

Larchmont | New York
2122 Boston Post

OPEN YOUR BRAND IN LARCHMONT — HIGH-END SPACE WITH HAMPTONS VIBE

LATES

CHRISTIE'S
INTERNATIONAL REAL ESTATE
COMMERCIAL

FOR LEASE
\$2,980 Monthly

An exceptional opportunity to lease approximately 525 square feet of boutique retail space in the heart of Larchmont, one of Westchester County's most affluent and desirable communities. This beautifully built-out space features high-end finishes, soaring 12-foot ceilings, and abundant natural light, creating an elevated, airy environment ideal for a chic boutique, yoga studio, personal fitness concept, art gallery, gourmet food use, or other specialty retail. Located directly next to a well known Pilates studio.



Offered at \$2,980 per month (approximately \$68.11 per square foot, gross), the lease includes all utilities under a basic-use structure—providing simplicity and cost certainty for operators.

Located just 18 miles from Manhattan, Larchmont offers a highly walkable, village-style downtown with consistent foot traffic and a strong mix of boutique retail, dining, and wellness uses. The area is supported by an affluent and educated demographic, with a median household income exceeding \$167,000, many households surpassing \$200,000, and median home values around \$1.3 million. This translates to a consumer base with significant discretionary spending power and a strong preference for local, high-quality businesses.

AVAILABLE



For retailers and fitness or wellness operators, this location presents a rare opportunity to establish a presence in a tightly held, high-income market with built-in demand, limited vacancy, and an ideal setting to grow a brand in a community that values lifestyle, design, and experience-driven retail.



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"This is not just a retail space—it's an opportunity to plant your brand in a high-income, design-conscious community where aesthetics, wellness, and curated retail thrive." - Bryan Lanza



Artist Rendering



“Private Outdoor Lounge – A Rare Amenity”

A beautifully designed outdoor seating area offers a private retreat for employees or clients—ideal for informal meetings, coffee breaks, or unwinding throughout the day. This unique amenity enhances the overall experience of the space, bringing a boutique, hospitality-driven feel rarely found in retail environments.

CHRISTIE'S
REAL ESTATE

Retail Opportunity – Larchmont, NY (Approx. 525 SF)

An exceptional opportunity to lease ±525 SF of boutique retail space in the heart of Larchmont, NY. This beautifully built-out space features high-end finishes, soaring 12' ceilings, and an abundance of natural light—ideal for a chic boutique, wellness/fitness concept, yoga studio, art gallery, or gourmet retail use.

The space is delivered in turnkey condition, offering a clean, elevated aesthetic similar to what you'd expect in The Hamptons or other luxury coastal retail markets.

Pricing

- Monthly Rent:\$2,980
- Annual Rent:\$35,760
- Price Per SF:~\$68.11 PSF (Gross)

Note: All utilities included under a basic-use lease—rare and highly attractive for small operators.

Property Highlights

- ±525 SF of efficient, highly usable space
- 12' ceilings – creates volume and premium feel
- High-end interior finishes already in place
- Strong natural light + storefront visibility
- Rear outdoor area (potential activation opportunity)
- Additional basement storage
- Move-in ready – minimal capital required

Retail & Consumer Environment

- *Dense, walkable downtown village with consistent foot traffic*
- *Strong mix of boutiques, fitness studios, cafes, and service retail*
- *Affluent families + NYC commuters (high daily traffic patterns)*
- *Community-driven shopping habits (locals support local businesses)*
- *One of the wealthiest communities in the U.S.*

Why Larchmont?

Larchmont is one of Westchester County's most affluent and desirable retail corridors, located just ~18 miles from Manhattan. Larchmont offers a rare combination of walkability, wealth, and lifestyle-driven consumer behavior.

Demographics Snapshot

- Median Household Income:~\$167K+
- Many households exceed \$200K income
- Per Capita Income:~\$139K+
- Median Home Value:~\$1.3M+

Why This Space Works

- This is a low-risk, high-impact entry point into a premier retail market:

Ideal Uses: *Luxury / curated boutique, Pilates, yoga, or personal training studio, Wellness / beauty concept, Art gallery or creative showroom, Gourmet food / specialty retail*

Translation: Highly educated, affluent, and discretionary-spending consumer base

LOCATION

New York City

Larchmont, NY



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