

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

BUILDING IN PROGRESS



TRANSIT SCORES

96
WALKER'S PARADISE

61
BIKEABLE

64
GOOD TRANSIT

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 plaza at the corner of Mamaroneck Ave and Mamaroneck Pl



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



THE NEIGHBORHOOD, SURROUNDING PARKING & TRANSIT

CITY CENTER
(538,750 SF)

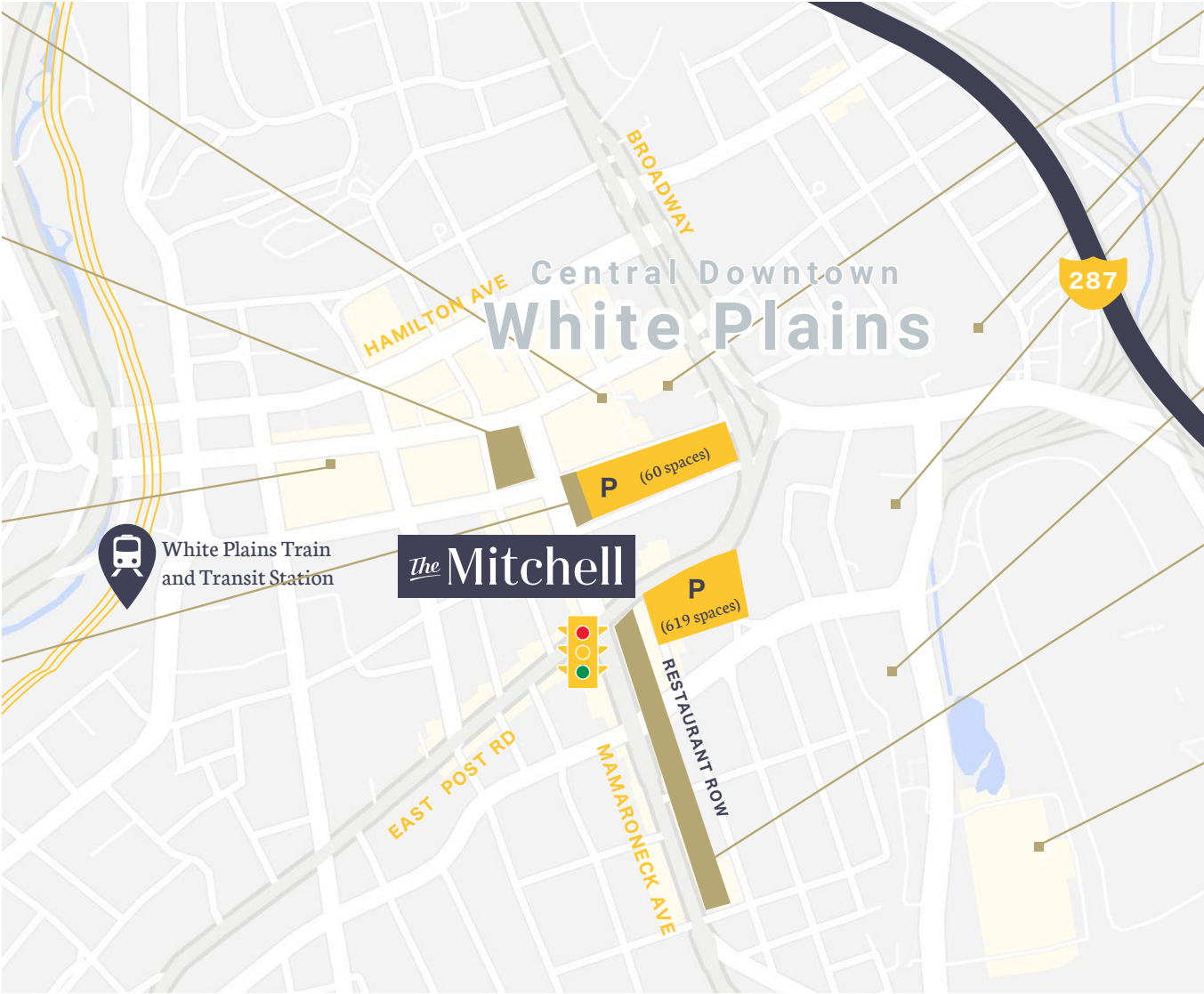
BARNES & NOBLE
MORTON'S STEAKHOUSE
NORDSTROM RACK
SHOPRITE
SHOWCASE CINEMAS
TARGET
CHIPOTLE

