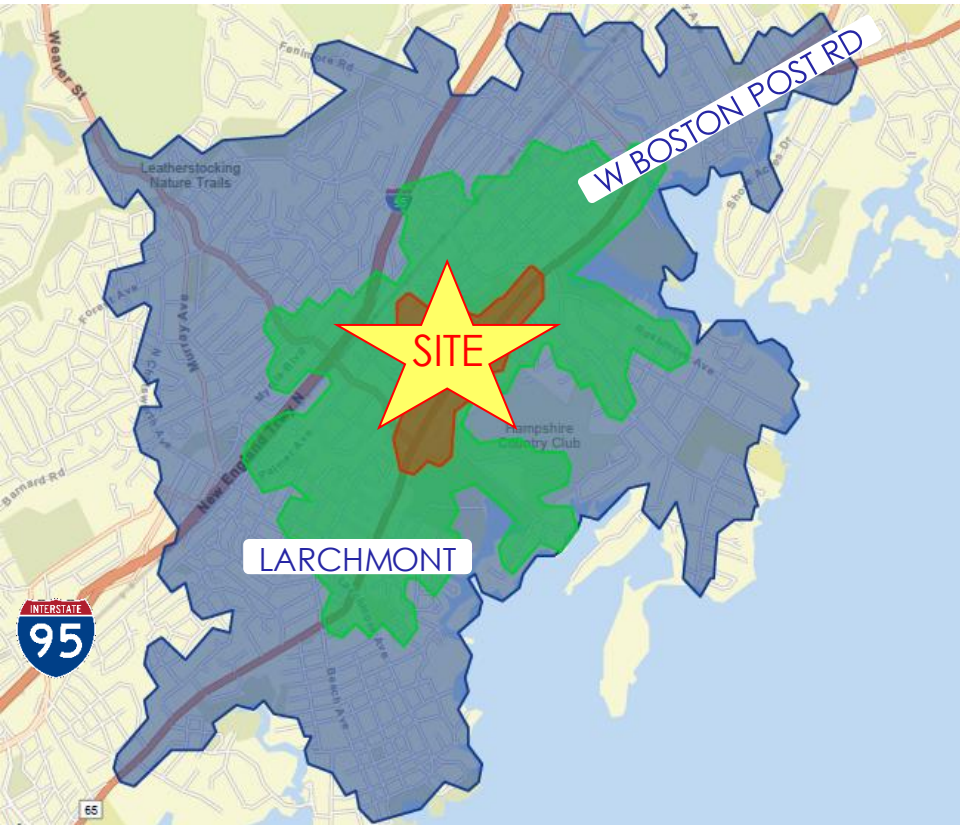
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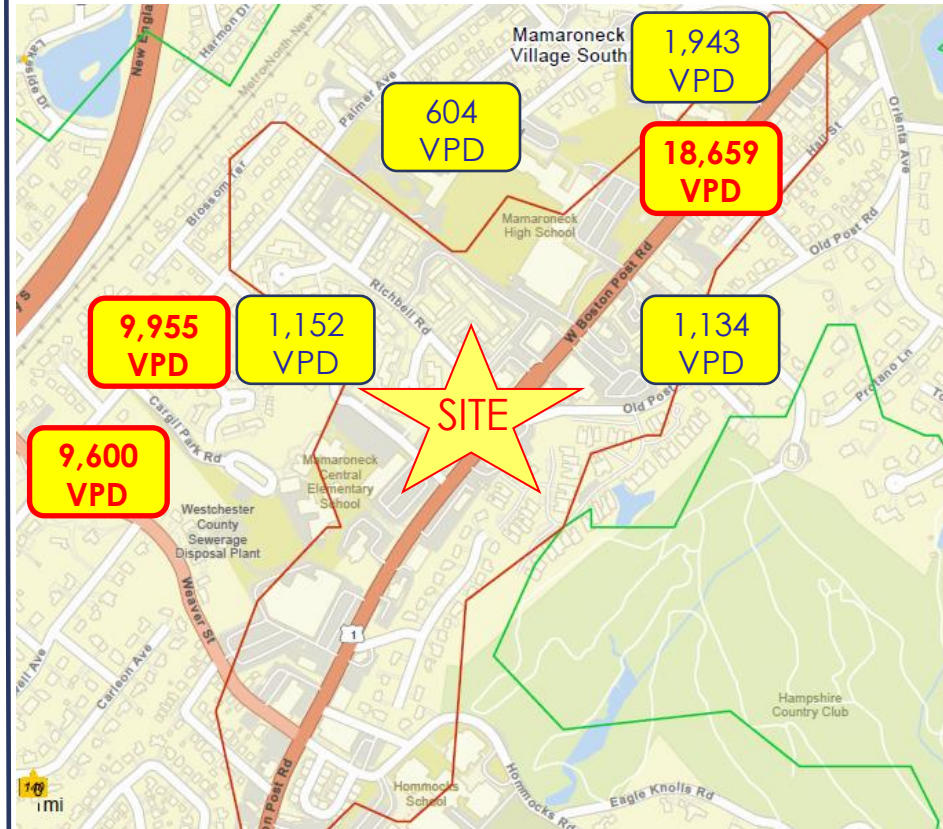
SITE MAP

DRIVE-TIME: **1-MIN** **3-MIN** **5-MIN**



TRAFFIC COUNT

Over 18,000 Vehicles Per Day on West Boston Post Rd



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RETAIL AERIAL



MAMARONECK HIGH SCHOOL

SITE  **MATTRESS FIRM**
Wash N Dry
Clara Nails
Spicy Shallot
Esy's Cafe

TRADER JOE'S
Village Square Bagels
Nail House
Espresso Cafe
Everything Hair

 **Stop & Shop**
  **Western Union**

Mamaroneck Senior Center

Nautilus
DINER

 **Webster Bank**

 **McDonald's**

MAKEINSPIRES

EQUINOX

 **STARBUCKS**
PHYSICIANone
URGENT CARE

CHOP'T

petco

Apple Bank

Home Fair
Camera

 **DUNKIN' DONUTS**

GAP

Walgreens

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ABOUT MAMARONECK

Featuring a vibrant downtown dotted with antique stores, restaurants and a picturesque harbor that beckons sunbathers in the summer, Mamaroneck draws visitors looking for shopping and relaxation.

One of the oldest communities in Westchester County, the town was settled in the late 1600s. Its first census, taken in 1698, counted 77 residents. Today, the town is a popular home for young commuting professionals, who can arrive in Manhattan in less than 40 minutes via Metro-North.

<https://www.visitwestchesterny.com/about-westchester/communities>

Today the Village is primarily a residential community on Long Island Sound with a major inland harbor and facilities to build and service pleasure boating.

Mamaroneck Ave and Boston Post Rd are the main commercial areas. The Village comprises 6.7 sq. miles of area of which 3.5 miles are lands under water, approximately 9 miles of coastline, and 55 miles of roads (about 120 lane-miles of roads), including State and County owned roads.

The Village is home to distinct residential neighborhoods, each with its own characteristic. Along the Sound, there is Shore Acres, Greenhaven and Orienta, all places previously owned by wealthy families from New York City as summer residences.

<https://www.village.mamaroneck.ny.us/about-mamaroneck>



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