

Mixed-Use Luxury Development • Retail Available 3rd Quarter 2021

The Mitchell

131 Mamaroneck Ave, White Plains, NY

EXCLUSIVE RETAIL LEASING AGENTS

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**SAUGATUCK
COMMERCIAL**
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

PROJECT OVERVIEW

The Mitchell, ideally located within the White Plains Business Improvement District, is conveniently situated on Restaurant Row at the corner of East Post Road and Mamaroneck Avenue.

434 LUXURY APARTMENTS <i>in 3 buildings, including 2 15-story towers</i>	8,150 RETAIL SF <i>at street front abutting lobby entrance</i>	RESTAURANT INFRASTRUCTURE <i>included in both retail spaces</i>	OUTDOOR SEATING <i>surrounds both retail spaces</i>	QUICK ACCESS <i>to I-287 and metro north</i>
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LOCATION FEATURES

- Heart of Downtown White Plains
- Center of Restaurant Row
- Hard Corner with Signalized Intersection and High Traffic Counts
- On-Site and Off-Site Parking
- Excellent Branding and Visibility
- Over 6,000 Residential Units, 800 Hotel Rooms, and 6M SF of Office Space in Immediate Trade Area
- Designated Valet & Ride Sharing Stations

DEMOGRAPHICS CHART	1 MILE	3 MILE	5 MILE
POPULATION	40,513	110,150	212,976
AVERAGE HHI	\$113,862	\$161,757	\$193,135
DAYTIME DEMOGRAPHICS	56,047	119,053	233,184
TOTAL RETAIL EXPENDITURE	\$626.68m	\$2.03b	\$4.28b
TOTAL HOUSEHOLD EXPENDITURE	\$1.34b	\$4.35b	\$9.19b

TRANSIT SCORES

96
WALKER'S PARADISE

61
BIKEABLE

64
GOOD TRANSIT

BUILDING IN PROGRESS



8,150 SF OF STREET-LEVEL RETAIL & RESTAURANT SPACE

BOTH SPACES DESIGNED FOR RESTAURANT USE

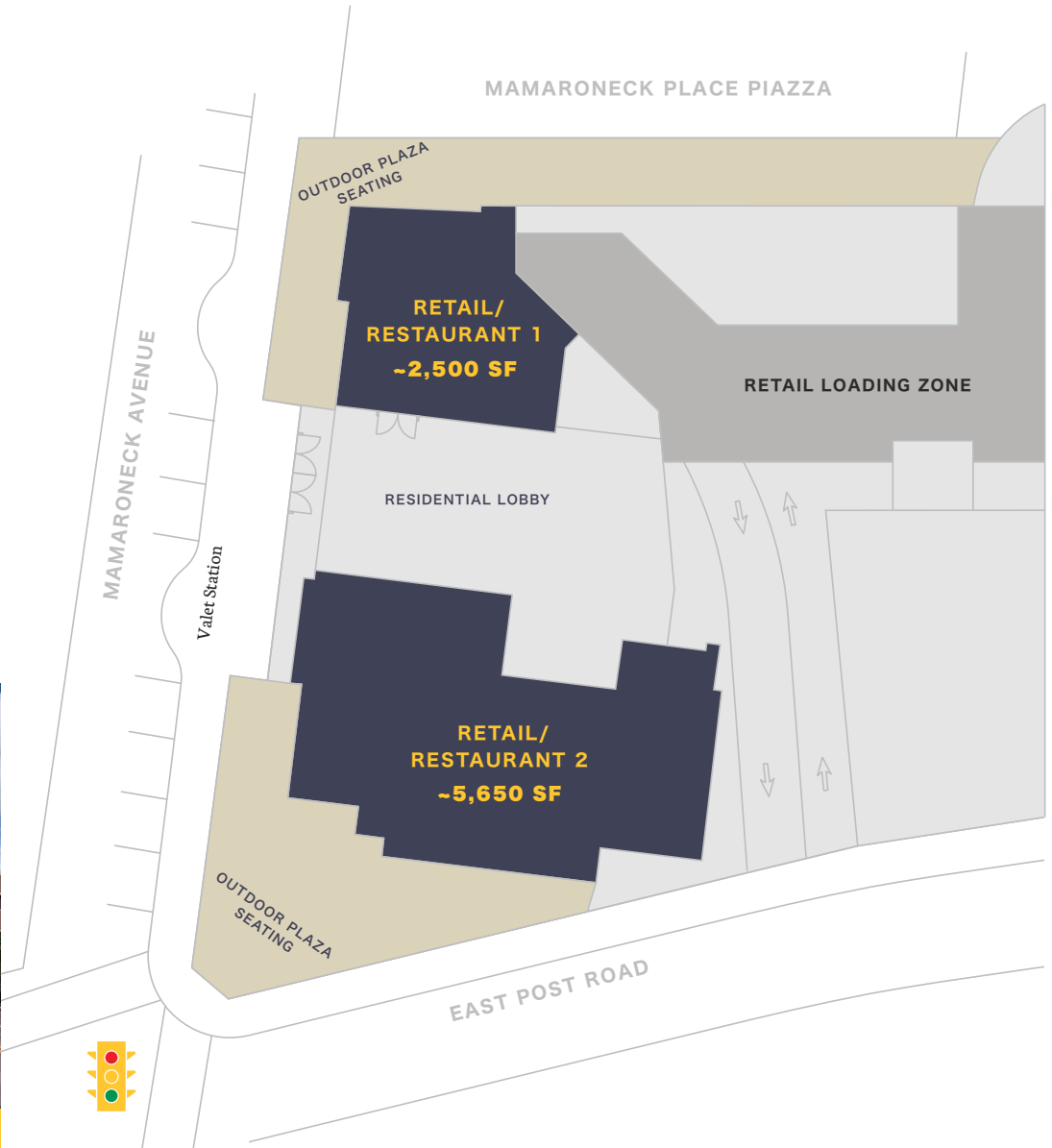
- Black-iron grease exhaust ducts to the roof installed by Owner
- Grease interceptors installed by Owner
- 20'+ ceilings



