

MAMARONECK
NEW YORK

124 PALMER AVENUE

5,000 – 20,000 SF AVAILABLE
FLEX/WAREHOUSE/STORAGE



MAMARONECK NEW YORK

124 PALMER AVENUE



AVAILABLE:
5,000 - 20,216 SF

NEIGHBORING RETAILERS:
Emelin Theatre, Dunkin', Chase, Subway, Verizon, Smashburger, Sal's Pizza, Nonna Carola Ristorante Bar, Ralph's Italian Ices, SoBol, Hand & Stone, Yogaspark, Wells Fargo, M&T Bank, Frankie & Fanucci's, Red Plum and more

TRAFFIC COUNTS:
9,955 Cars per Day Along Palmer Avenue
19,292 Cars per Day Along Mamaroneck Avenue

RENT:
Call For Details

CAM/TAXES:
Call For Details

ADDITIONAL INFORMATION:

- Former New York Sports Club
- 130' of Frontage on Palmer Avenue
- 11'6"-13'8" Ceiling Heights
- Fully Sprinkled
- HVAC in Working Order
- Private Parking Lot
- Walkthrough to Municipal Parking Lot Located Behind Building
- Excellent Visibility
- Steps From Mamaroneck Avenue
- Close Proximity to Route 1/Boston Post Road
- Easy Access to I-95

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,190	77,221	238,883
Avg. HH Income	\$177,150	\$254,456	\$208,163

For More Information,
Please Contact:

