

RETAIL SPACE

MAMARONECK, NY

MAMARONECK CENTRE

805 Mamaroneck Avenue



SIZE

1,521 SF

ASKING RENT

Upon Request

CO-TENANTS

Chipotle, Orangetheory, CVS Pharmacy

COMMENTS

Public transportation (bus/train/ridership)

FRONTAGE

34'-10"

POSSESSION

Immediate

NEIGHBORS

Enterprise Rent-A-Car, Mavis Discount Tire, Jimmy's Pizza, Dip-In Car-Wash, Speedway, Mamaroneck Avenue School

Strong demographics (daytime population, VPD, income)

Noteworthy area drivers

Vehicular access/close to exit

High visibility

CONTACT EXCLUSIVE AGENT

LISA DANIEL

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203.302.1701



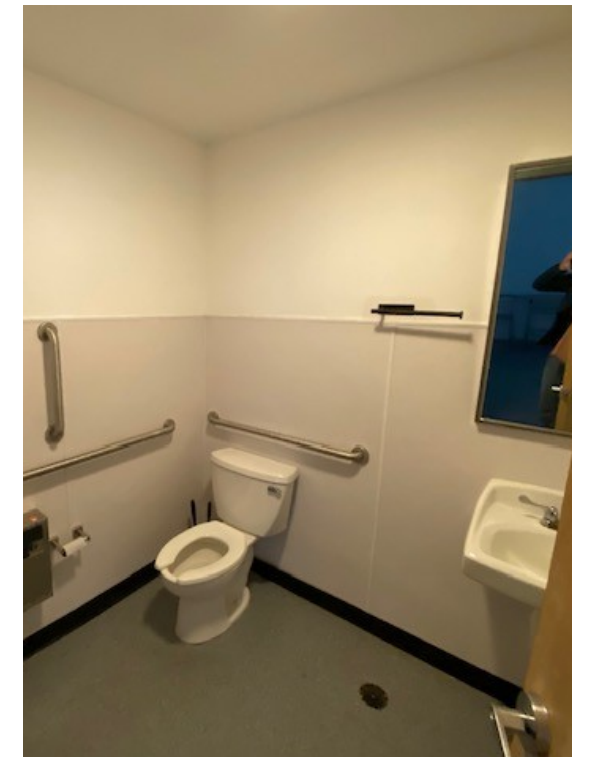
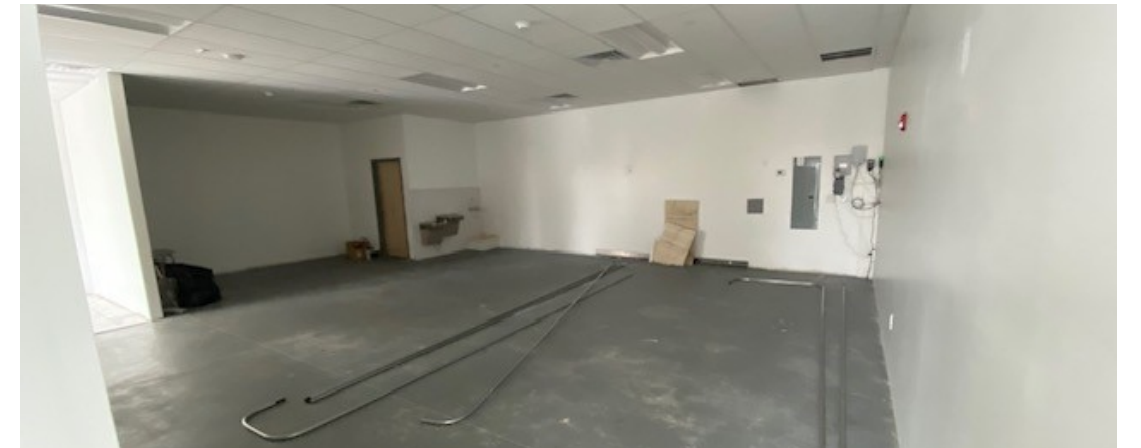
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Please visit us at ripcony.com for more information

