



TRI STATE  
COMMERCIAL<sup>®</sup>  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

550-13,100 SF | 40 Bruckner Blvd | New Development | Retail + CF For Lease

40 Bruckner Blvd, Bronx, NY 10454

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

Dov Bleich  
718.437.6100 x111  
Dov.B@TriStateCR.com





550-13,100 SF | 40 Bruckner Blvd | New Development | Retail + CF For Lease

40 Bruckner Blvd, Bronx, NY 10454



**TRI STATE  
COMMERCIAL**  
REAL ESTATE EXPERTS

## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	550 - 13,100 SF
Building Size:	54,756 SF
Lot Size:	75,284 SF
Zoning:	M1-5/R8A

### PROPERTY OVERVIEW

Brand new development to be ready in 12 months  
Located in the center of all new development in Mott Haven  
Landlord can now build to suit for your needs  
Spaces A & B can be combined for 6,000 SF total  
3,300 SF of storage

### LOCATION OVERVIEW

Located in the Mott Haven neighborhood of the Bronx between Alexander Ave and Willis Ave near the Willis Ave Bridge & Third Ave Bridge.

Nearest transit: 6 train at 3rd Ave - 138th St and the Bx15 bus line.

Nearby tenants include McDonald's, 787 Coffee, Speedway, Dunkin', Amoco, Bar 47, Rite Aid, Dollar Tree, FoodFest Depot, Milk Burger, Shell, Chase Bank, Sobro Pharmacy, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

Dov Bleich  
718.437.6100 x111  
Dov.B@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



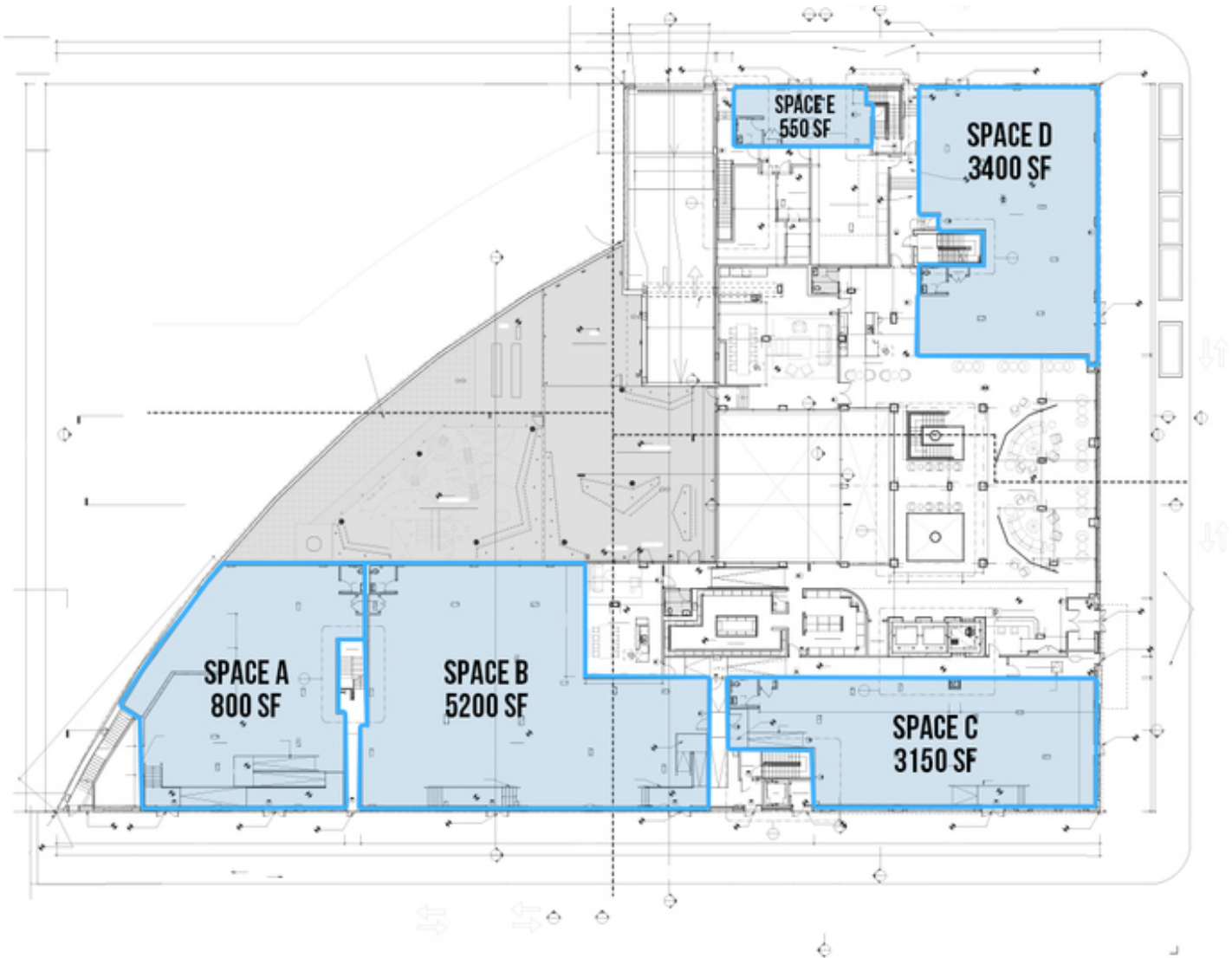
550-13,100 SF | 40 Bruckner Blvd | New Development | Retail + CF For Lease

