



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE  
3,000 SF | 3387 3rd Ave | Office Space for Lease

3387 3rd Ave, Bronx, NY 10456

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	3,000 SF
Building Size:	5,566 SF
Lot Size:	7,190 SF
Zoning:	M1-1/R7-2

### PROPERTY OVERVIEW

Private office with private entrance  
Corner property with tons of sunlight  
High Ceilings  
Terrace  
Can possibly have wrap-around exposure

### LOCATION OVERVIEW

Located in the prime center of Morrisania neighborhood of the Bronx between E 166th St & E 167th St near the Prospect Ave train station and has multiple parking lots available on the block.

Nearest Transit: 2 & 5 at Prospect Ave, B & D at 167th St, and BX21 bus line.

Nearby tenants include Dunkin', Family Dollar, Food Bazaar, McDonald's, Chipotle, T-Mobile, Popeyes, Rite Aid, Retro Fitness, BP, Panda, Speedway, CVS, 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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## Additional Photos



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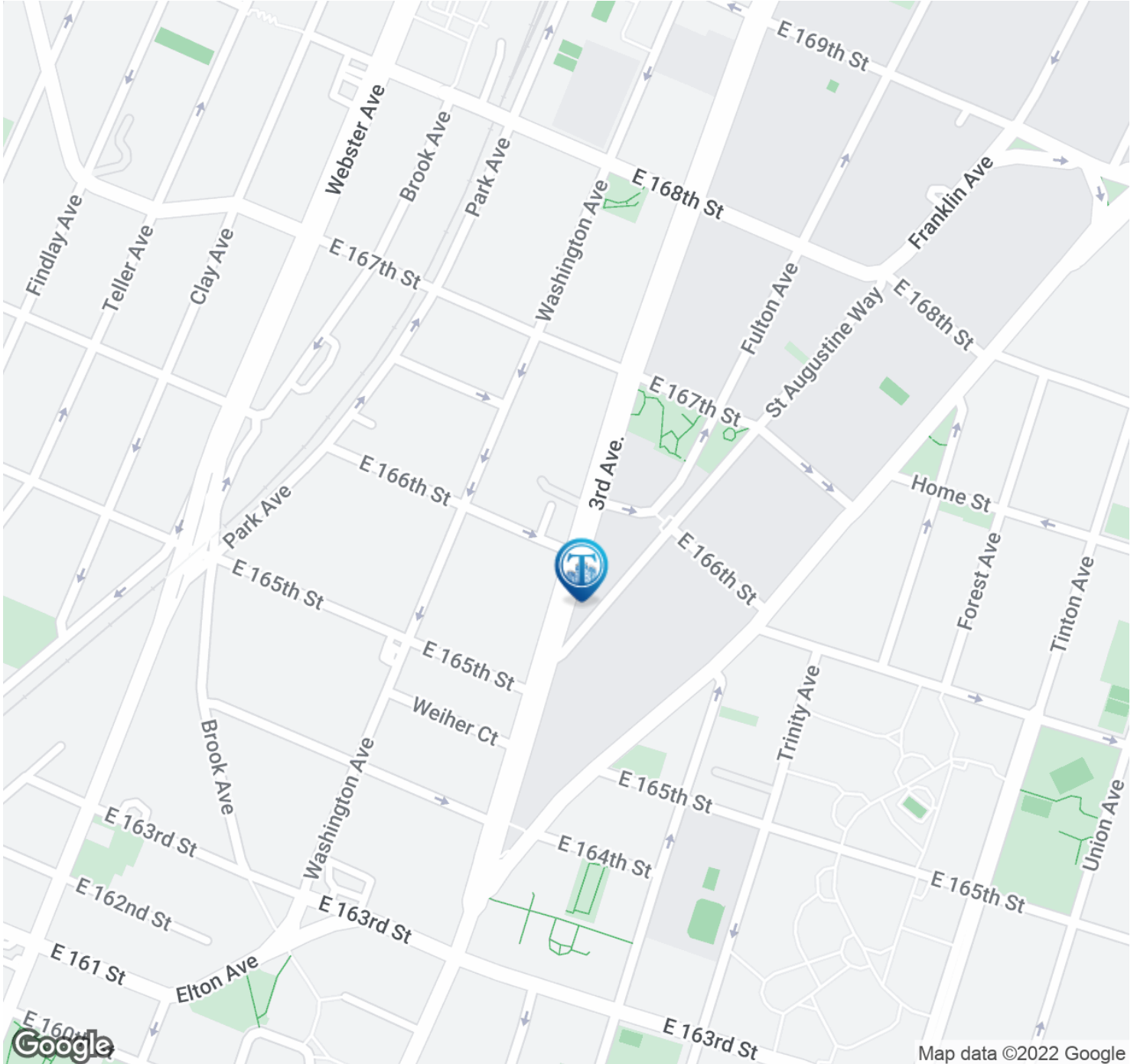
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## Location Map



