

# PROPERTY FOR SALE

115-135 Hoyt Avenue | Mamaroneck, NY 10543



TWO PARCEL PROPERTY

28,509 SF

.66 ACRES

## FOR SALE

## CALL FOR DETAILS

### INVESTMENT HIGHLIGHTS

- 28,509 SF GLA on .66 Acres
  - 23,369 SF (115 Hoyt Avenue)
  - 5,140 SF (125-135 Hoyt Avenue)
- Situated Directly off Mamaroneck Avenue Business District in the Heart of Mamaroneck
- Within Walking Distance to the Mamaroneck Train Station and Ease of Access to I-95
- High Ceilings
- 27 Parking Spaces
- 16,446 Cars per Day Along Mamaroneck Avenue
- Zoned C1 (General Commercial District)

### AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,974	82,758	261,256
Avg. HH Income	\$194,614	\$325,988	\$258,271

### NEIGHBORING RETAILERS



# ROYAL

PROPERTIES

850 Bronx River Road | Bronxville, NY 10708  
w [www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)

### BROKER CONTACT:

CRAIG BENSON  
914-237-3400, Ext. 105  
[Craig@RoyalPropertiesInc.com](mailto:Craig@RoyalPropertiesInc.com)

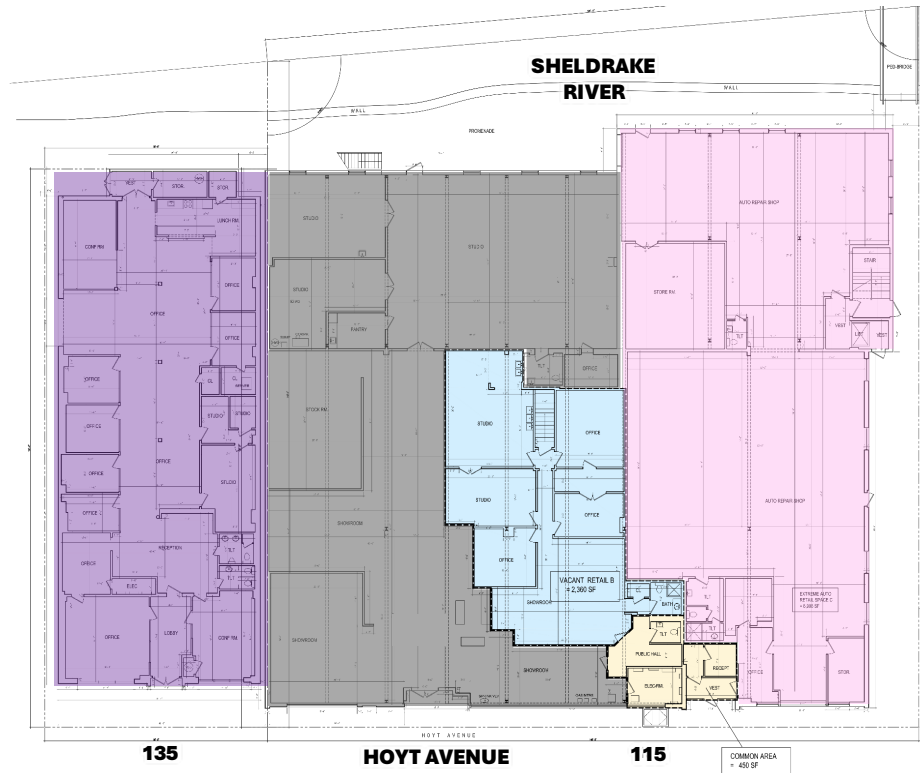
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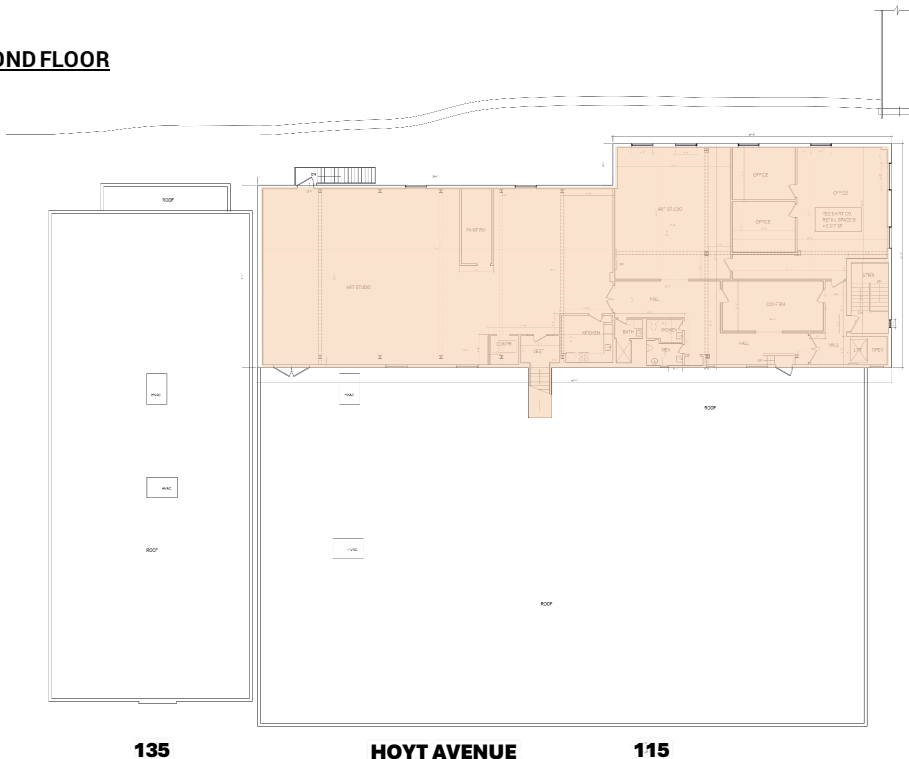
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# TWO PARCEL PROPERTY | 28,509 SF | .60 ACRES

## FIRST FLOOR



## SECOND FLOOR



- 135 HOYT - SPACE E**  
5,140 SF VACANT
- 115 HOYT - SPACE A -- LEASED**  
7,336 SF BULLSEYE GLASS
- 115 HOYT - SPACE B**  
2,360 SF VACANT
- 115 HOYT - SPACE C**  
6,906 SF VACANT
- COMMON AREA**  
450 SF
- 115 HOYT - SPACE D (2<sup>ND</sup> FLOOR)**  
6,317 SF VACANT

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