

106 MAMARONECK AVENUE WHITE PLAINS, NEW YORK

FOR LEASE | FULLY BUILT-OUT RESTAURANT & BAR

A PREMIER RESTAURANT OPPORTUNITY IN THE HEART OF DOWNTOWN WHITE PLAINS

THE AGENCY

KEY MONEY: $120,000

MONTHLY RENT: $15,000 NNN



An exceptional opportunity to establish your restaurant concept in one of Westchester County's most dynamic and rapidly evolving downtown markets.



Located at 106 Mamaroneck Avenue, in the heart of Downtown White Plains, this highly visible corner restaurant space offers a rare combination of existing hospitality infrastructure, an established dining layout, outdoor seating, and direct exposure to one of the region's most active restaurant, entertainment, and pedestrian corridors.



The premises are substantially built out for restaurant use, providing an incoming operator with much of the infrastructure necessary to establish a full-service dining concept. From the commercial kitchen and walk-in refrigeration to the dedicated bar, dining areas, restrooms, and extensive lower-level support space, the property presents an attractive alternative to a costly ground-up restaurant buildout.



Bring your concept, your vision, and your brand to an established restaurant location positioned to benefit from the continued transformation of Downtown White Plains.

PROPERTY HIGHLIGHTS

- ***Prime Downtown Corner Location:*** Prominent street-level exposure along Mamaroneck Avenue, a principal retail, dining, and entertainment corridor.
- ***Fully Built-Out Commercial Kitchen:*** Existing commercial cooking equipment, approximately 10-foot kitchen exhaust hood, cooking line, preparation areas, and supporting infrastructure.
- ***Walk-In Refrigeration:*** Existing walk-in refrigerated storage and additional refrigeration equipment.
- ***Dedicated Bar:*** Attractive, established bar configuration accommodating approximately 10 patrons.
- ***Indoor Dining:*** Seating capacity for approximately 40 guests, excluding the bar.
- ***Outdoor Dining:*** Approximately 16 additional seats along Mamaroneck Avenue, providing valuable seasonal dining opportunities and enhanced street presence.
- ***Two Restrooms:*** Existing restroom facilities supporting restaurant operations.
- ***Extensive Lower-Level Space:*** Substantial storage, food preparation and support areas, including a dedicated office/administrative area.
- ***Existing Restaurant Layout:*** An established configuration suitable for a full-service restaurant, bar-forward dining concept, or other hospitality use.
- ***Strong Street Presence:*** Prominent corner positioning, storefront windows, signage exposure, and access to an active pedestrian environment.

THEAGENCY



APPROXIMATELY 66 SEATS
40 Indoor Dining | 10 Bar Seats | 16 Outdoor Dining
An attractive combination of indoor, bar, and sidewalk dining capacity, allowing an operator to serve multiple customer segments throughout the day and evening.
All seating capacities are approximate and subject to applicable approvals and occupancy requirements.



LOCATION | DOWNTOWN WHITE PLAINS

A DESTINATION FOR DINING, ENTERTAINMENT & COMMERCE

Mamaroneck Avenue is widely recognized as one of Downtown White Plains' principal restaurant and entertainment destinations, attracting a diverse mix of residents, office professionals, visitors, shoppers, and evening patrons.



The surrounding neighborhood features a concentration of restaurants, cocktail lounges, retail establishments, hotels, professional offices, entertainment venues, and newly developed residential communities.



A SECOND-GENERATION RESTAURANT ADVANTAGE

WHY START FROM SCRATCH?

Restaurant construction can require substantial capital, lengthy permitting, equipment procurement, and extensive mechanical, electrical, and plumbing work. At 106 Mamaroneck Avenue, much of the fundamental restaurant infrastructure is already in place.



An incoming operator may be able to redirect a meaningful portion of its startup capital toward branding, interior improvements, staffing, marketing, and operations rather than constructing an entirely new kitchen and dining environment.



The existing configuration is well suited for a variety of potential restaurant concepts, including upscale casual dining, contemporary American, Italian, Mediterranean, Asian, Latin-inspired cuisine, gastropub, and other food-and-beverage operations.


BOHN
Tropicana
Sysco
Classic
FRESH PRODU



Other retail or commercial uses may also be considered for a qualified, creditworthy tenant, subject to ownership approval and applicable regulations.

THE OPPORTUNITY

ESTABLISH YOUR CONCEPT IN ONE OF WESTCHESTER'S MOST ACTIVE DOWNTOWNS. 106 Mamaroneck Avenue offers a compelling combination of location, visibility, existing restaurant improvements, and a growing surrounding customer base.

With substantial restaurant infrastructure already installed and Downtown White Plains continuing to attract residential and commercial investment, this offering provides an opportunity for an experienced restaurateur, hospitality group, or expanding brand to establish a presence in an established dining destination.

The surrounding neighborhood features a concentration of restaurants, cocktail lounges, retail establishments, hotels, professional offices, entertainment venues, and newly developed residential communities.

The property benefits from an established pedestrian-oriented downtown environment with activity extending beyond traditional business hours. This creates opportunities for restaurant concepts seeking exposure to lunch, dinner, weekend, and nightlife customers.
The surrounding transportation network includes access to Metro-North Railroad, the Bee-Line bus system, nearby municipal parking facilities, and major regional roadways, including I-287, the Bronx River Parkway, and the Hutchinson River Parkway.

DOWNTOWN WHITE PLAINS | A MARKET TRANSFORMING

NEW RESIDENTS. NEW DEVELOPMENT. NEW OPPORTUNITY.

Downtown White Plains is experiencing a significant wave of investment, residential construction, and mixed-use redevelopment that is reshaping the city's commercial landscape. Major residential communities have recently been delivered, with additional development projects advancing through construction and planning. These investments are introducing new residents, modern commercial space, and additional economic activity into the downtown core. For restaurant operators, this expanding residential base represents an opportunity to establish a presence in a market where customers increasingly live, work, dine, and socialize within walking distance.

The timing is especially compelling for operators looking to enter Downtown White Plains while the surrounding market continues to evolve.


MAMARONECK
NO PARKING
HERE TO
CORNER
2
8AM - 6PM
CATRINA TAQUERIA
TACOS
TEQUILA
AGAVE
OPEN
106
TACOS
TEQUILA
GOOD
VIBES



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