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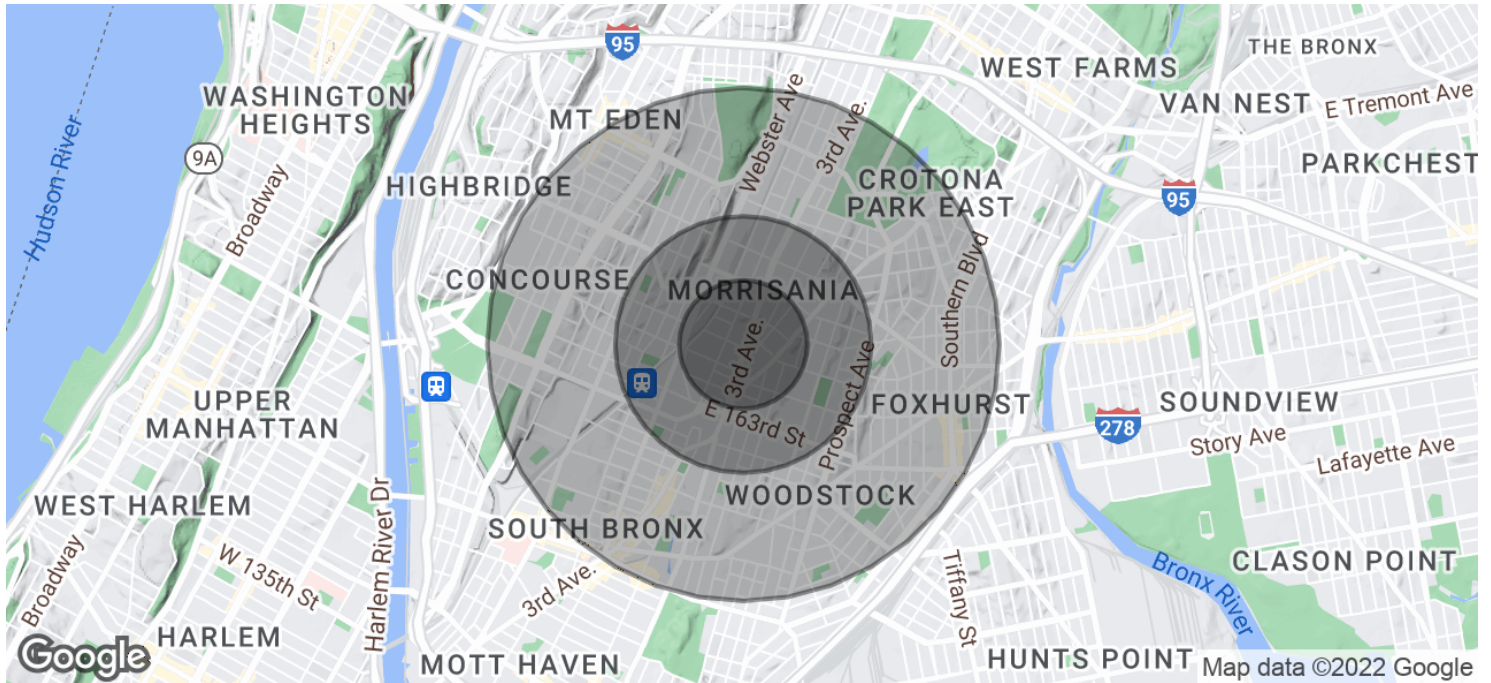
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Demographics Map & Report



**POPULATION**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	12,300	53,122	200,775
Average Age	33.5	32.9	33.3
Average Age (Male)	34.6	32.2	31.7
Average Age (Female)	32.6	33.7	35.5

