



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,506 SF | 488 E 164th St | Retail Space for Lease

488 E 164th St, Bronx, NY 10456

Shlomi Bagdadi
718.437.6100 x101
sb@tristatecr.com

Sam Hartstein
718.437.6100 x155
Sam.H@TriStateCR.com



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Executive Summary1



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	1,506 SF
Building Size:	11,719 SF
Lot Size:	34,238 SF
Zoning:	M1-1/R7-2

PROPERTY OVERVIEW

Located right near 3rd Ave
20-foot ceilings
25 feet of frontage
Can be easily vented

LOCATION OVERVIEW

Located in the Morrisania neighborhood of the Bronx between Washington Ave and 3rd Ave near the Prospect Ave train station.

Nearest transit: Melrose stop on the Metro-North RR, 2 & 5 trains at Prospect Ave, and the BX6, BX13, BX21, & BX15 bus lines.

Nearby tenants include Food Bazaar, McDonald's, Dunkin', Boost Mobile, Popeyes, Goodman Plaza Pharmacy, Chipotle, Starbucks, Santander Bank, Aldi, Planet Fitness, Burlington, 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.

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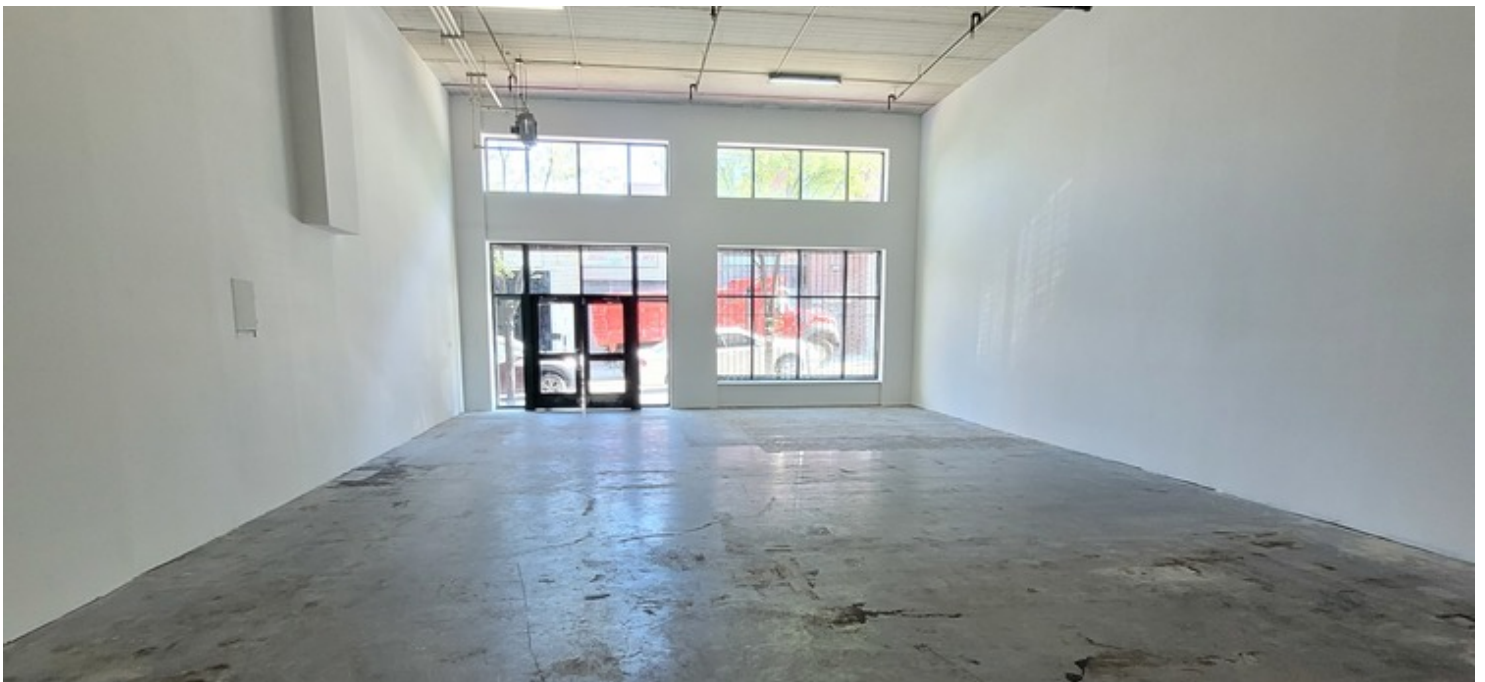
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Additional Photos



