



## PRIME CORNER RESTAURANT SPACE AVAILABLE

1,350 SF

Modified Gross Lease; Call for Details

Direct Meter: Electricity & Water

- \*No Key Money Required
- \*Approximately 20 Ft. Frontage
- \*Outdoor Seating for 12 Minimum
- \*Steps away from Mamaroneck High School (1,433 students) Providing Daily Lunch Crowd
- \*Highly Trafficked Boston Post Rd on the Larchmont/Mamaroneck Border
- \*Ample On-Site Parking
- \*Join: Trader Joes, Starbucks, The Gap, Dunkin' Donuts, Nautilus Diner, Walgreens, and so much more!



By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$198,926	\$168,574	\$148,842
Median HH Income	\$129,953	\$108,513	\$90,364
Population	19,941	74,575	223,194
Total Households	7,546	27,310	82,864
Retail Potential	\$636M	\$1.93B	\$5.27B

Call Owner's Exclusive Agent: Haryn Intner [914-779-8200](tel:914-779-8200) x123 [haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)

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