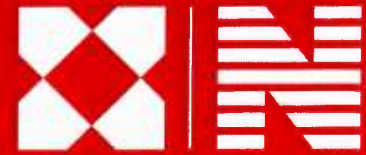


213 Mamaroneck Avenue

50 feet West of Prospect Avenue Corner



2,000sf Prime Retail Space Available

As exclusive agents, we are pleased to offer the following space for lease:

APPROXIMATE SIZE

Ground floor 2,000 sf

FRONTAGE 25 feet

CEILING HEIGHT 14 feet

RENTAL RATE Upon request

NEIGHBORING TENANTS

Wells Fargo, Dunkin Donuts,
Chase, Allstate, CVS, Sleepy's
Payless

TENANT HISTORY

Currently Weight Watchers

COMMENTS

- ◆ Premier block in Downtown Mamaroneck
- ◆ At the Highest Elevation on the Avenue
- ◆ Boston Post Road one block to the east
- ◆ Close to the Movie Theatre
- ◆ Restaurant use considered
- ◆ Adjacent to Molly Spillane's Restaurant

Jonathan Krivine Director 212.372.2113 jkrivine@ngkf.com

**Newmark Grubb
Knight Frank**

Retail

125 Park Avenue, 14th Floor, New York, NY 10017

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

213 Mamaroneck Avenue

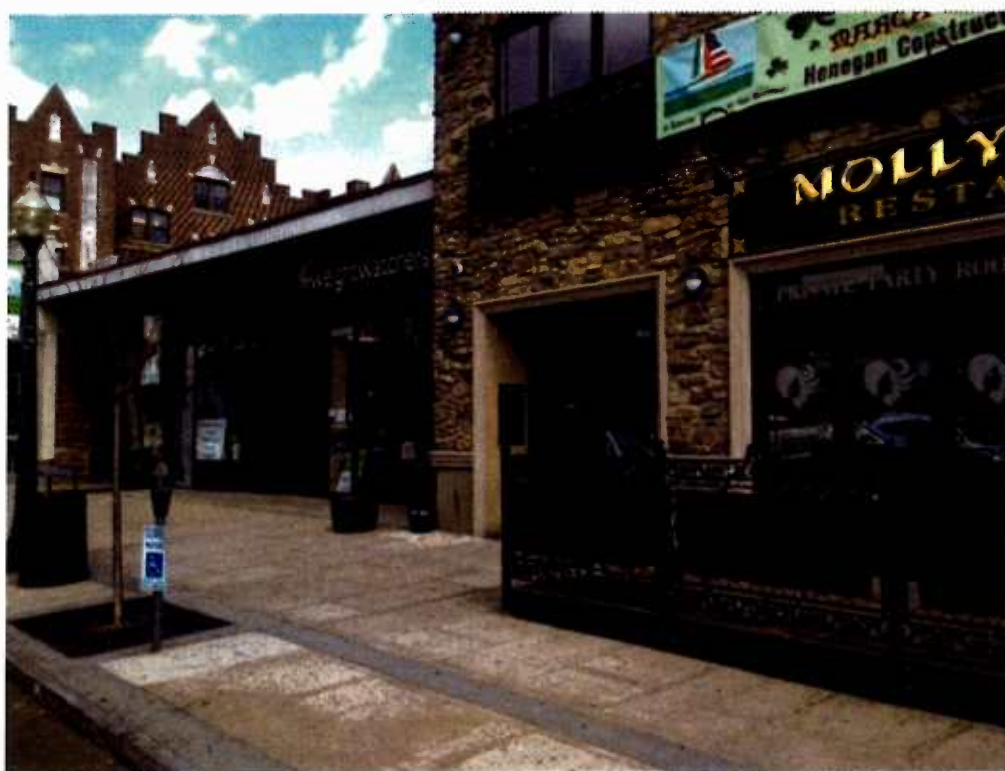
50 feet West of Prospect Avenue Corner



Interior picture



Exterior picture

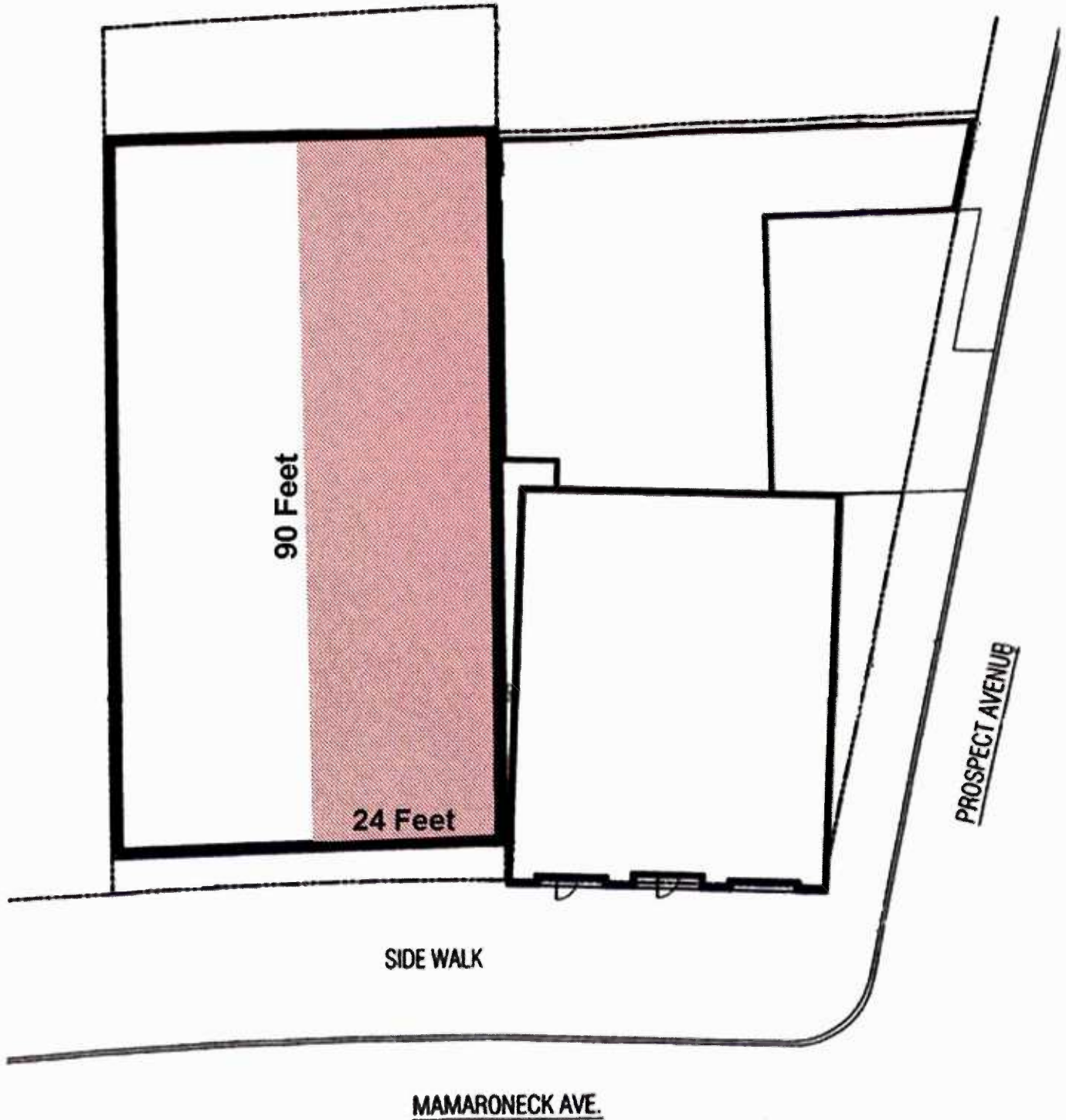


213 Mamaroneck Avenue

50 feet West of Prospect Avenue Corner



Floor plan



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