914-237-3400

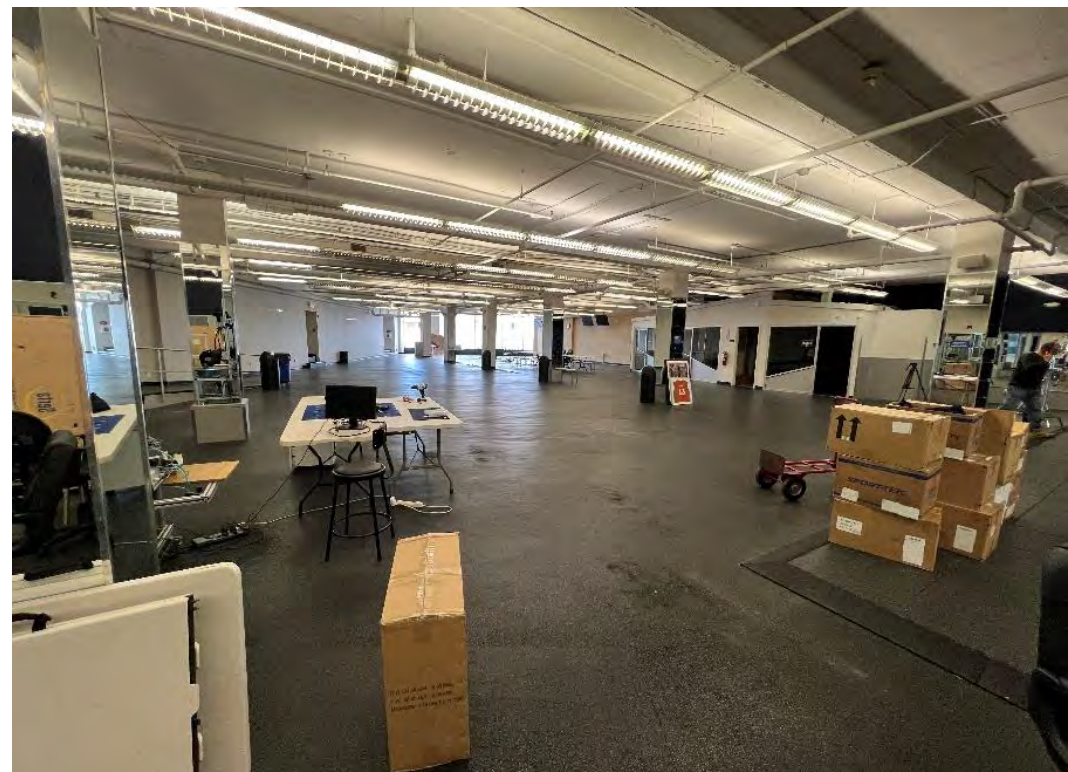
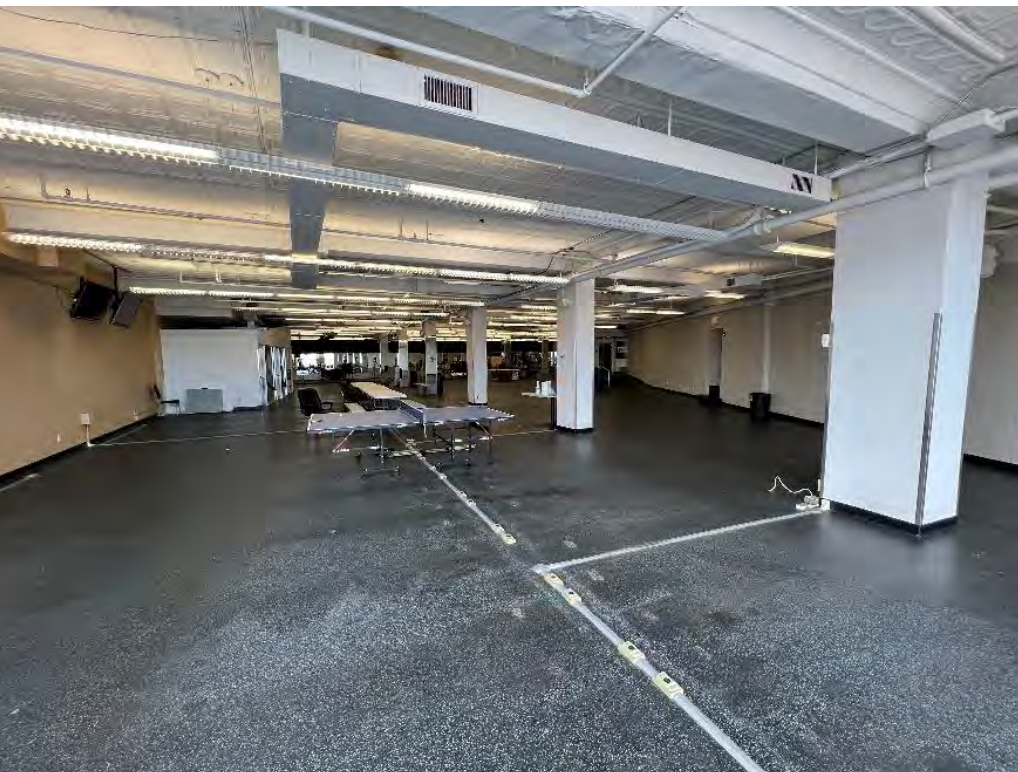
David Landes - Ext. 104
David@RoyalPropertiesInc.com