European-style piazza at the corner of Mamaroneck Ave and Mamaroneck Pl



Wrap-around piazza at the corner of Mamaroneck Ave and East Post Rd



THE NEIGHBORHOOD, SURROUNDING PARKING & TRANSIT

CITY CENTER
(538,750 SF)

- BARNES & NOBLE
- MORTON'S STEAKHOUSE
- NORDSTROM RACK
- SHOPRITE
- SHOWCASE CINEMAS
- TARGET
- CHIPOTLE

- STARBUCKS
- CVS
- THE MELTING POT (FONDUE)
- BLOCKHEADS
- ICHIRO JAPANESE CUISINE
- MUSE PAINTBAR
- KEE OYSTER HOUSE
- MULINO'S OF WESTCHESTER
- ROCOTOS CAFE

THE GALLERIA
(865,000 SF)

- H&M
- MACY'S
- OLD NAVY

- THE IRON TOMATO
- DON COQUI
- NICKY'S PIZZERIA
- LITTLE DRUNKEN CHEF
- O'CONNOR'S PUB



WHITE PLAINS
PERFORMING ARTS
CENTER

STOP & SHOP

THE WESTCHESTER
(809,350 SF)

- NEIMAN MARCUS
- NORDSTROM
- APPLE
- CRATE & BARREL
- GUCCI
- TIFFANY & CO
- LULULEMON
- TESLA

THE SOURCE
(265,000 SF)

- CHEESECAKE FACTORY
- DICK'S SPORTING GOODS
- RAYMOUR & FLANIGAN
- WHOLE FOODS

- HAIKU ASIAN BISTRO
- T-SWIRL CREPES
- HUDSON GRILLE
- LILLY'S
- THE BRAZEN FOX
- RON BLACKS BEER HALL
- SUNDANCE KITCHEN
- Z PRIME ITALIAN STEAKHOUSE

