



## RETAIL SPACE

# MAMARONECK, NY

151 MAMARONECK AVENUE

### SIZE

Street Level: 2,700 SF with 22.7 FT of Frontage on Mamaroneck Ave

### ASKING RENT

Upon Request

### TERM

Sublet till July 2027 with One 2 Year Option

### POSSESSION

Within 30 Days

### CO-TENANTS

The Agency, Prop Body Fitness

### NEIGHBORS

Emelin Theatre, Mister Chen, Boiano Bakery, Salsa Fresca Mexican Grill, Smashburger, AT&T, Hand & Stone, Green Life, Red Plum, M&T Bank, New York Sports Club, Chase Bank, Dunkin', Wells Fargo Bank, Bach to Rock, Kaia Yoga

### COMMENTS

Excellent visibility with high walking traffic location

Three dedicated parking spots in rear

High ceilings and elevator access

Conveniently located to Metro-North Railroad's Mamaroneck Station and I-95

Strong local demographics

GREAT FOR REAL ESTATE | AGENCY | CREATIVE USE

## CONTACT EXCLUSIVE AGENT

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**RIPCO**  
REAL ESTATE

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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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.

**ELEVATION**



**AVAILABLE  
STREET LEVEL**

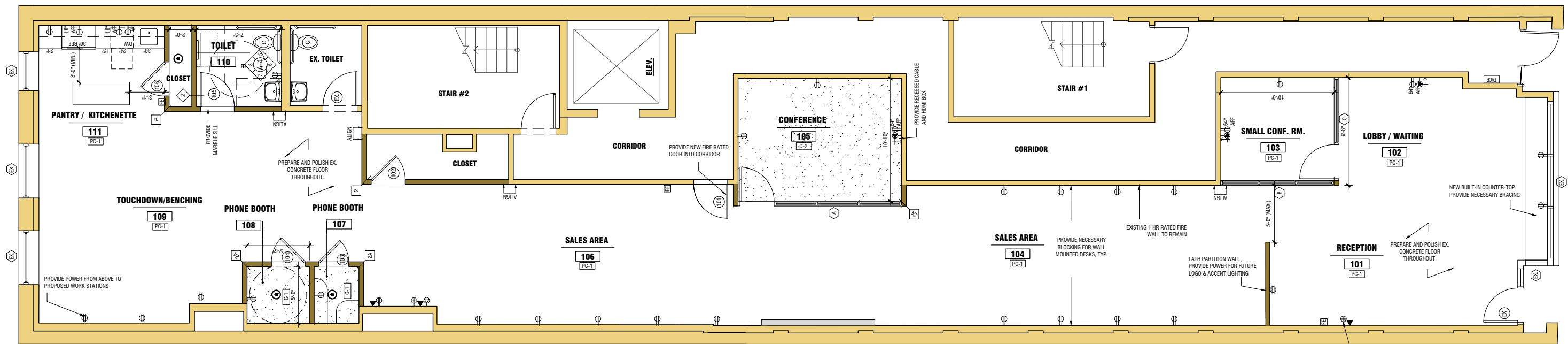
**ELEVATOR  
CORRIDOR  
TO UPPER &  
LOWER LEVEL  
RETAIL SPACES**



**FLOOR PLAN - SIDE VIEW**



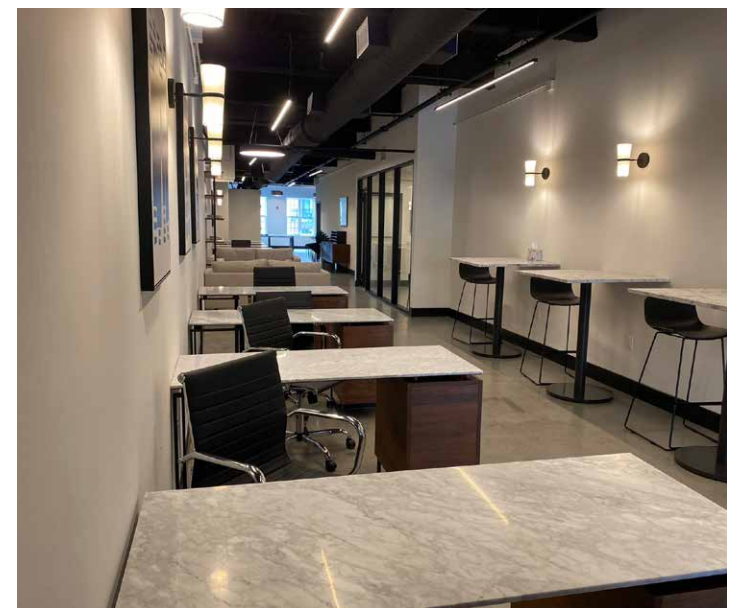
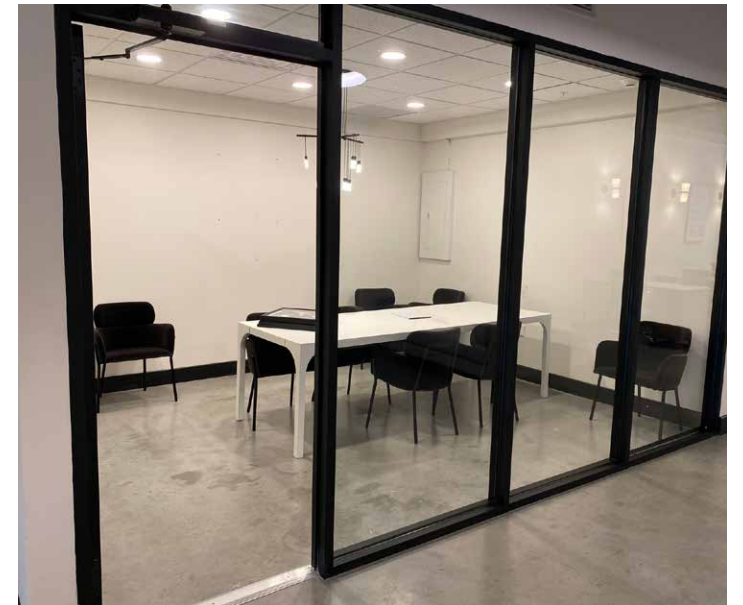
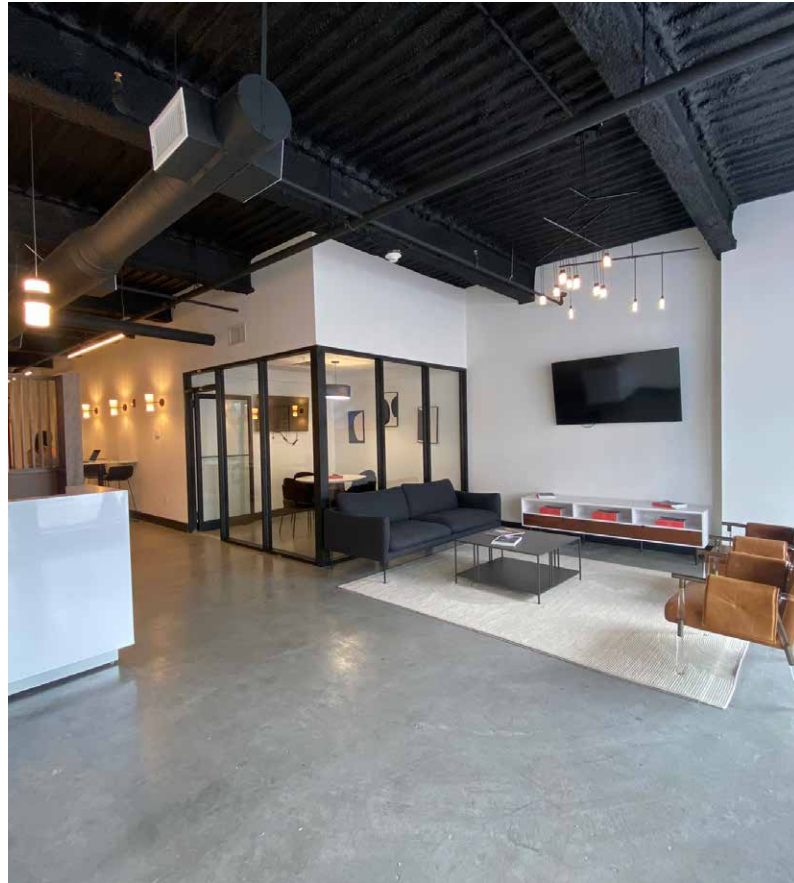
# FLOOR PLAN - STREET LEVEL