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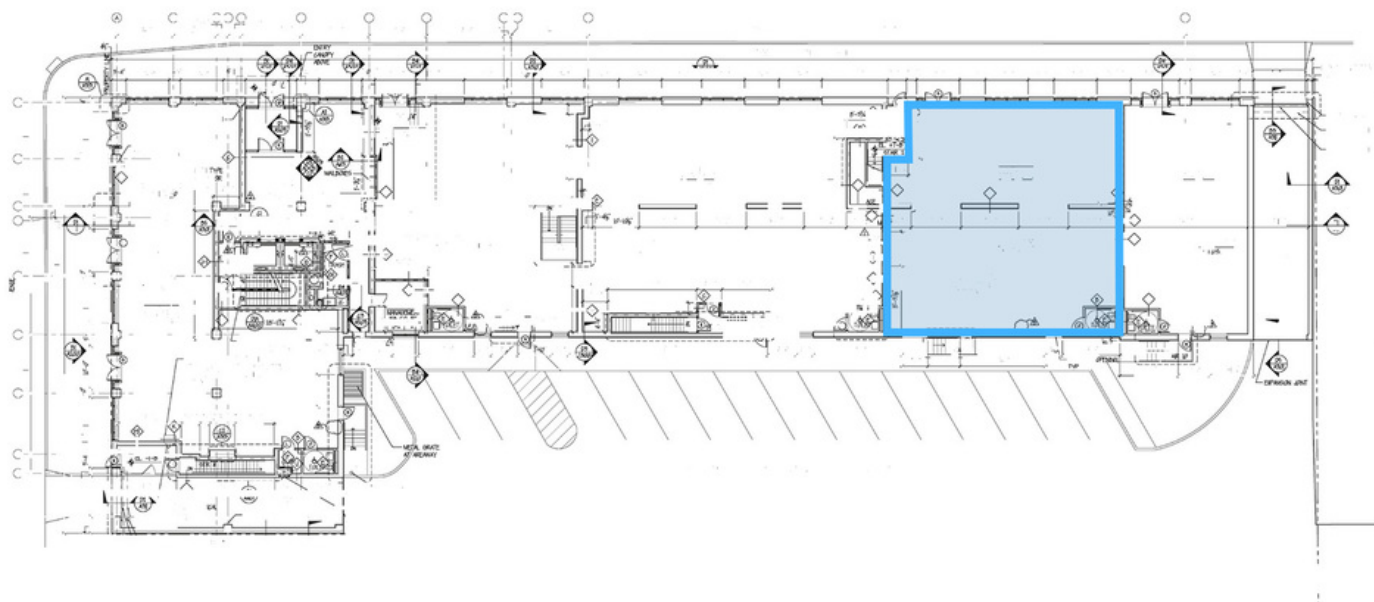
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Floor Plans



488 EAST 164TH

TOTAL AVILABLE SPACE

1,506 SF

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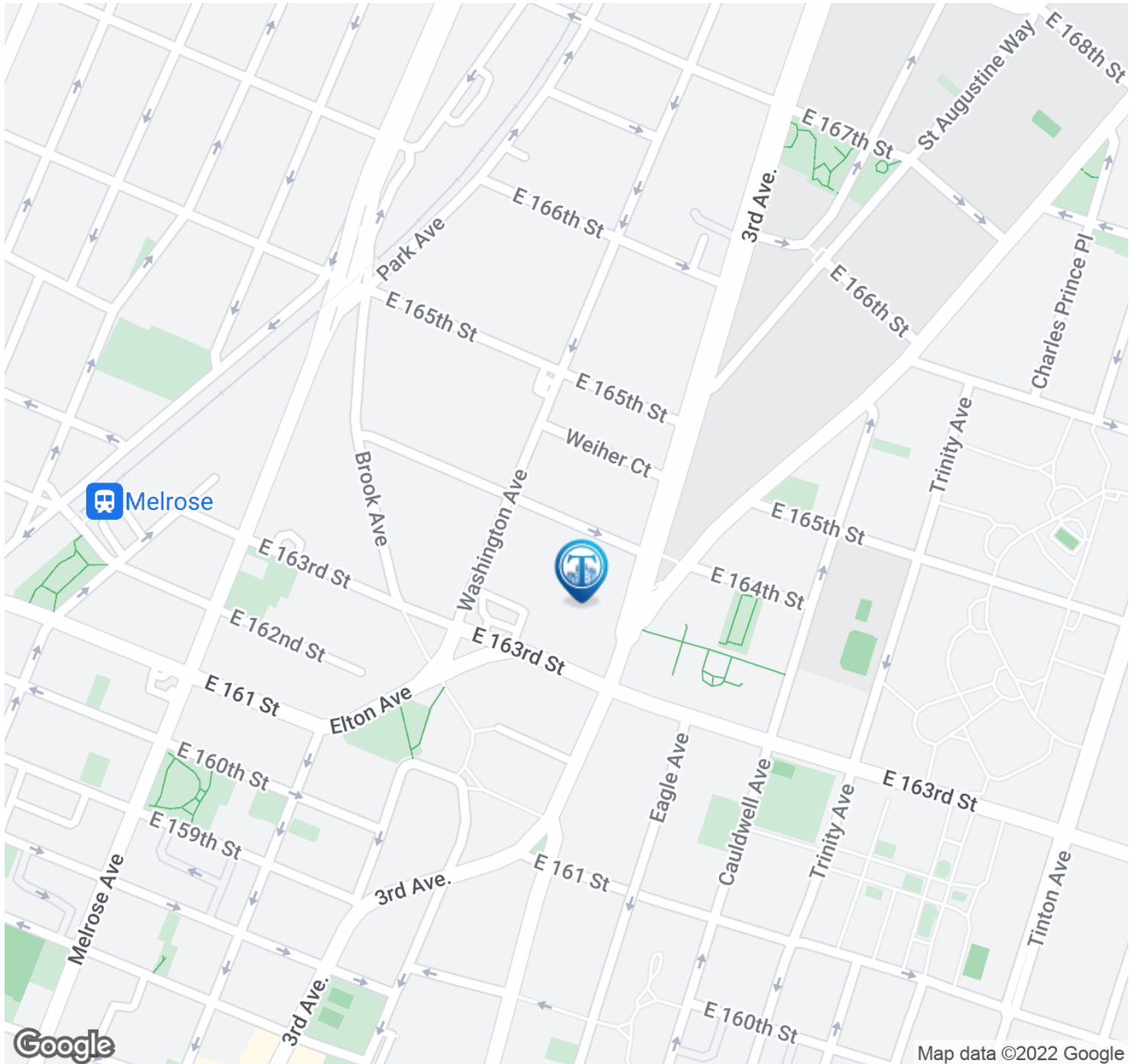
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Location Map