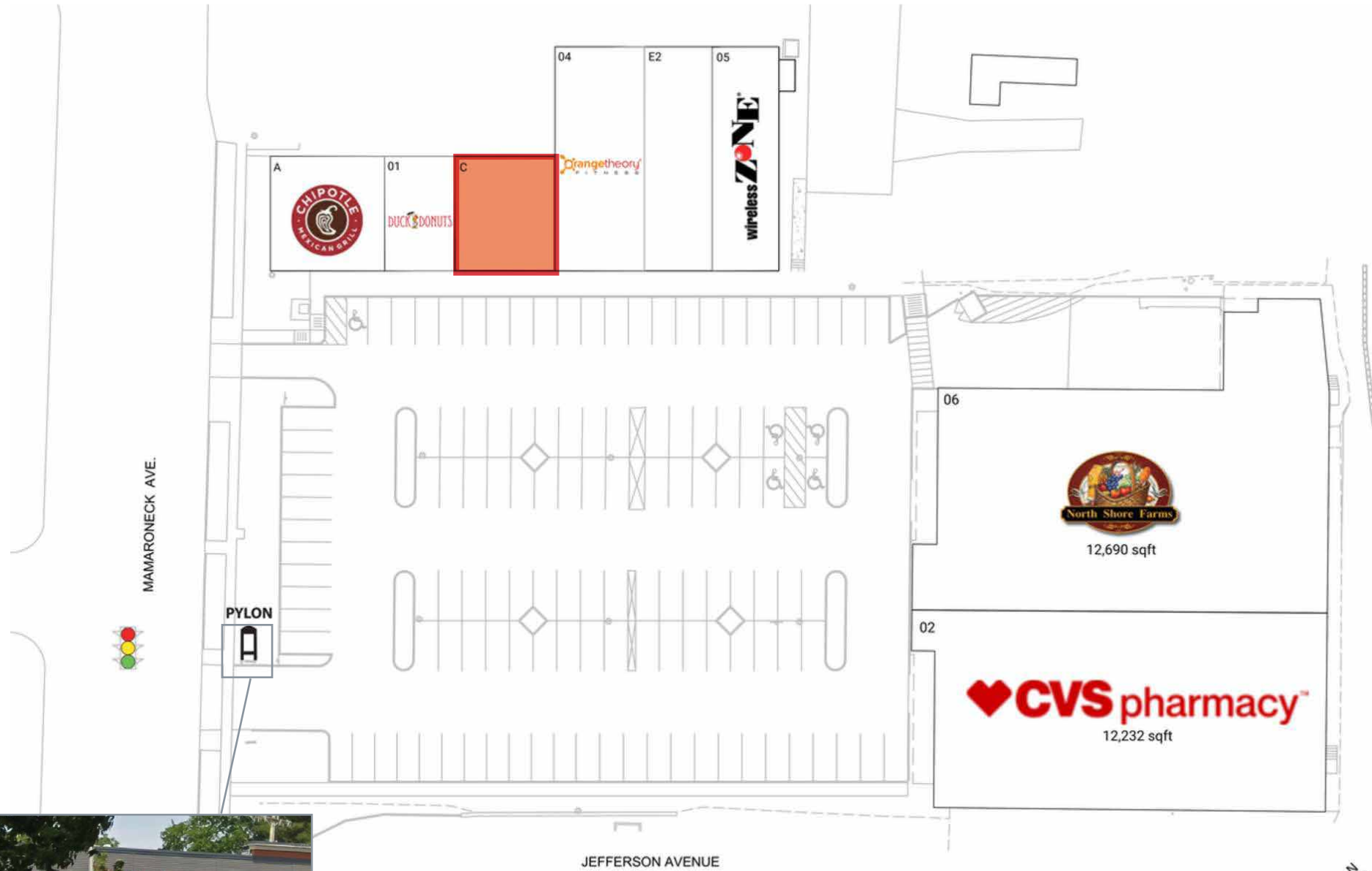
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