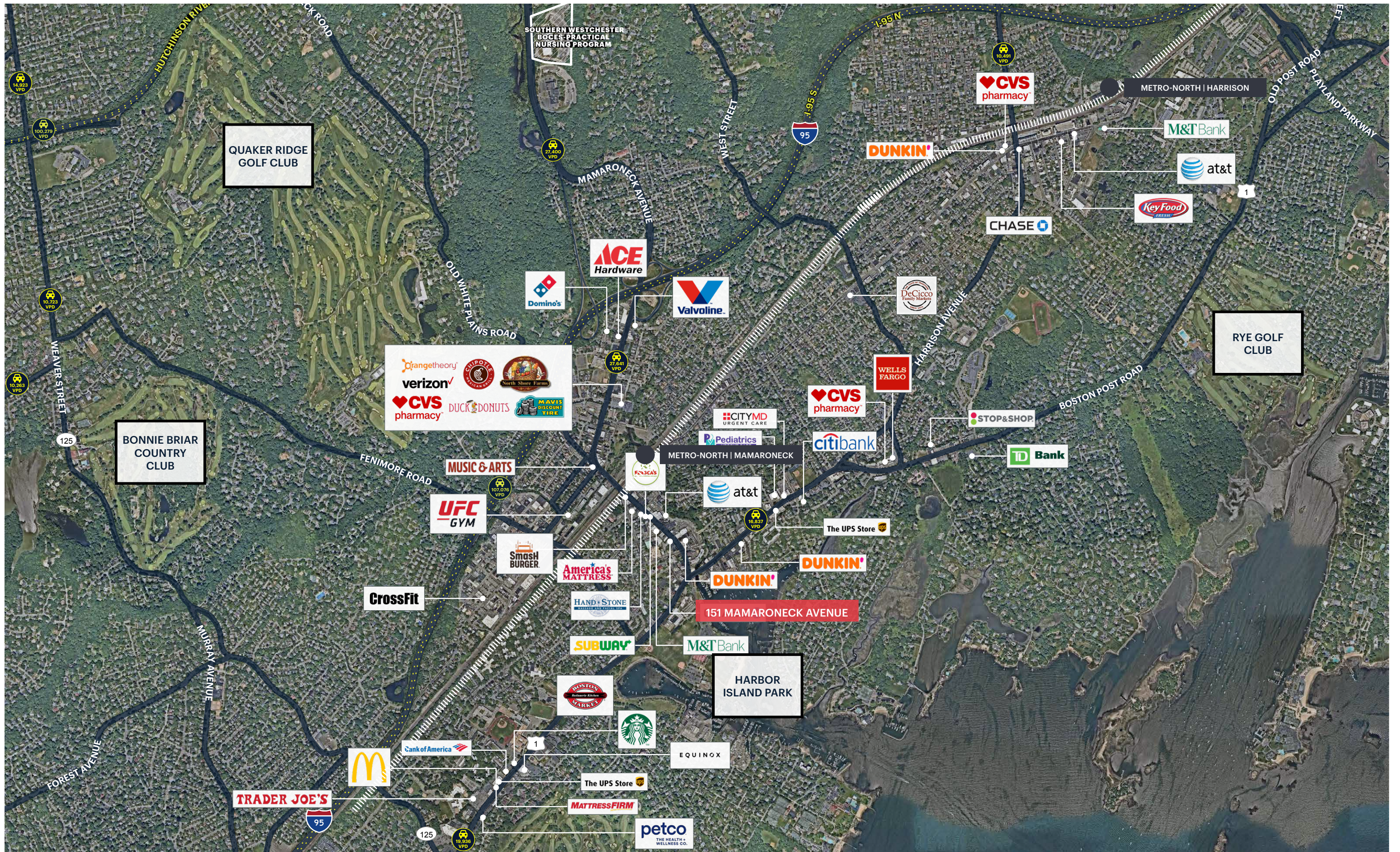
MAMARONECK AVENUE

REFER TO GENERAL CONDITIONS OF CONTRACT FOR LOCATION OF RECEPTION AREA TO NEW RECEPTION LIGHT FIXTURE INSTALLATION

**ADDITIONAL PHOTOS**



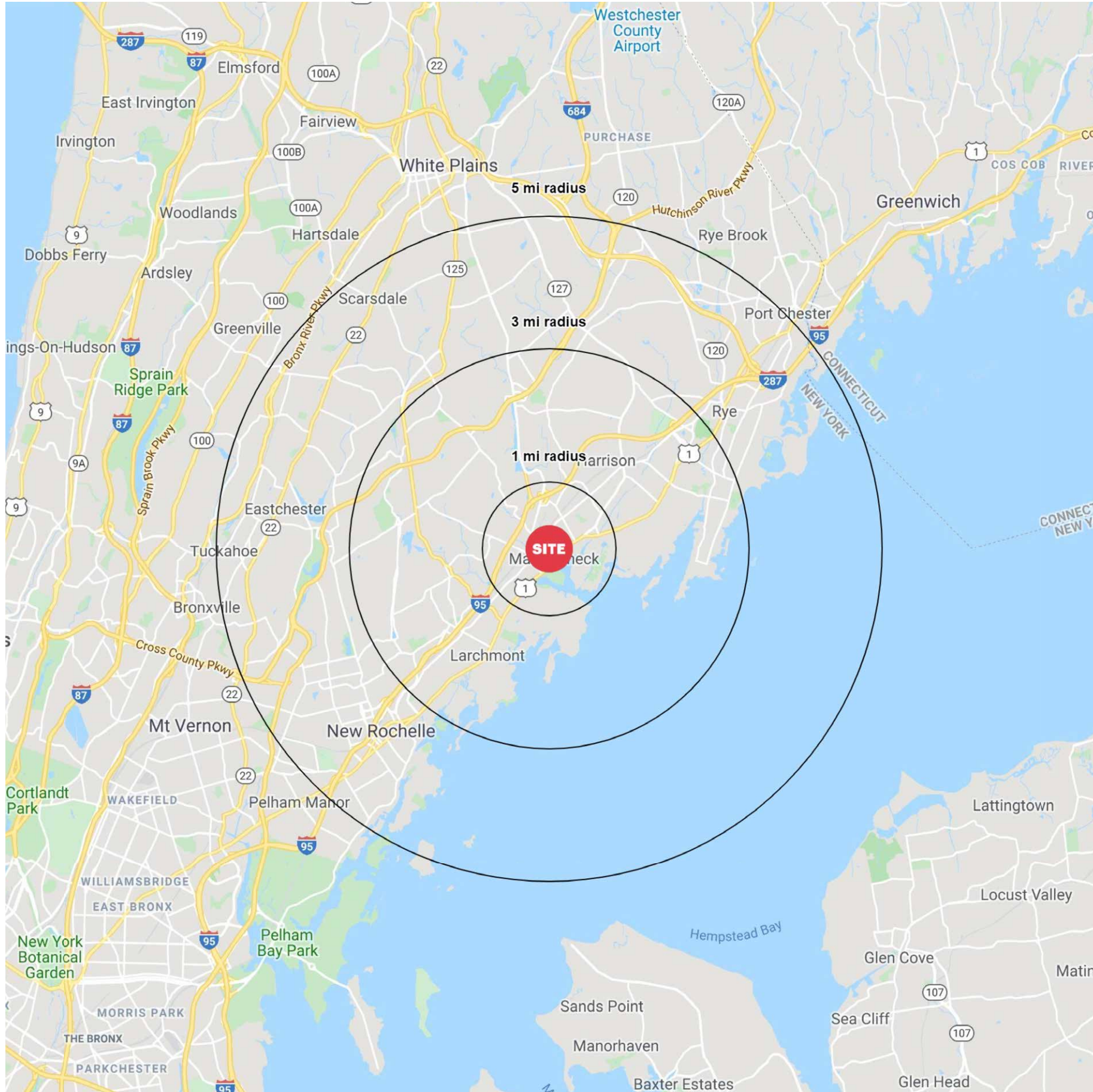
# MARKET AERIAL



**AERIAL**



# AREA DEMOGRAPHICS



151 MAMARONECK AVENUE MAMARONECK, NEW YORK

## 1 MILE RADIUS

### POPULATION

18,534

### HOUSEHOLDS

6,891

### AVERAGE HOUSEHOLD INCOME

\$181,979

### MEDIAN HOUSEHOLD INCOME

\$120,700

### COLLEGE GRADUATES (Bachelor's +)

7,621 - 60%

