

Infill Opportunity

MAMARONECK CENTRE | MAMARONECK, NY

- Redevelopment in high-barrier-to-entry market in Westchester County
- Superior site with strong income + education
- Densely populated market with addl. residential planned in this Transit-Oriented Development
- Capitalizes on market void for groceries
- First stop for Metro-North commuters
- Annual consumer spending above national average in several key categories
- Located on main traffic corridor w/ 28,000 vehicles daily

MAMARONECK CENTRE
805 Mamaroneck Avenue
Mamaroneck, NY 10543

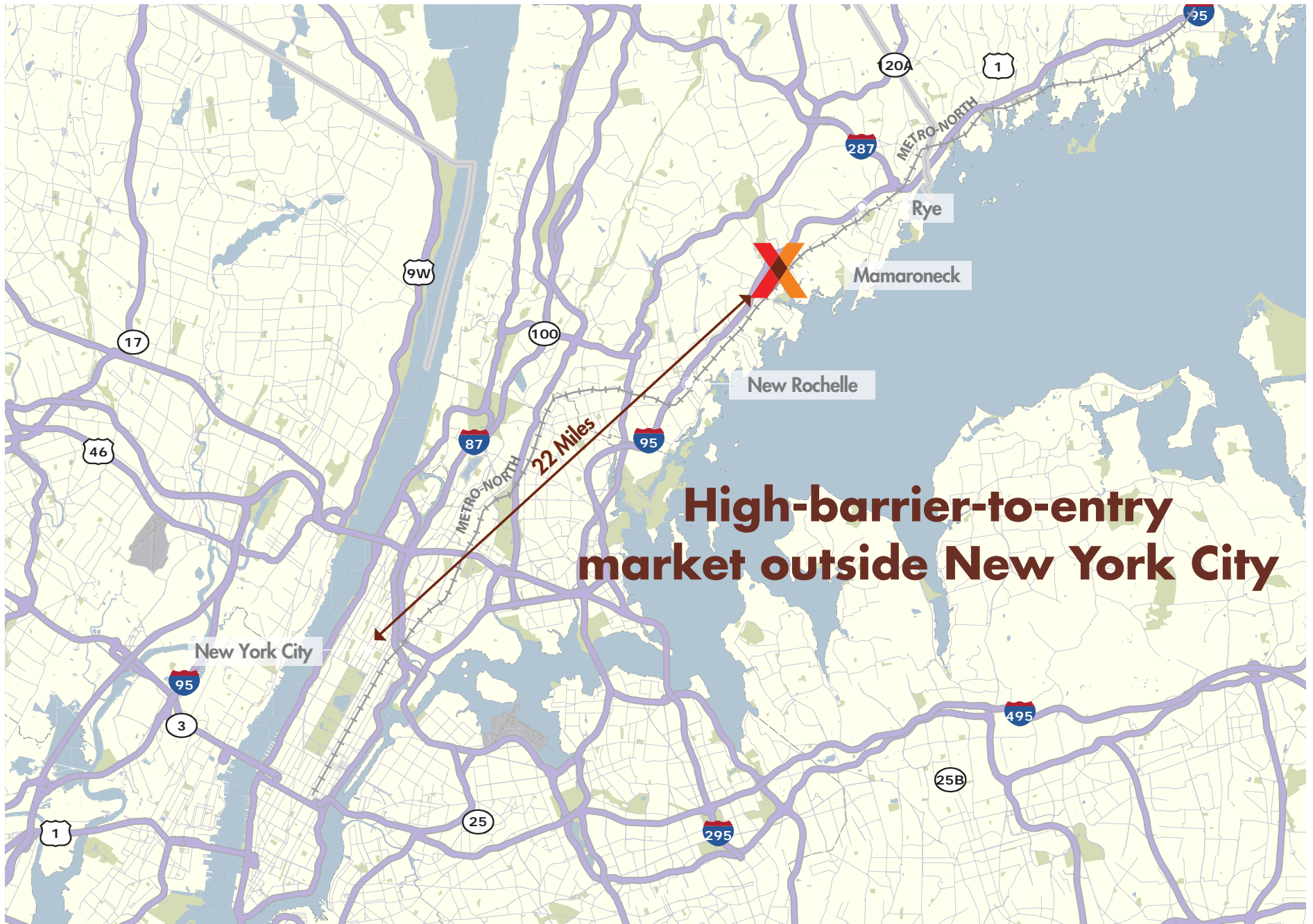
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BRIXMOR[®]
Property Group