40 Bruckner Blvd, Bronx, NY 10454



**TRI STATE  
COMMERCIAL**  
REAL ESTATE EXPERTS

## Floor plan - First Floor



# 40 BRUCKNER BOULEVARD

TOTAL AVAILABLE SPACE

13,100 SF

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

Dov Bleich  
718.437.6100 x111  
Dov.B@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



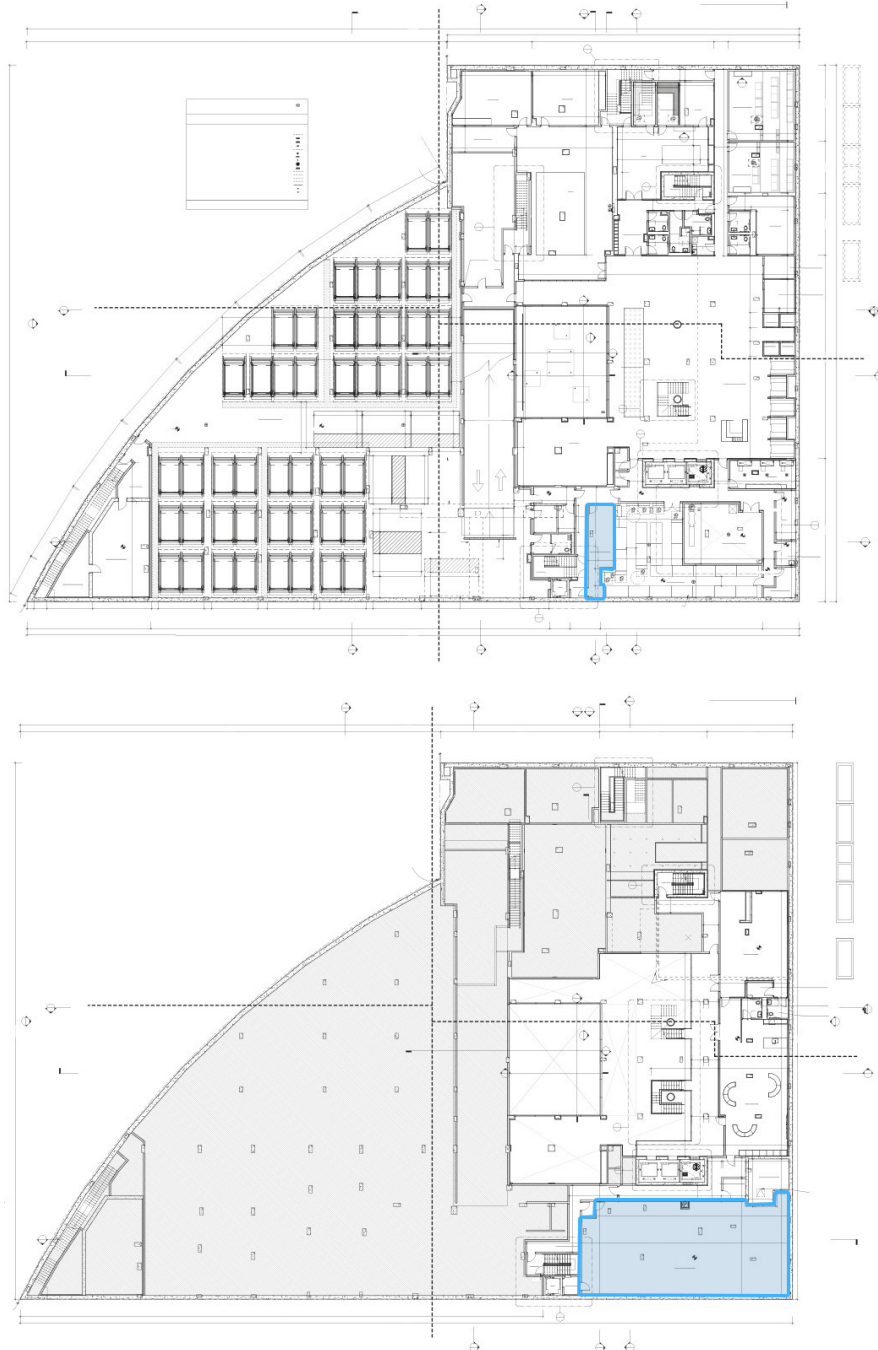
550-13,100 SF | 40 Bruckner Blvd | New Development | Retail + CF For Lease

