



RETAIL/MEDICAL SPACE

MAMARONECK, NY

219 MAMARONECK AVENUE

Westchester County

SIZE

Ground Floor 6,000 SF (Potentially Divisible)
2,000 SF + 4,000 SF
Basement 2,400 SF

ASKING RENT

Upon Request

FRONTAGE

42 FT on Mamaroneck Avenue

NEIGHBORS

Dunkin', Nonna Carola Ristorante, Avenue Bagel, Green Life, Duke's Ramen, Pro Body Fitness of NY, Mamaroneck Cinemas, Mister Chen

COMMENTS

19 FT ceilings

Former Wells Fargo Bank

Highly visible Street Retail location on heavily trafficked Mamaroneck Avenue

Ample street & municipal parking

Close proximity to Boston Post Road (Route 1), I-95, and Mamaroneck, Metro North and MTA

19,942 VPD on Mamaroneck Avenue

**Please contact brokers for additional photos and videos*

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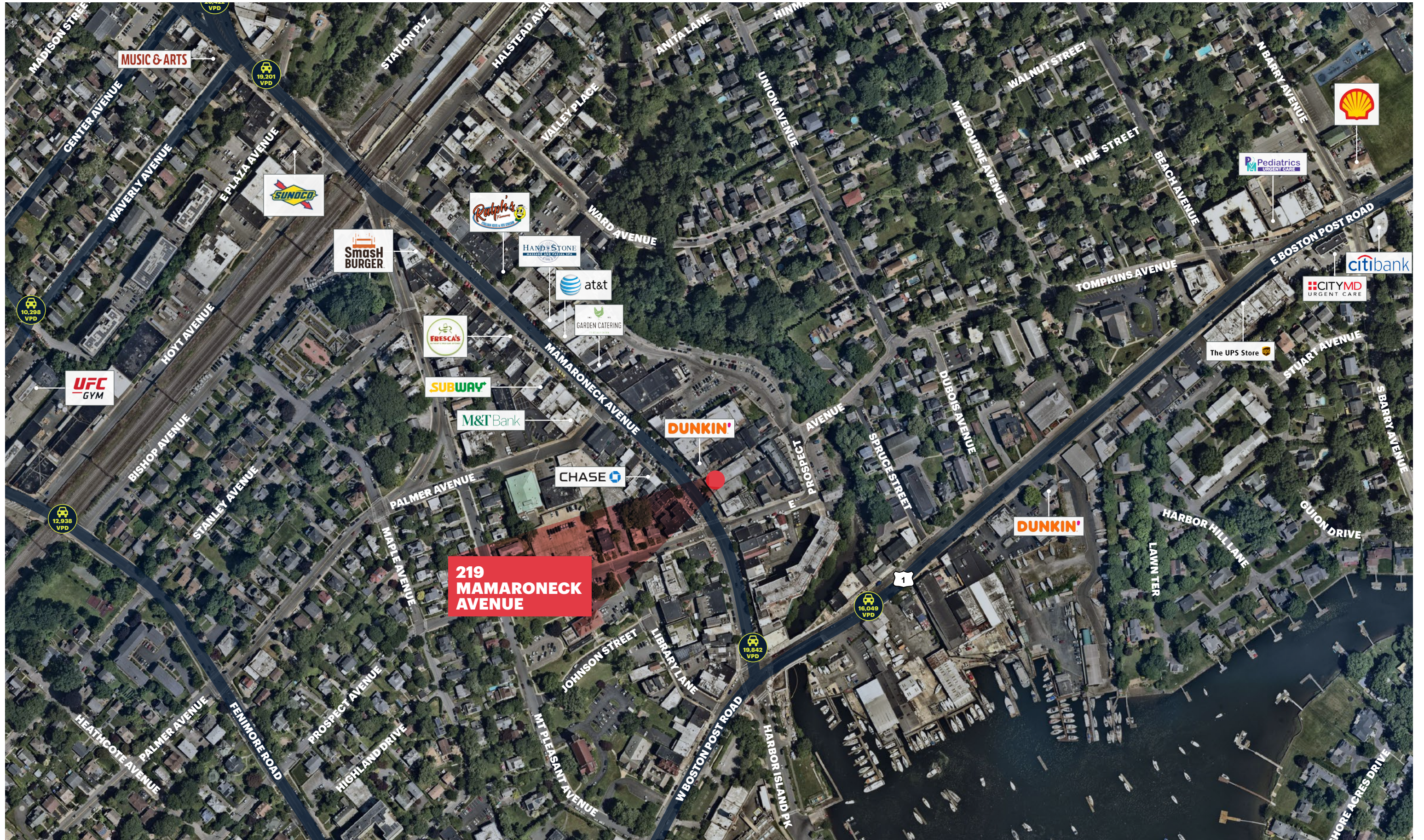
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR PROPERTY PHOTOS



ZOOM AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION

19,044

HOUSEHOLDS

7,011

MEDIAN AGE

41.1

COLLEGE GRADUATES (Bachelor's +)

7,466 - 56.3%

TOTAL BUSINESSES

1,138

TOTAL EMPLOYEES

10,831

AVERAGE HOUSEHOLD INCOME

\$182,771

3 MILE RADIUS

POPULATION

80,433

HOUSEHOLDS

28,252

MEDIAN AGE

42.2

COLLEGE GRADUATES (Bachelor's +)

37,999 - 70.0%

TOTAL BUSINESSES

3,548

TOTAL EMPLOYEES

38,592

AVERAGE HOUSEHOLD INCOME

\$237,020

5 MILE RADIUS

POPULATION

245,080

HOUSEHOLDS

86,482

MEDIAN AGE

41.5

COLLEGE GRADUATES (Bachelor's +)

103,569 - 61.9%

TOTAL BUSINESSES

10,686

TOTAL EMPLOYEES

114,700

AVERAGE HOUSEHOLD INCOME

\$204,183

*2024 estimates