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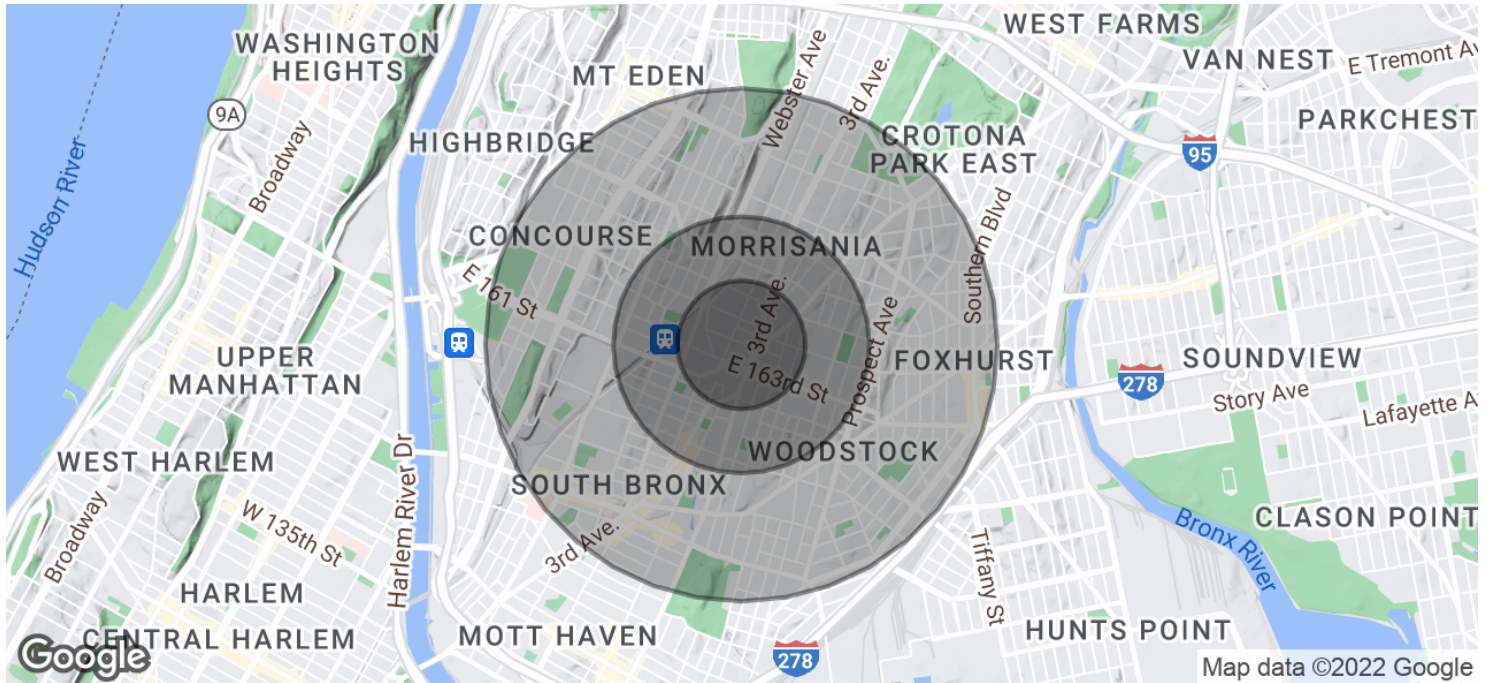
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,749	41,353	220,850
Average Age	29.6	29.5	30.1
Average Age (Male)	25.9	25.8	26.8
Average Age (Female)	32.6	32.4	32.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,391	14,567	74,749
# of Persons per HH	2.8	2.8	3.0
Average HH Income	\$28,549	\$30,751	\$32,742
Average House Value	\$262,955	\$255,155	\$243,240

* Demographic data derived from 2010 US Census

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Retailer Map



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