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+

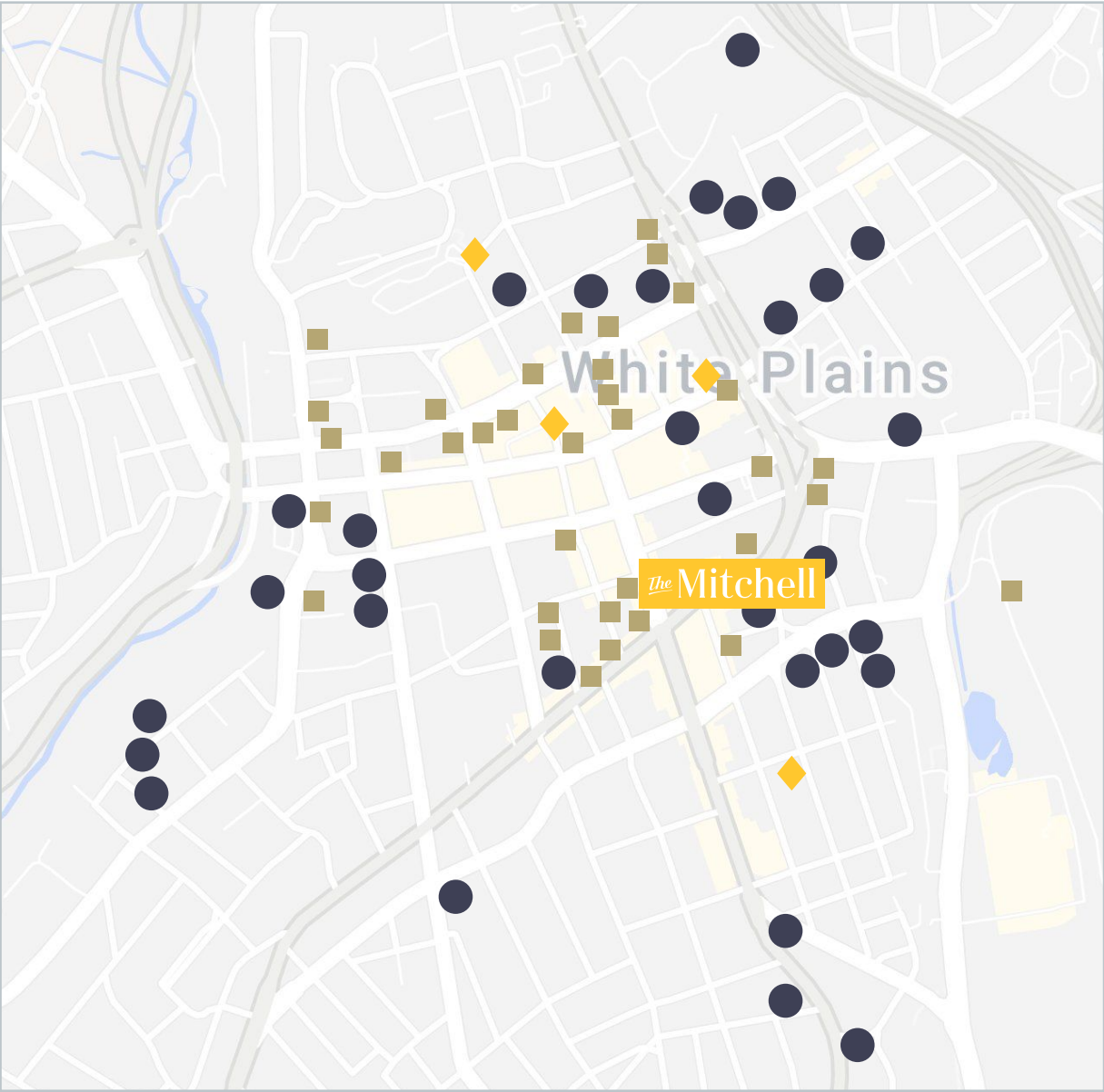
RESIDENTIAL
UNITS

6M+

OFFICE
SQ. FT.

800+

HOTEL
ROOMS



LUXURY RESIDENTIAL AMENITIES

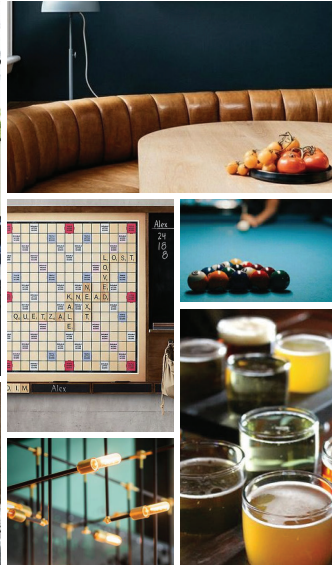
LOUNGE



