



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

6,510 SF | 909 E Tremont Ave | Divisible Retail Space for Lease

909 E Tremont Ave, Bronx, NY 10460

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

Dov Bleich  
718.437.6100 x111  
Dov.B@TriStateCR.com



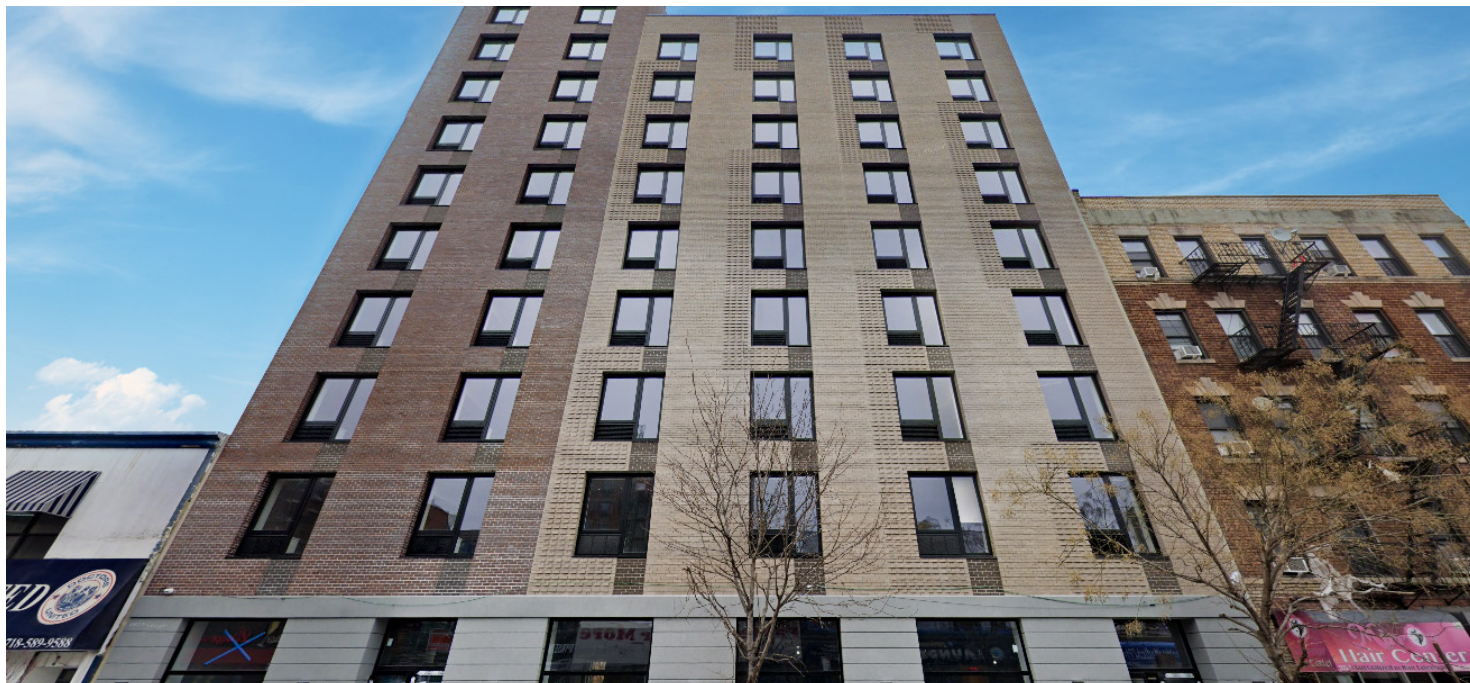
6,510 SF | 909 E Tremont Ave | Divisible Retail Space for Lease

909 E Tremont Ave, Bronx, NY 10460



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	6,510 SF
Building Size:	5,332 SF
Lot Size:	13,468 SF
Zoning:	R7X

### PROPERTY OVERVIEW

Featuring 87' of frontage  
Approximately 13 ft high ceilings  
Can do small to large divisions

### LOCATION OVERVIEW

Located in the Crotona neighborhood of the Bronx between Honeywell Ave & Daly Ave near the West Farms Sq subway station.

Nearest Transit: 2 & 5 trains at West Farms Sq and the BX36 & BX19 bus lines.

