

**45-47 MAMARONECK AVENUE**

**WHITE PLAINS, NEW YORK**

**PRIME DOWNTOWN 3,700 SF OFFICE/RETAIL SPACE AVAILABLE**

**TREMENDOUS FOOT TRAFFIC NEXT TO CITY CENTER**

**FULLY BUILT-OUT AND OPERATING SUCCESSFUL DENTAL OFFICE**



For more information or to view this property:

Adam Kessner

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## Property Highlights

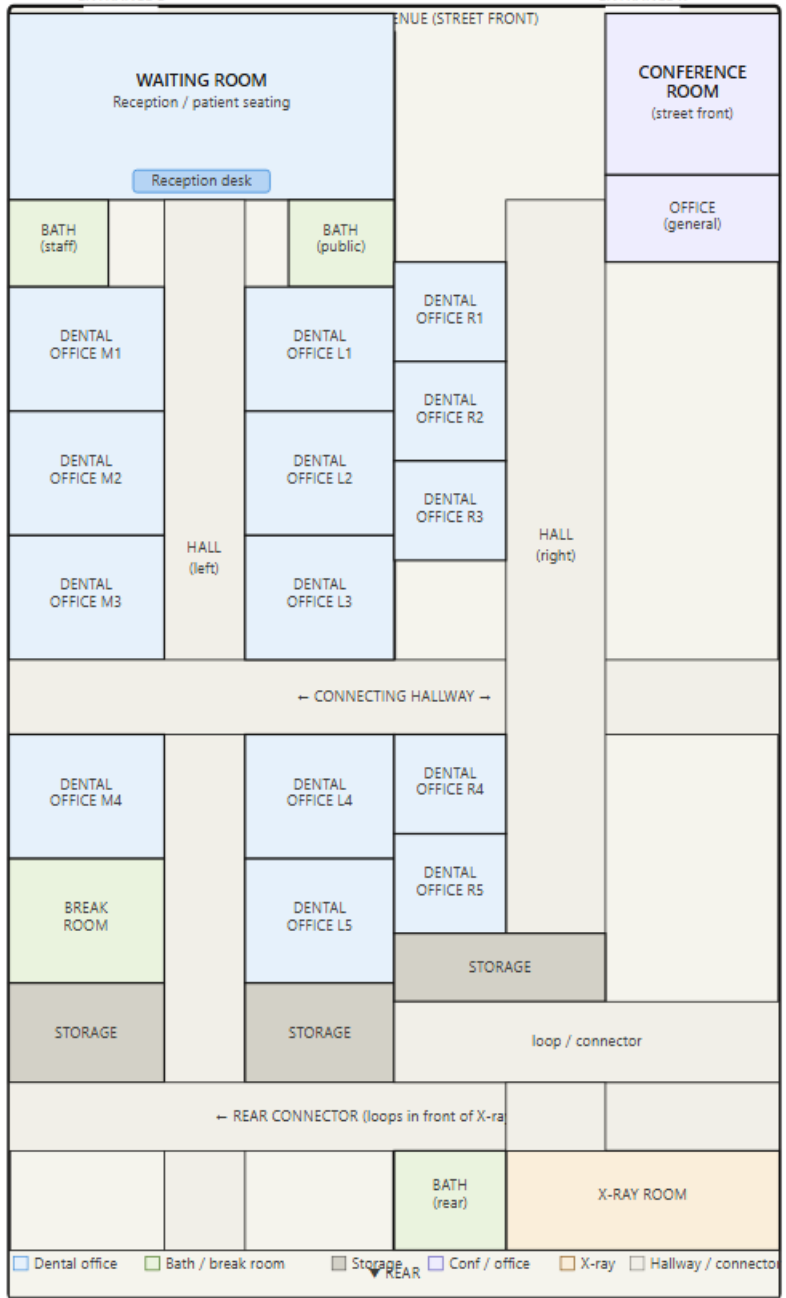
- o +/- 3,700 SF highly visible storefront
- o HVAC throughout
- o Fully Built-Out Dental/Medical Office
- o Attractive lease terms
- o Surrounded by an abundance of upscale residential units, luxury hotels & restaurants
- o Next to City Center a +/- 600,000 SF regional retail, restaurant and entertainment center including Apple Cinema, Target, Nordstrom Rack, Barnes & Noble, Morton's plus more
- o Daytime population of 278,000, over 8 million sf of downtown office space and an average household income of \$167,264 (5-mile radius)
- o +/- 42 feet of frontage
- o Professional ownership/management
- o Heavy pedestrian & vehicular traffic

Rent: \$20,000/month

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45-47 Mamaroneck Ave, White Plains NY · 3,700 SF · 42 ft × 87 ft  
 ENTRANCE L ENTRANCE R



Rendering of floorplan is not completely accurate.

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