Zach Landes - Ext. 123
Zach@RoyalPropertiesInc.com



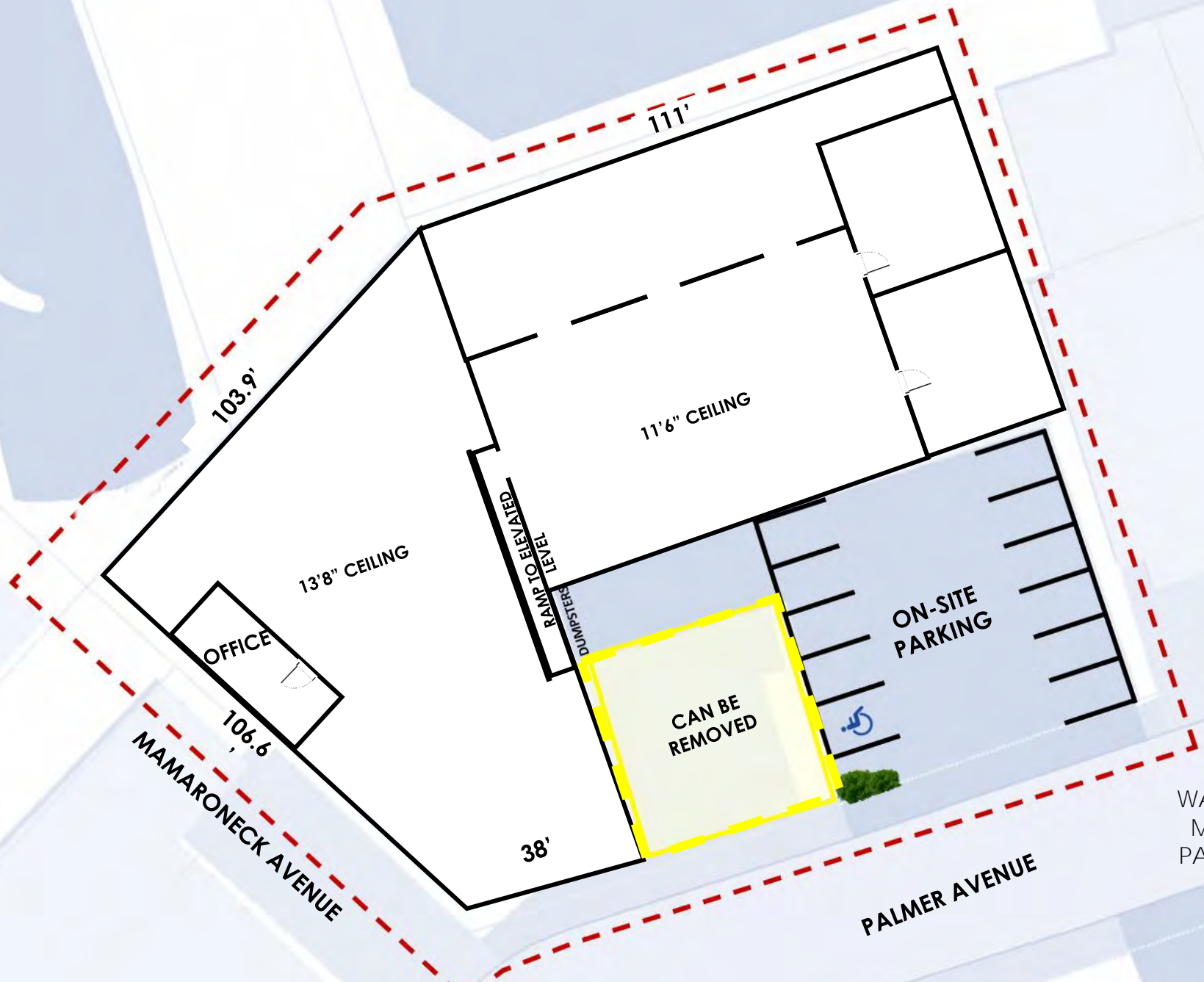
MAMARONECK,
NEW YORK

124 PALMER AVENUE



MAMARONECK,
NEW YORK

124 PALMER AVENUE



WALKWAY TO
MUNICIPAL
PARKING LOT

MAMARONECK,
NEW YORK

124 PALMER AVENUE

PROSPECT AVENUE

MAMARONECK AVENUE

SITE
5,000 - 20,216 SF
AVAILABLE

MUNICIPAL
PARKING



Walkthrough
to Parking

ON-SITE
PARKING

PALMER AVENUE

MAMARONECK,
NEW YORK

124 PALMER AVENUE



Comstock
Residential
UNDER CONSTRUCTION
21 Units Multifamily

Sheldrake Estates
APPROVED
100 Units Multifamily

Sweetwater
Condos
90 Units Multifamily

Regatta
114 Units
Multifamily

Harbor Court
Luxury Rentals
10 Units Multifamily