Nearby tenants include Mcdonald's, Stop & Shop, IHOP, GameStop, Chase Bank, Texas Chicken & Burgers, Dunkin', CubeSmart, Concordia Pharmacy, Papa Johns Pizza, North Star Cafe, TJ Maxx, 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



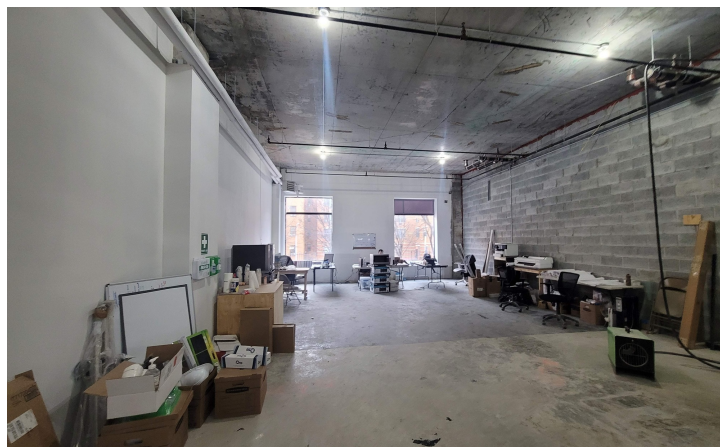
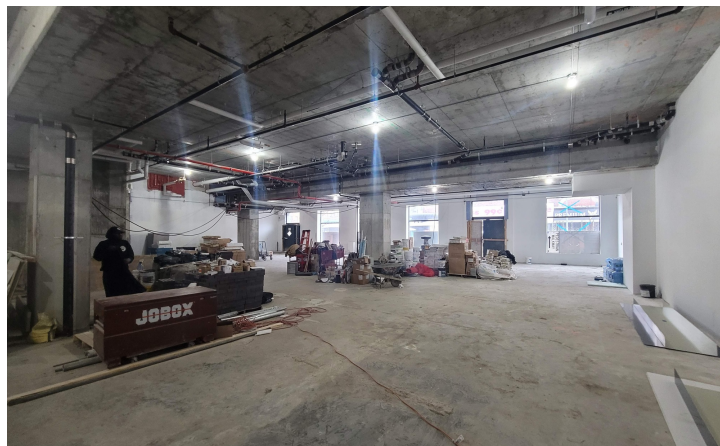
6,510 SF | 909 E Tremont Ave | Divisible Retail Space for Lease

909 E Tremont Ave, Bronx, NY 10460



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Additional Photos



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



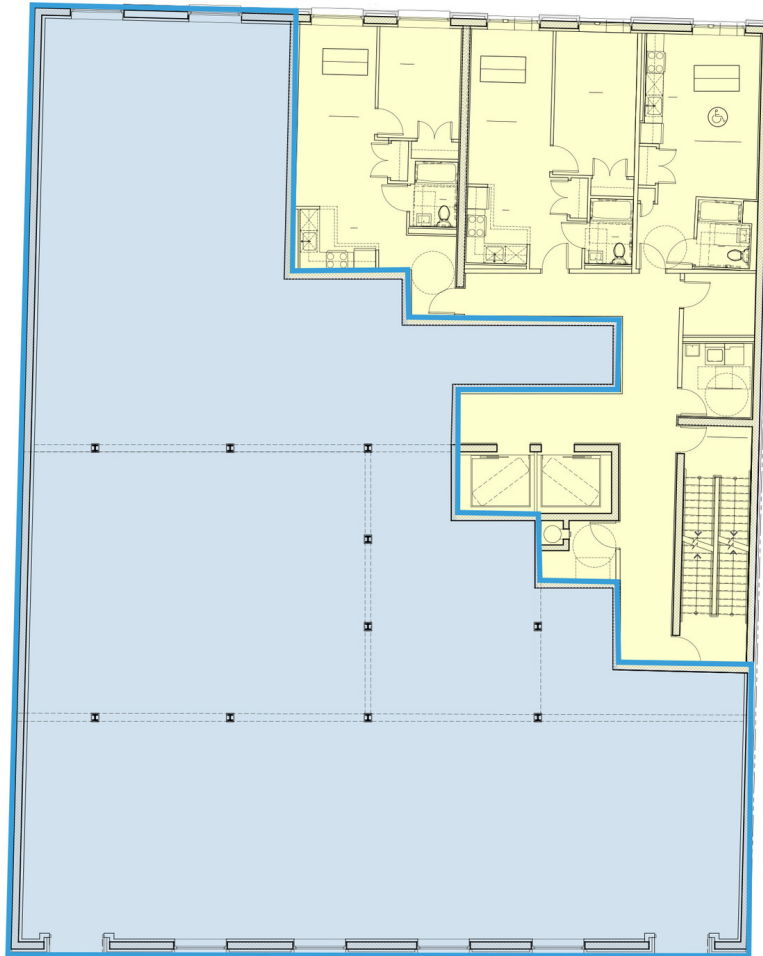
6,510 SF | 909 E Tremont Ave | Divisible Retail Space for Lease

909 E Tremont Ave, Bronx, NY 10460



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Floor Plans - Option 1



# 909 EAST TREMONT AVENUE

TOTAL AVAILABLE SPACE 6,510 SF

All square footage  
are approximate.