BLOOMINGDALE'S

NEARBY RESIDENCES, HOTELS, AND OFFICES IN CENTRAL DOWNTOWN

ALL WITHIN
WALKING
DISTANCE

6,000+

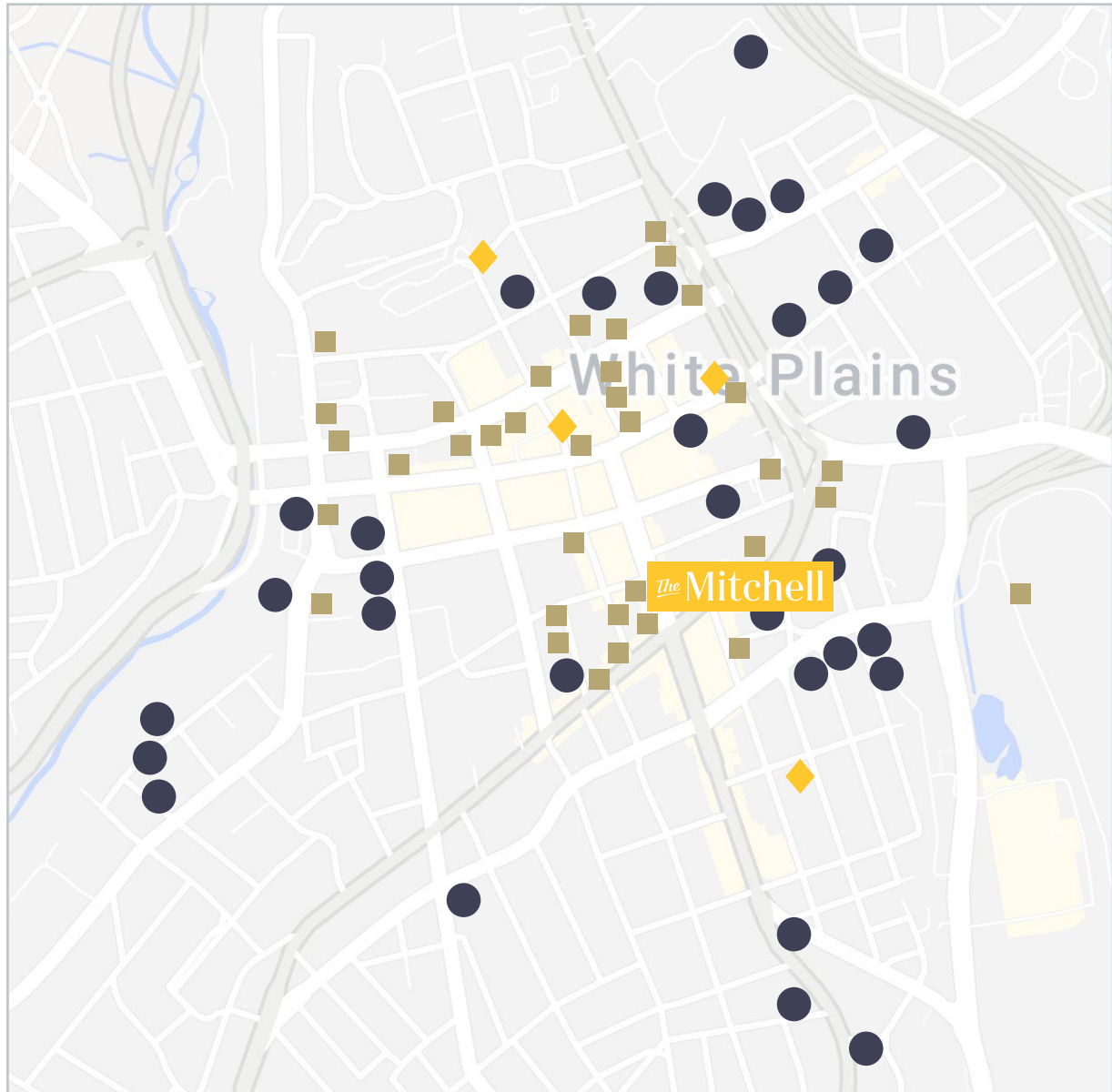
RESIDENTIAL
UNITS

6M+

OFFICE
SQ. FT.

800+

HOTEL
ROOMS



LUXURY RESIDENTIAL AMENITIES

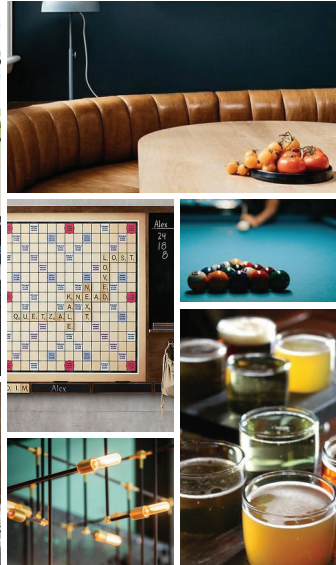
LOUNGE



CLUBROOM



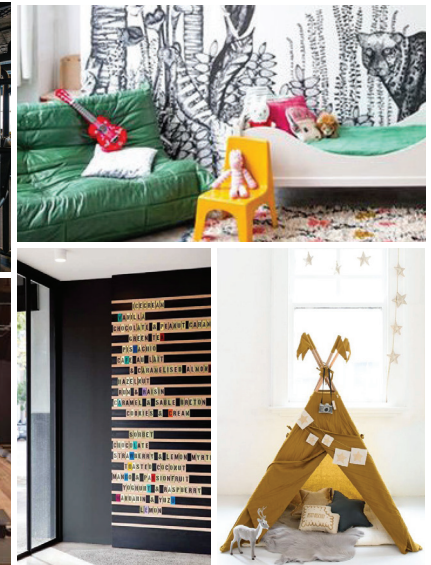
GAMEROOM



FITNESS



CHILDREN'S PLAY AREA



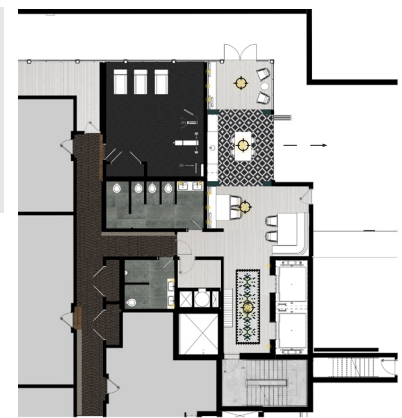
PRIMARY AMENITY AREA

- YOGA STUDIO
- FITNESS
- CHILDREN'S PLAY AREA
- ROOFTOP TERRACE
- GAMEROOM
- GAME SIMULATOR
- CATERING KITCHEN
- CLUB LOUNGE
- CO-WORK SPACE



INDOOR/OUTDOOR ROOFTOP ENTERTAINMENT LOUNGE

- MINI FITNESS
- ENTERTAINMENT LOUNGE
- ROOFTOP TERRACE AND POOL DECK



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PROJECT DEVELOPED BY

LMC