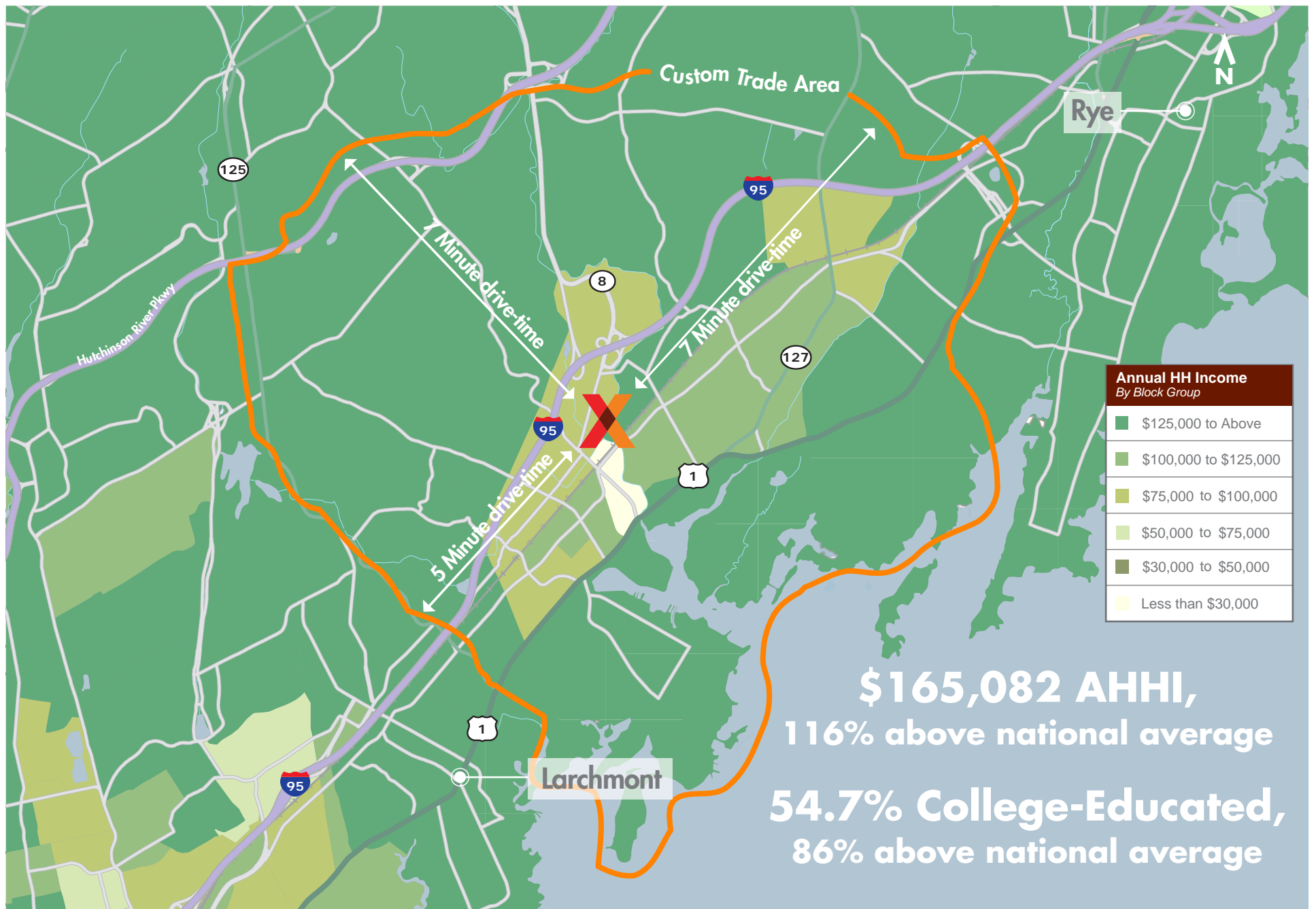
MAMARONECK OPPTY

Rare redevelopment opportunity in this desirable high-barrier-to-entry market in Westchester County, 22 miles outside of New York City.



CUSTOMER BASE

This location is surrounded by a highly educated, affluent population, well above national averages.



BANK DEPOSITS

\$2B in annual bank deposits within 10 minutes illustrates the area's wealth.



Source: FDIC, 2016

HIGH DENSITY

Zoned as a Transit-Oriented Development*, the area's population density will grow even further with multiple planned residential projects.



* Transit-Oriented Development strives to create mixed-use residential and commercial buildings near active train stations in order to promote walkability and public transportation use.