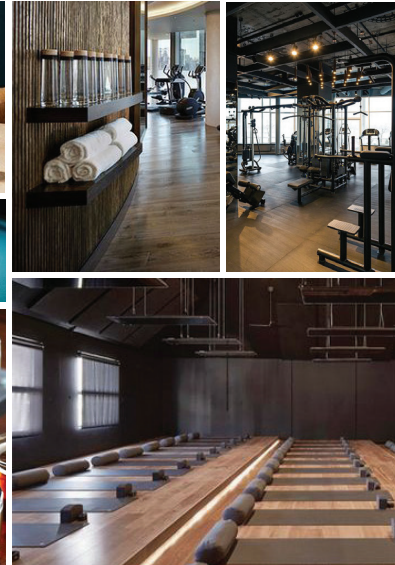
CLUBROOM



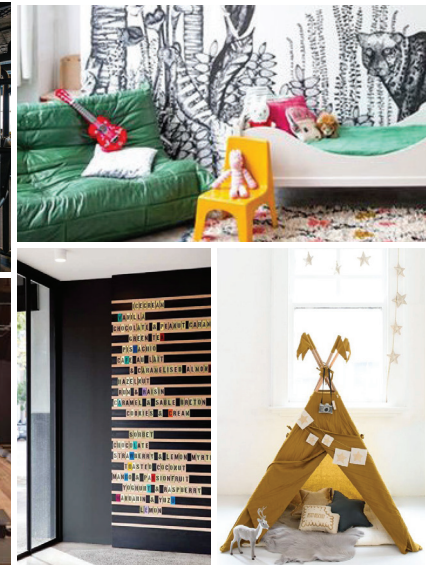
GAMEROOM



FITNESS



CHILDREN'S PLAY AREA



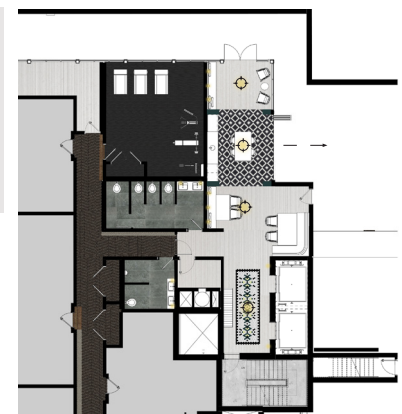
PRIMARY AMENITY AREA

- 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