

Mixed-Use Luxury Development • Retail Available 4th Quarter 2022



# *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.

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



# 8,177 SF OF STREET-LEVEL RETAIL & RESTAURANT SPACE

## BOTH SPACES DESIGNED FOR RESTAURANT USE

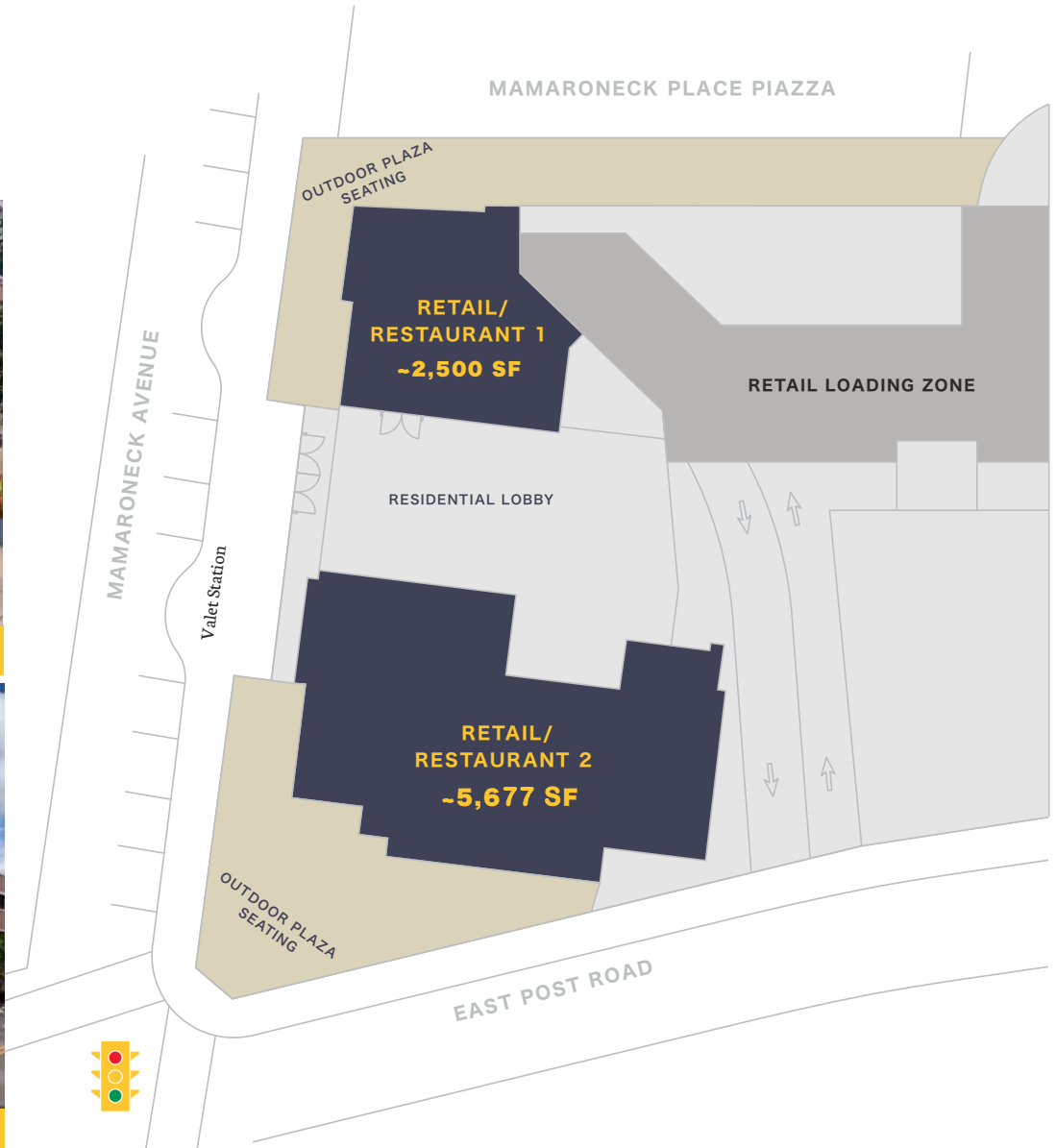
- Black-iron grease exhaust ducts to the roof installed by Owner
- Grease interceptors installed by Owner
- 20'+ ceilings