MULTI MODAL

As a Transit-Oriented Development, as much as 50% of residents walk, bike or take public transportation. The center is the closest to the Metro-North station with 2,800 daily commuters, plus 28,000 drive by daily on Mamaroneck Avenue.



GROCER **NEED**

Opportunity with no grocery options in this Transit-Oriented Development area of Mamaroneck.



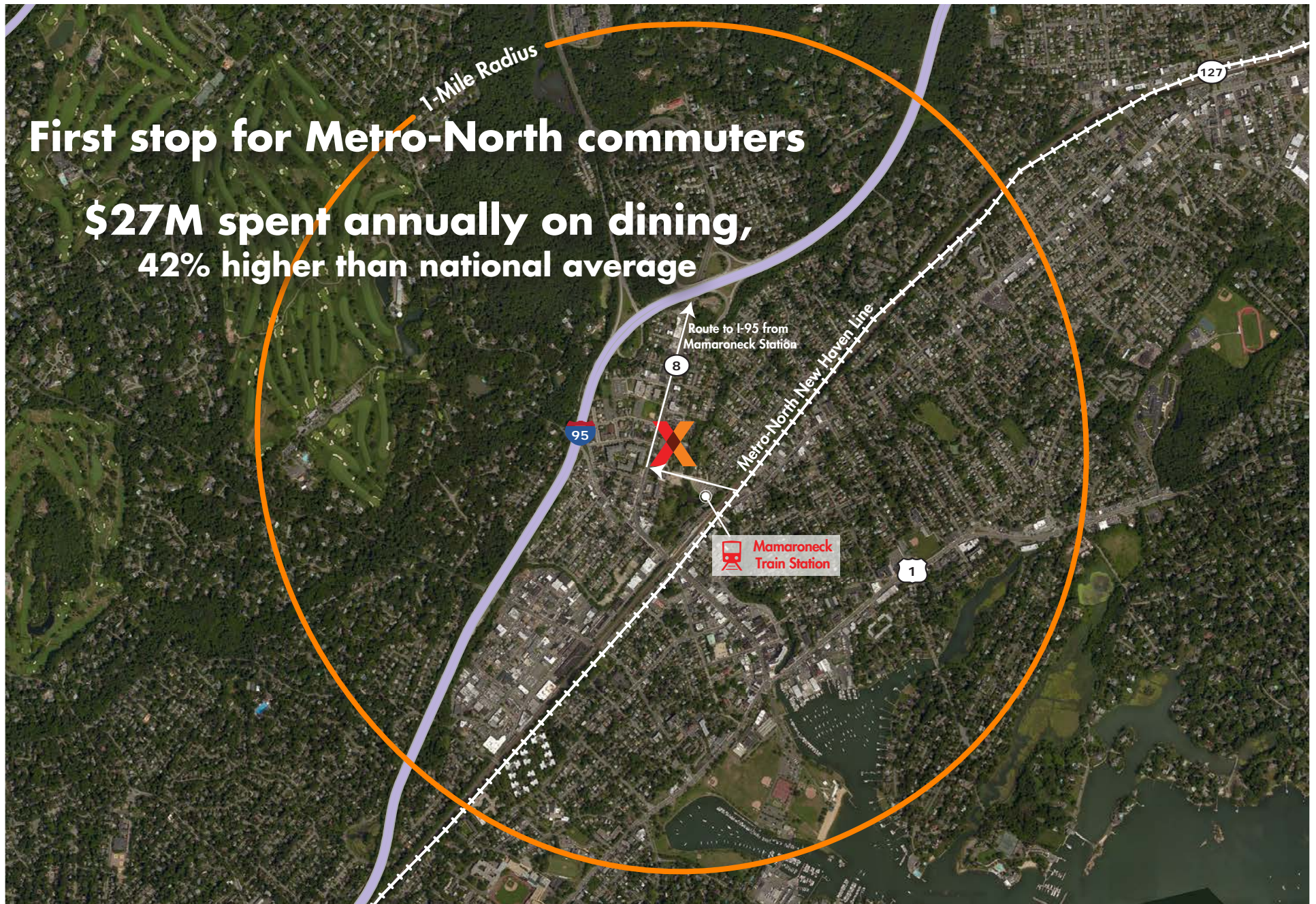
UNMET DEMAND

Ability to capture the \$27M in grocery sales leaving the trade area. Plus, area consumers spend 28% more than the U.S. average on groceries.



RESTAURANT POTENTIAL

Residents within one mile spend \$27M annually on dining or 42% more than the national average. Plus, this location is the closest for Metro-North commuters.



CONSUMER SPENDING

Annual consumer spending is above national average in several key categories.