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



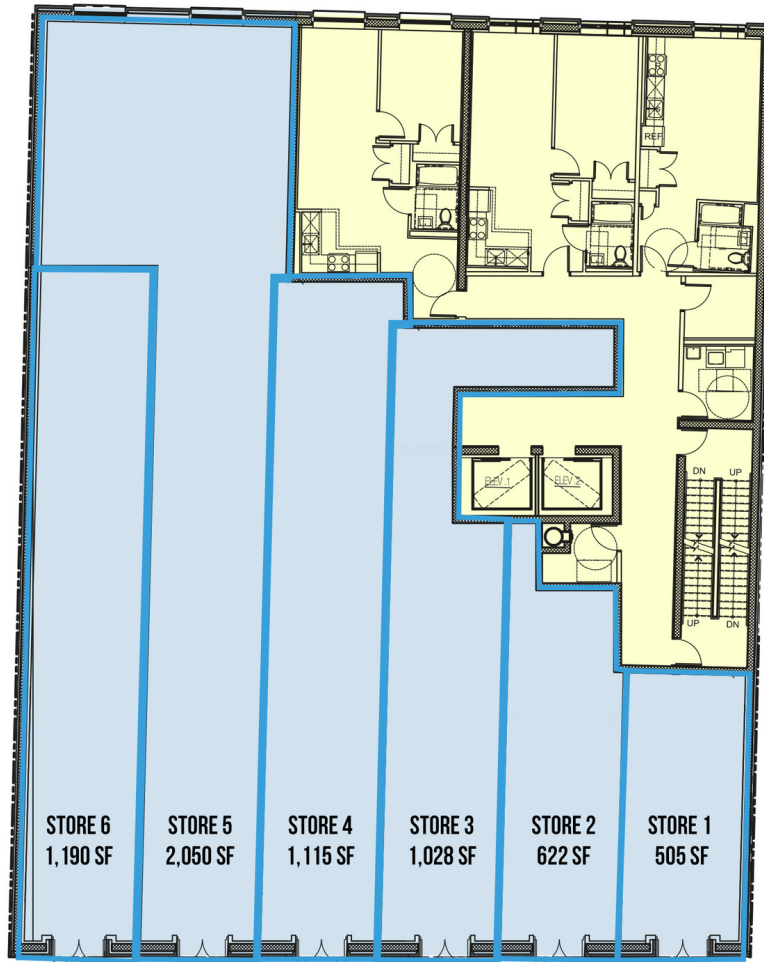
6,510 SF | 909 E Tremont Ave | Divisible Retail Space for Lease

909 E Tremont Ave, Bronx, NY 10460



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Floor Plans - Option 2



# 909 EAST TREMONT AVENUE

TOTAL AVAILABLE SPACE 6,510 SF

All square footage  
are approximate.

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



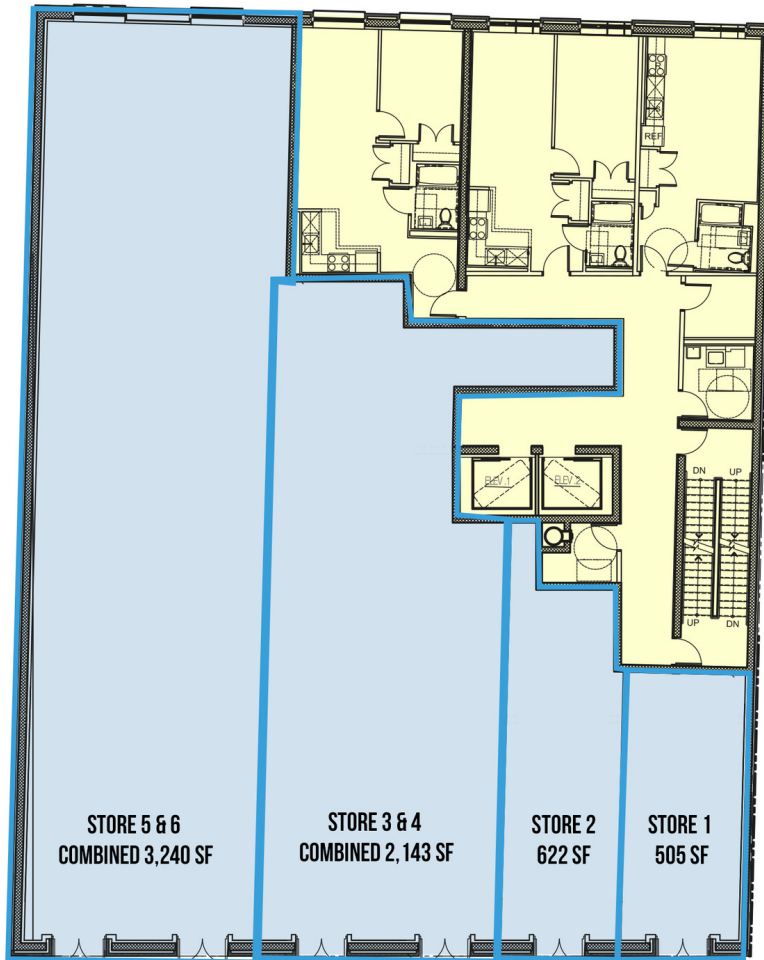
6,510 SF | 909 E Tremont Ave | Divisible Retail Space for Lease