BRIXMOR
Property Group

INTERIOR PHOTOS



SITE PLAN



Available Space

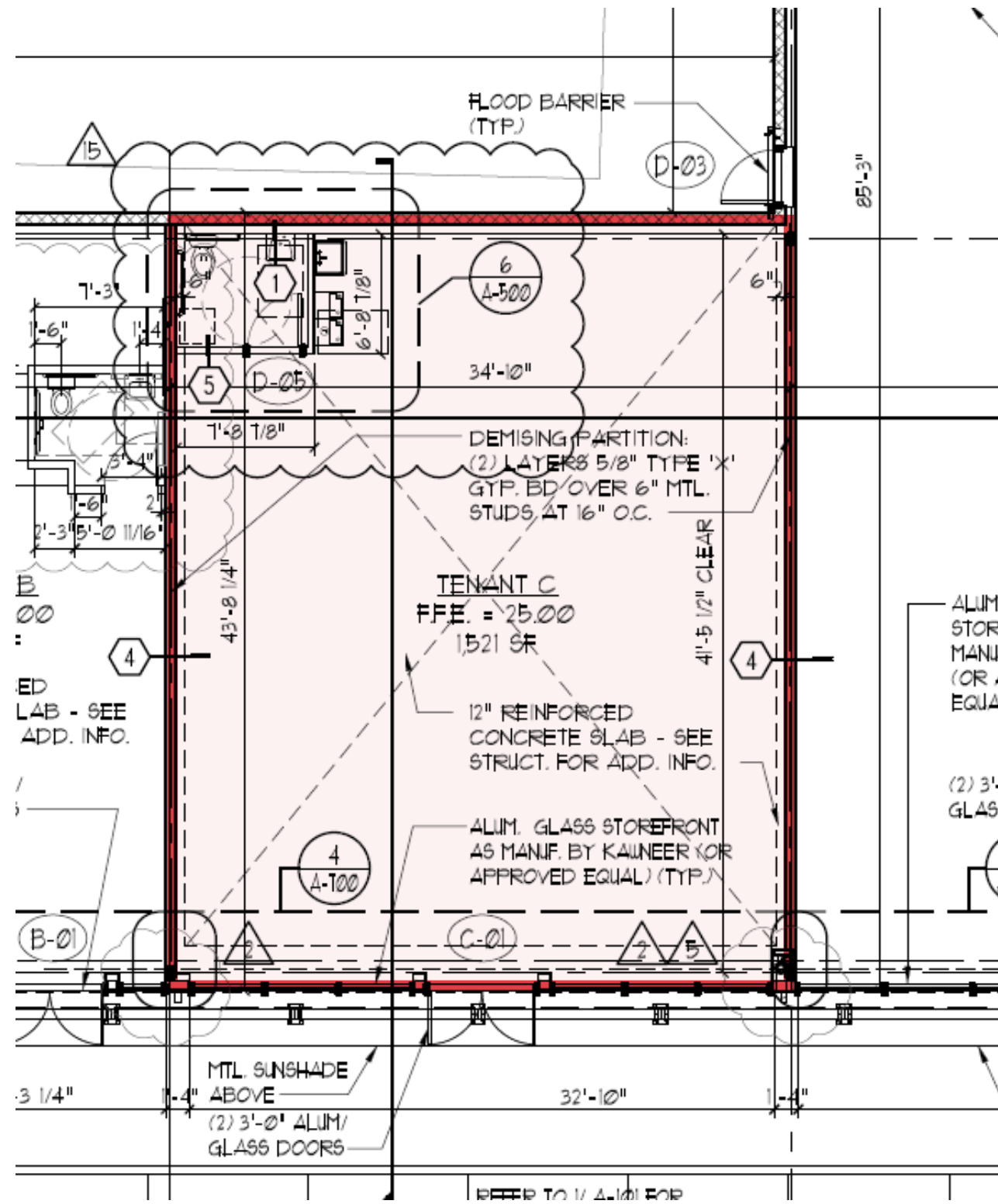
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Current Retailers

A	Chipotle Mexican Grill	2,200 SF
E2	Pinko Nail and Spa	2,200 SF
01	Duck Donuts	1,000 SF
02	CVS/pharmacy	12,232 SF
04	Orangetheory Fitness	3,200 SF
05	Wireless Zone	1,427 SF
06	North Shore Farms	12,690 SF