40 Bruckner Blvd, Bronx, NY 10454



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Floor plan - Cellar/Storage



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

Dov Bleich  
718.437.6100 x111  
Dov.B@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com





550-13,100 SF | 40 Bruckner Blvd | New Development | Retail + CF For Lease

40 Bruckner Blvd, Bronx, NY 10454



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Location Map



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

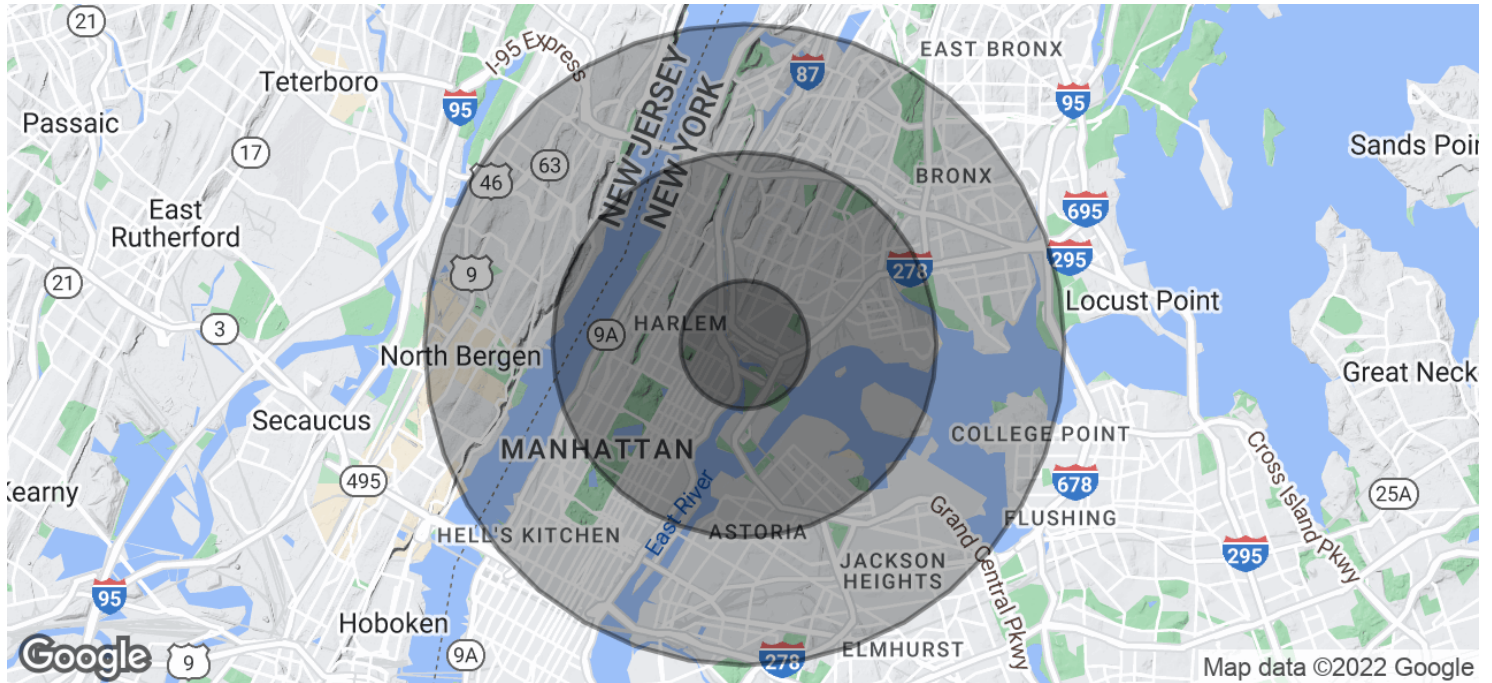
Dov Bleich  
718.437.6100 x111  
Dov.B@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com





## Demographics Map & Report



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	122,576	1,352,032	2,995,554
Average Age	32.3	33.2	34.5
Average Age (Male)	29.5	31.2	32.8
Average Age (Female)	34.6	34.8	36.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	43,683	516,800	1,191,335
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$38,577	\$70,201	\$86,863
Average House Value	\$132,434	\$766,460	\$695,807

\* Demographic data derived from 2010 US Census

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.





## Retailer Map



Map data ©2022 Google

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