909 E Tremont Ave, Bronx, NY 10460



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

### Floor Plans - Option 3



## 909 EAST TREMONT AVENUE

TOTAL AVAILABLE SPACE 6,510 SF

All square footage  
are approximate.

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



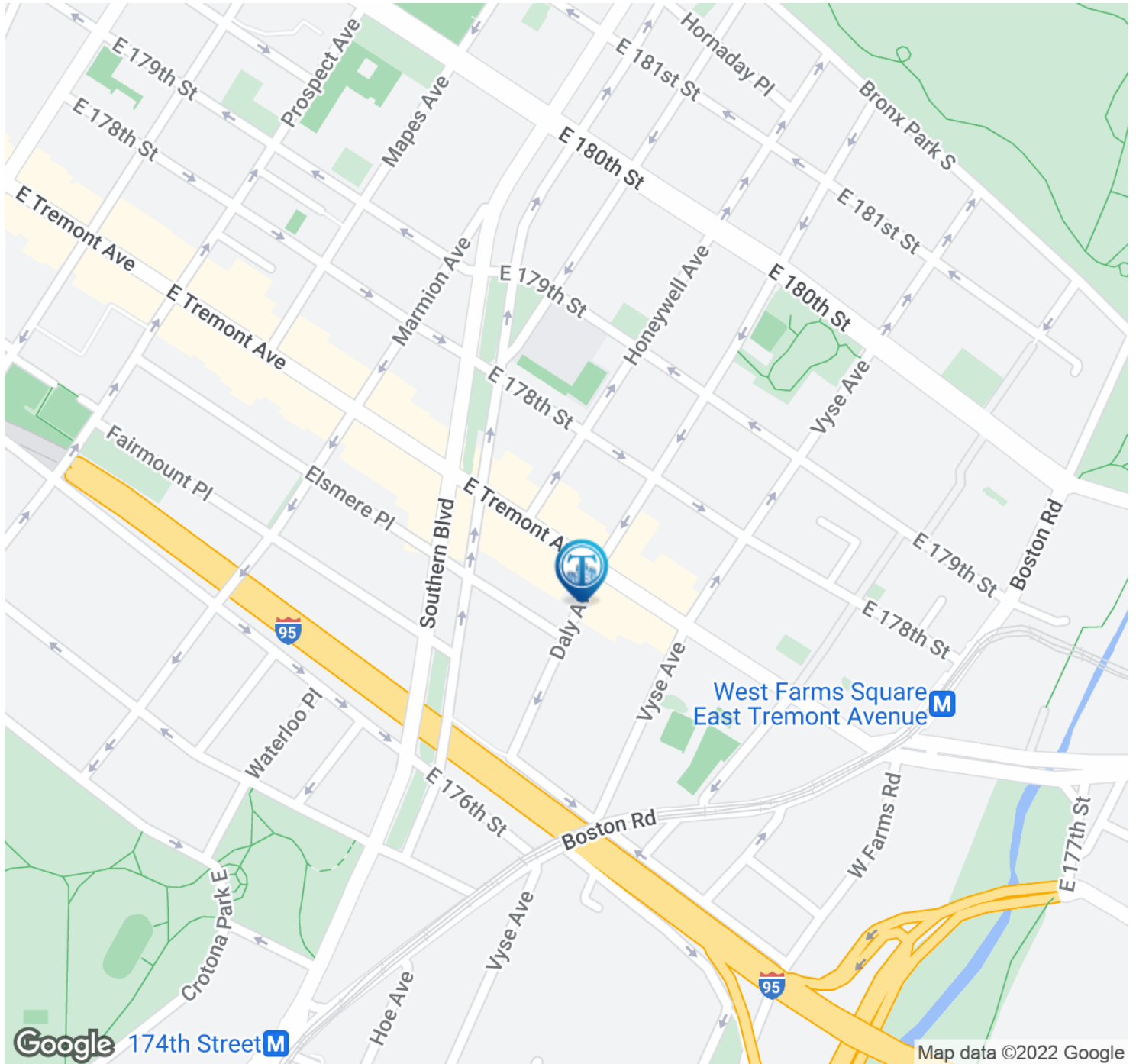
6,510 SF | 909 E Tremont Ave | Divisible Retail Space for Lease