Annual Consumer Spending

Recreational Lessons  86%	Dry Cleaning Services  78%	Recreational Spending incl. Membership Fees  75%	Eyeglasses & Contact Lenses  66%
Jewelry, Watches & Repair  65%	Alcohol Retail Sales  47%	Personal Care Services  45%	Apparel & Footwear  44%

Sales Source: Synergos Technologies, Inc.

% Above U.S. Average

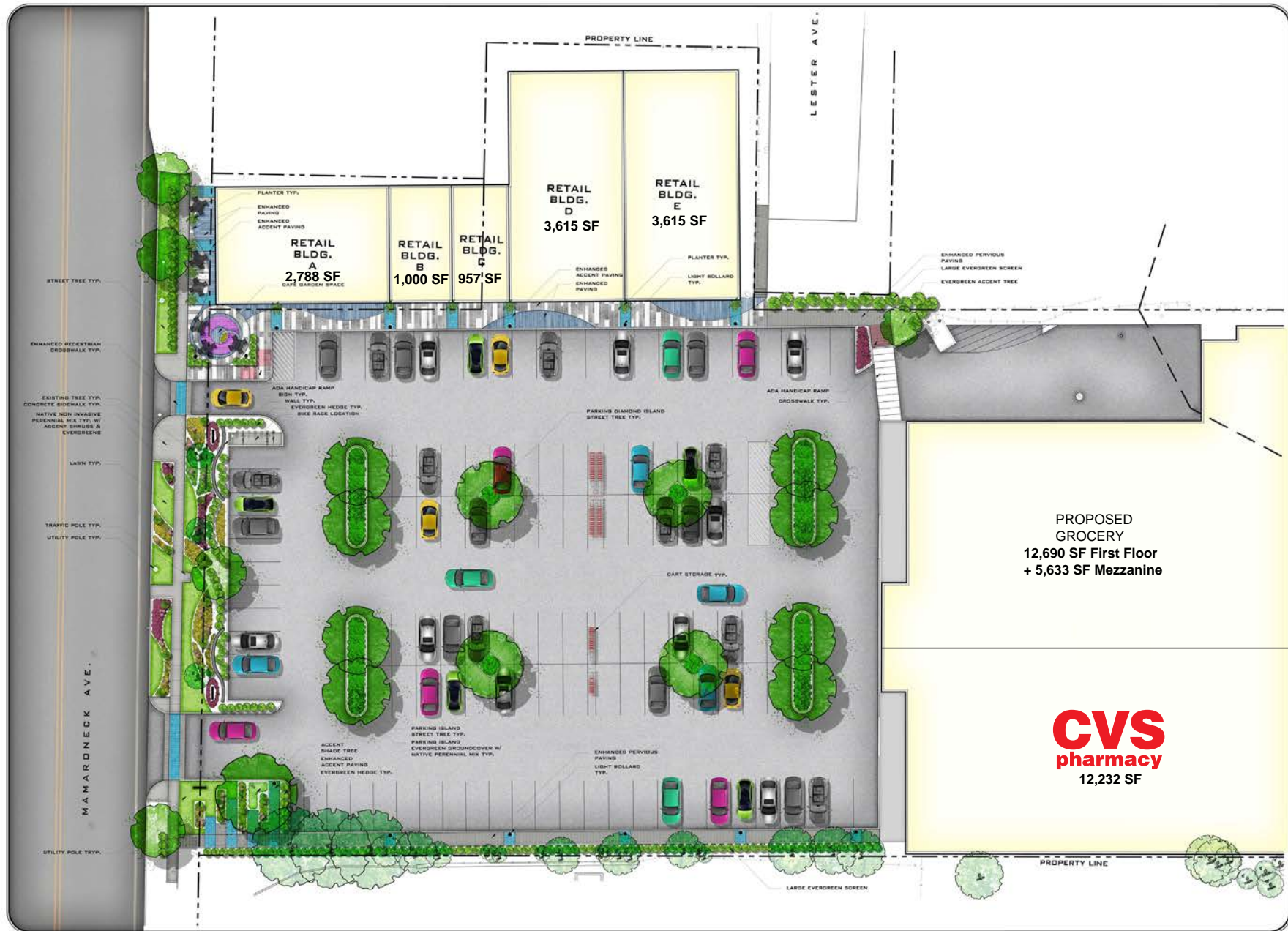
RE/DEVELOPMENT

\$7M redevelopment planned with the addition of 12,000 SF of new retail space.



Renderings portray proposed merchandising except for CVS/pharmacy.

PERFECT LOCATION



Proposed site plan. Footprint and dimensions can be modified upon need.