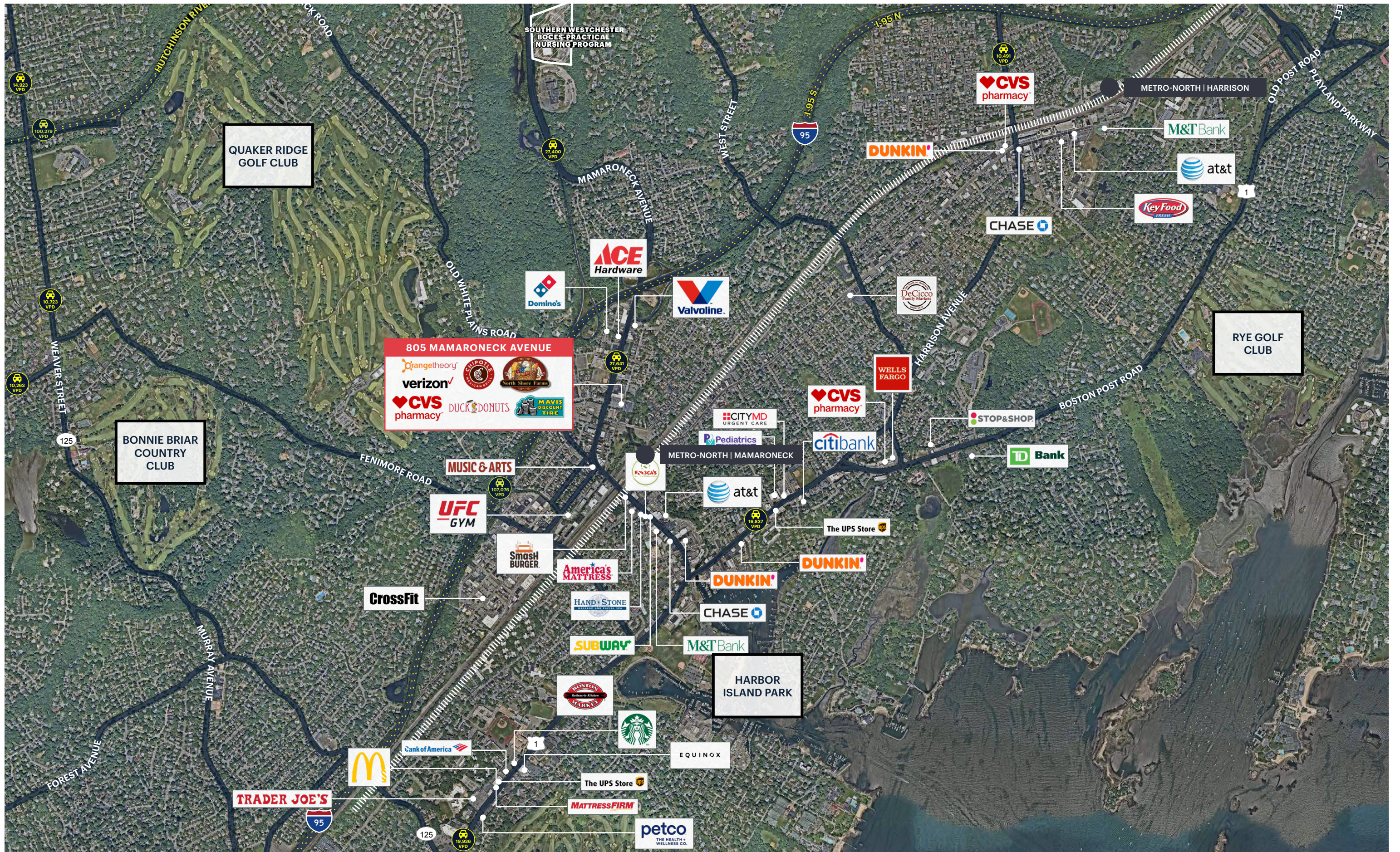
FLOOR PLAN - 1,521 SF



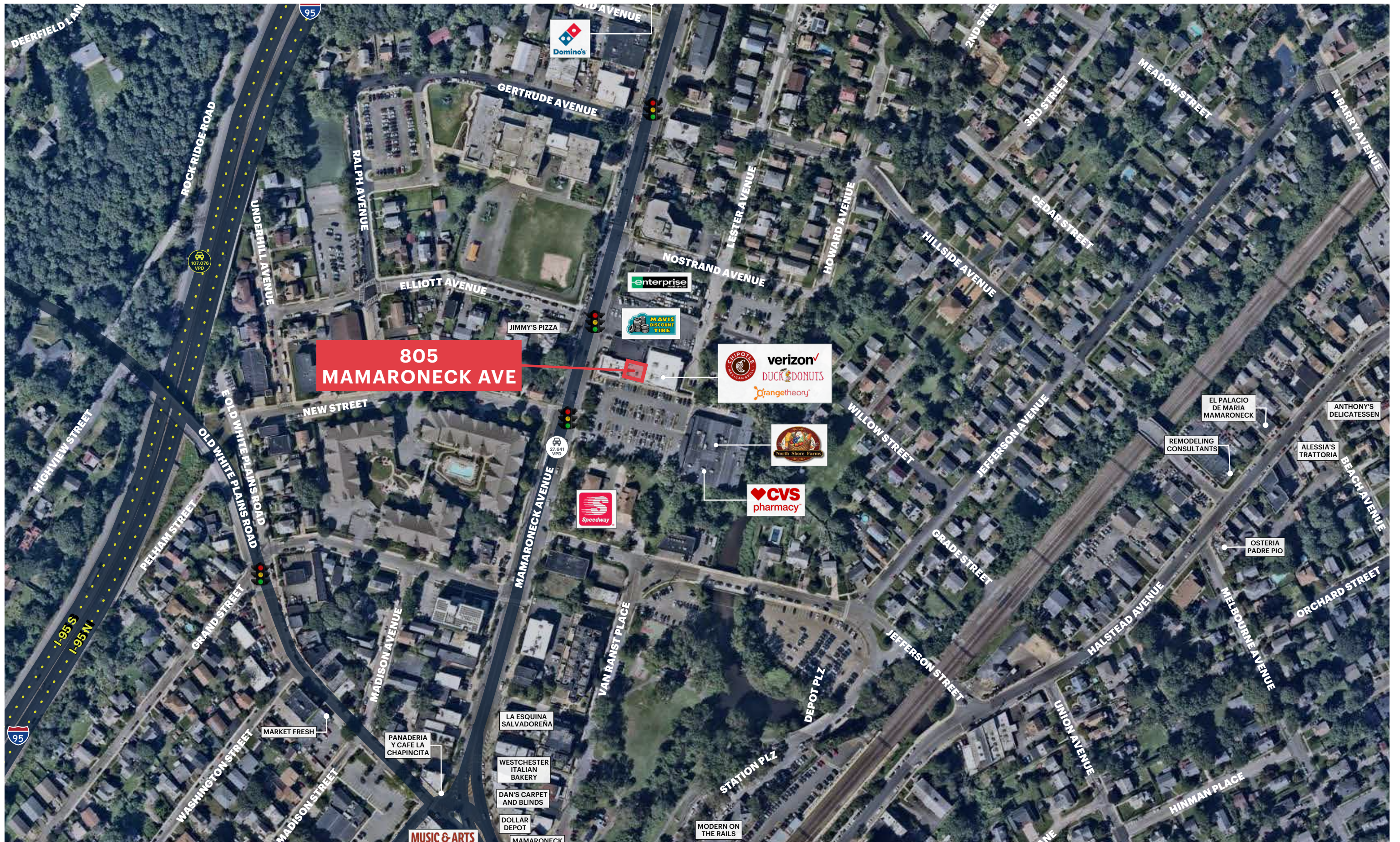
CENTER PHOTOS



MARKET AERIAL

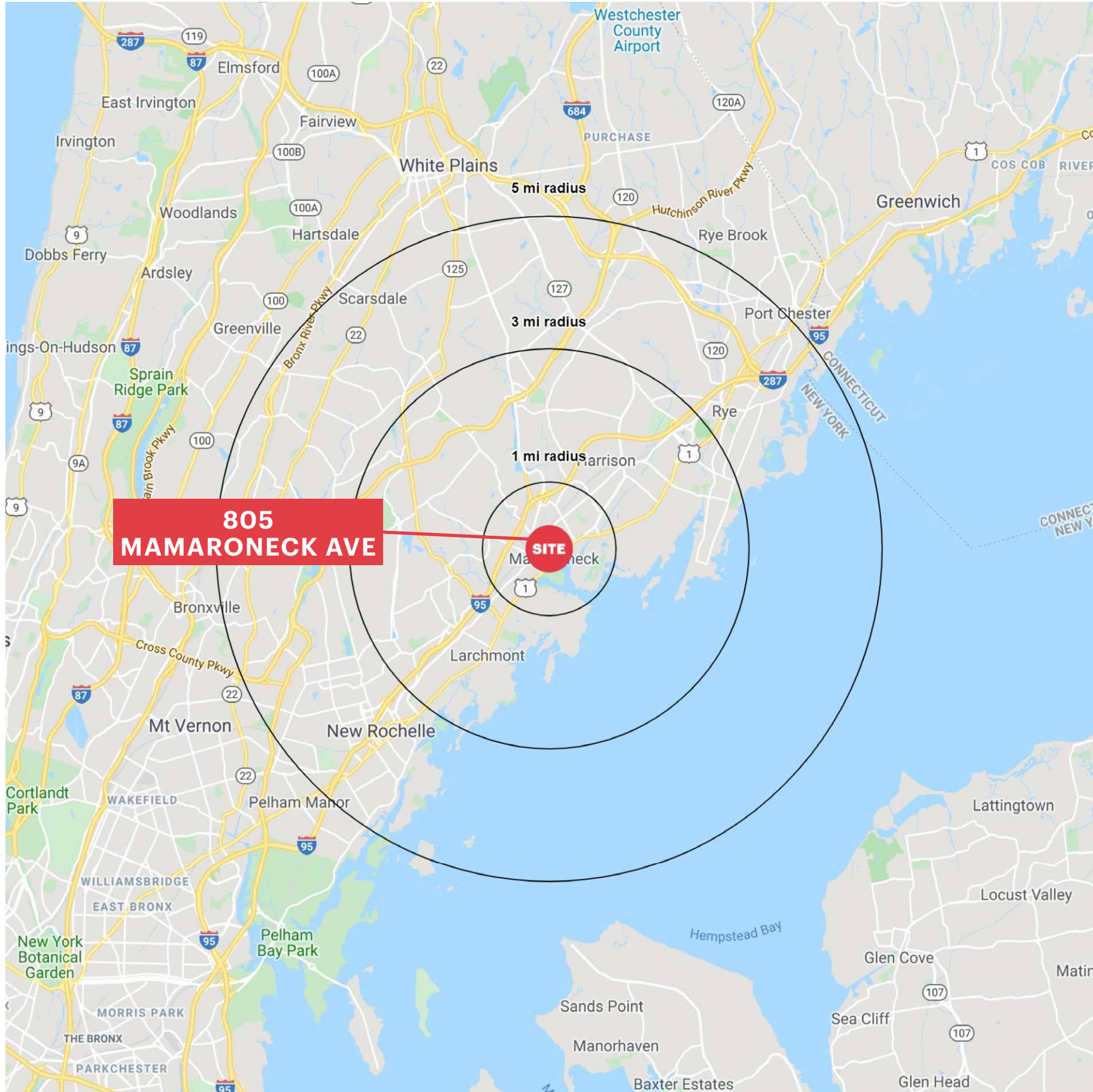


AERIAL



**805
MAMARONECK AVE**

AREA DEMOGRAPHICS



**805
MAMARONECK AVE**

SITE

1 MILE RADIUS

POPULATION

18,518

HOUSEHOLDS

6,800

AVERAGE HOUSEHOLD INCOME

\$176,290

MEDIAN HOUSEHOLD INCOME

\$119,922

COLLEGE GRADUATES (Bachelor's +)

7,652 - 60%

TOTAL BUSINESSES

1,065

TOTAL EMPLOYEES

9,082

DAYTIME POPULATION (w/ 16 yr +)

17,574

3 MILE RADIUS

POPULATION

87,399

HOUSEHOLDS

30,962

AVERAGE HOUSEHOLD INCOME

\$253,281

MEDIAN HOUSEHOLD INCOME

\$175,134

COLLEGE GRADUATES (Bachelor's +)

42,922 - 72%

TOTAL BUSINESSES

3,708

TOTAL EMPLOYEES

43,593

DAYTIME POPULATION (w/ 16 yr +)

86,626

5 MILE RADIUS

POPULATION

266,164

HOUSEHOLDS

95,423

AVERAGE HOUSEHOLD INCOME

\$208,512

MEDIAN HOUSEHOLD INCOME

\$132,956

COLLEGE GRADUATES (Bachelor's +)

112,568 - 61%

TOTAL BUSINESSES

11,694

TOTAL EMPLOYEES

130,057

DAYTIME POPULATION (w/ 16 yr +)

262,204

*2023 estimates

AREA DEMOGRAPHICS