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+

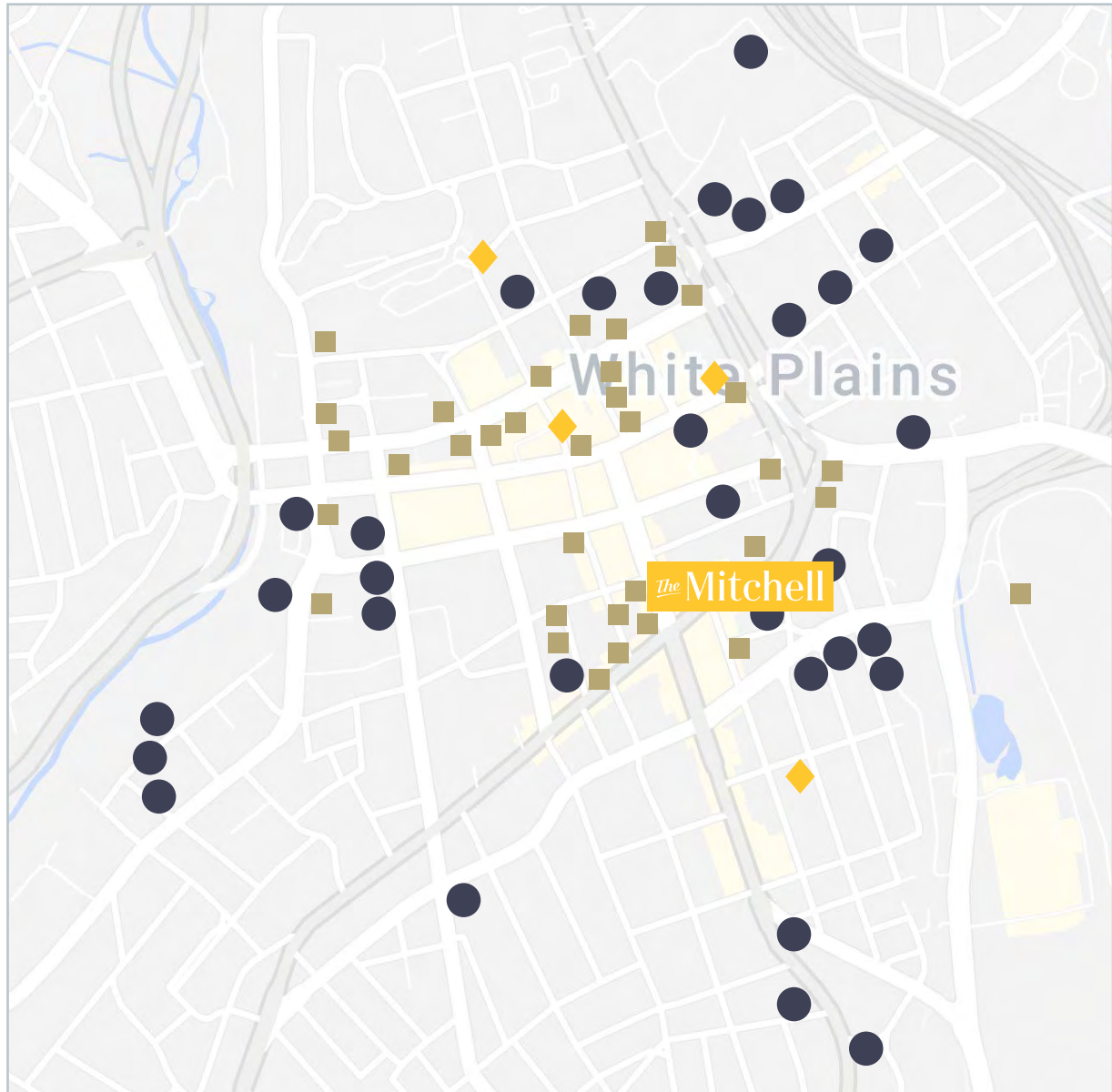
RESIDENTIAL  
UNITS

6M+

OFFICE  
SQ. FT.

800+

HOTEL  
ROOMS



# LUXURY RESIDENTIAL AMENITIES

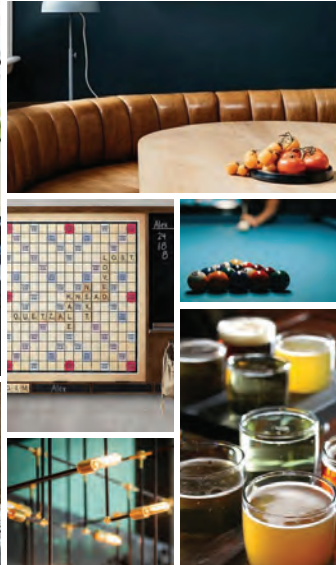
LOUNGE



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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