### TOTAL BUSINESSES

1,168

### TOTAL EMPLOYEES

10,919

### DAYTIME POPULATION (w/ 16 yr +)

19,272

## 3 MILE RADIUS

### POPULATION

79,789

### HOUSEHOLDS

28,463

### AVERAGE HOUSEHOLD INCOME

\$244,998

### MEDIAN HOUSEHOLD INCOME

\$166,795

### COLLEGE GRADUATES (Bachelor's +)

38,336 - 71%

### TOTAL BUSINESSES

3,568

### TOTAL EMPLOYEES

41,139

### DAYTIME POPULATION (w/ 16 yr +)

80,067

## 5 MILE RADIUS

### POPULATION

243,085

### HOUSEHOLDS

87,415

### AVERAGE HOUSEHOLD INCOME

\$209,699

### MEDIAN HOUSEHOLD INCOME

\$133,566

### COLLEGE GRADUATES (Bachelor's +)

103,874 - 63%

### TOTAL BUSINESSES

10,500

### TOTAL EMPLOYEES

113,739

### DAYTIME POPULATION (w/ 16 yr +)

235,437

\*2023 estimates

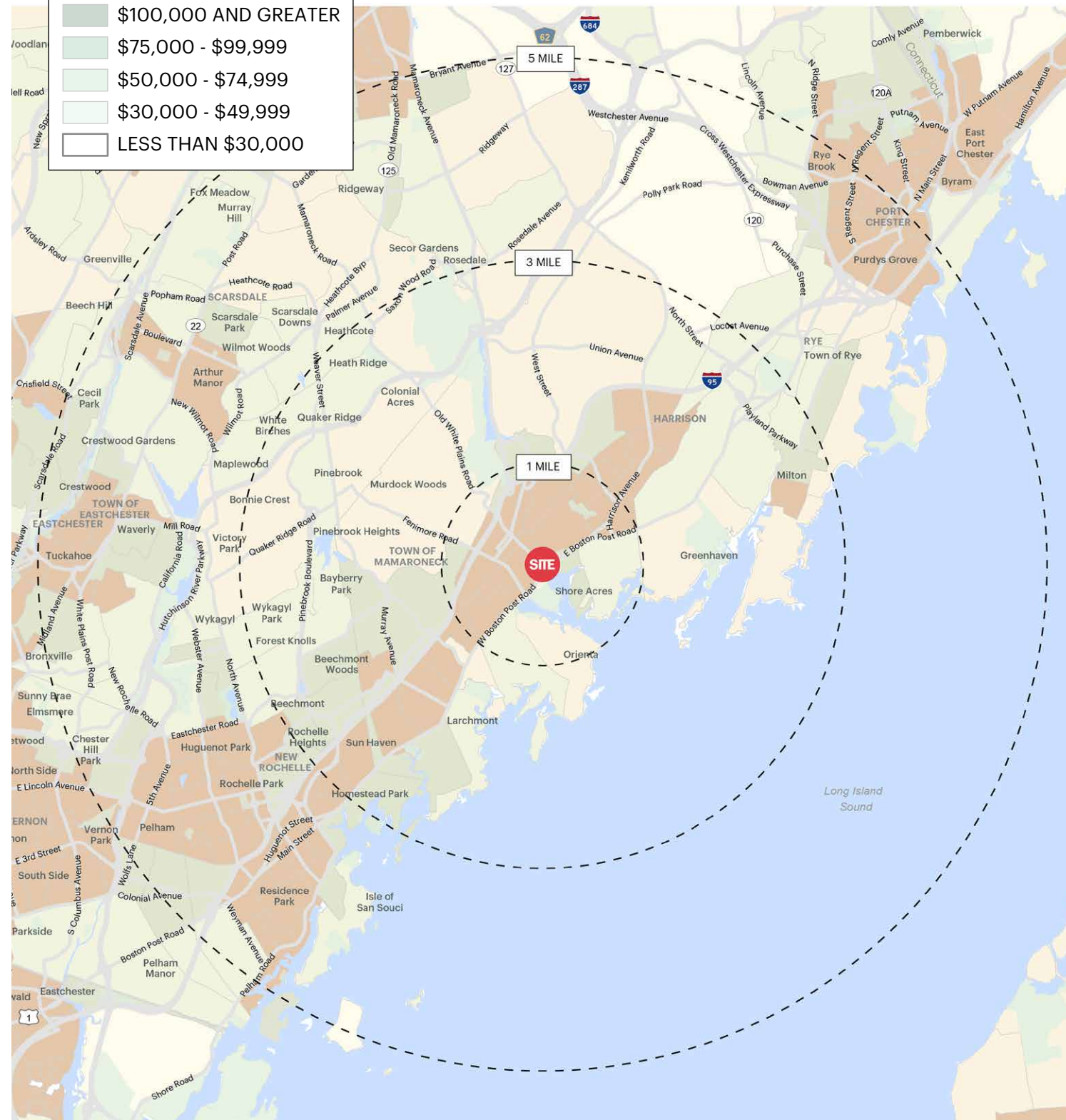


# AREA DEMOGRAPHICS

## MAP KEY

Median Household Income

- \$100,000 AND GREATER
- \$75,000 - \$99,999
- \$50,000 - \$74,999
- \$30,000 - \$49,999
- LESS THAN \$30,000



## MAP KEY

Population Density (Pop/Sq Mi)

- 7,500 AND GREATER
- 5,000 - 7,499
- 2,500 - 4,999
- 1,000 - 2,499
- LESS THAN 1,000