**HOUSEHOLDS & INCOME**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	4,241	19,578	75,165
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$48,173	\$43,717	\$45,436
Average House Value	\$151,346	\$152,356	\$155,833

\* Demographic data derived from 2020 ACS - US Census

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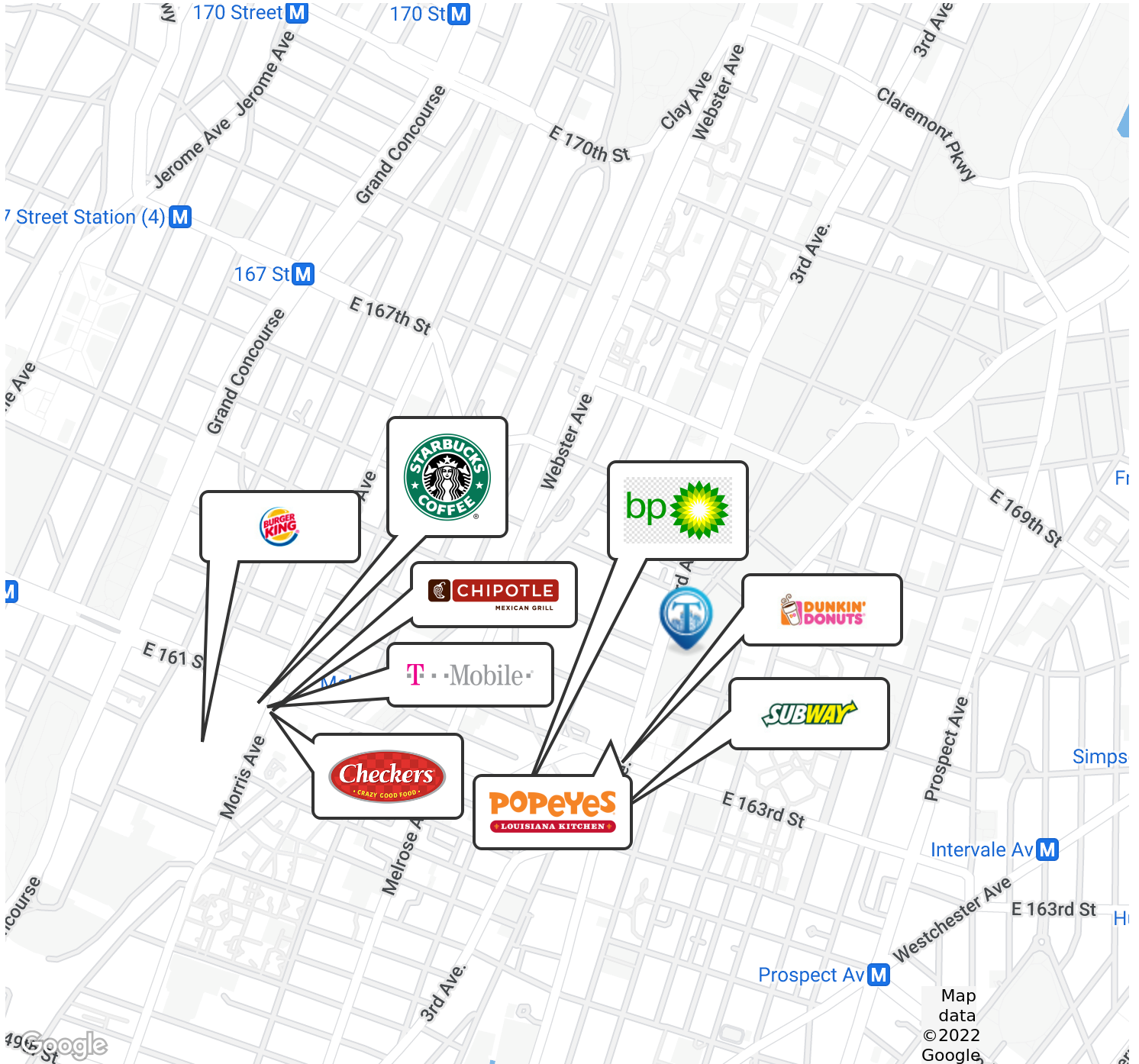
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## Retailer Map



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