

## Prime Downtown Retail Space Available Busiest Block, Tremendous Foot Traffic!!!

### 35 Mamaroneck Avenue, White Plains, NY



#### Property Highlights:

- +/- 1,615 SF highly visible storefront
- +/- 28 feet of frontage plus basement
- 10'4" to drop ceiling
- HVAC throughout
- Located below +/- 24 Residential Apartments
- Heavy pedestrian & vehicular traffic
- Attractive lease terms
- Professional ownership/management
- Surrounded by an abundance of upscale residential units, luxury hotels & restaurants
- Neighboring Tenants include Verizon, Apple Bank, Nail Salon, Supercuts
- Next to City Center a +/- 600,000 SF regional retail, restaurant and entertainment center including Cinema De Lux, Target, Nordstrom Rack, Barnes & Noble, Morton's plus more
- Daytime population of 278,000, over 8 million sf of downtown office space and an average household income of \$167,264 (5-mile radius)

**For more information or to view this property, contact 914.422.0100**

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