909 E Tremont Ave, Bronx, NY 10460



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



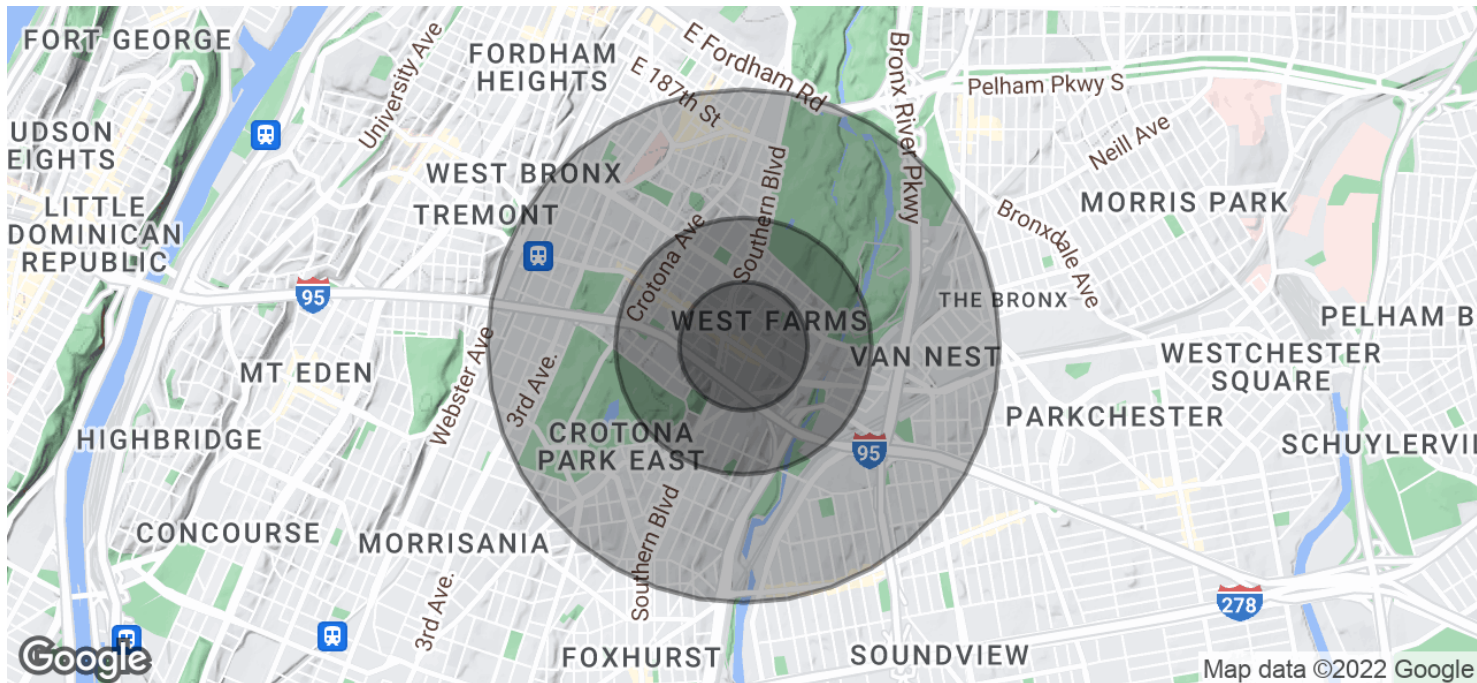
6,510 SF | 909 E Tremont Ave | Divisible Retail Space for Lease

909 E Tremont Ave, Bronx, NY 10460



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,316	39,337	135,866
Average Age	30.8	32.3	32.7
Average Age (Male)	24.9	28.0	30.2
Average Age (Female)	33.1	35.0	34.7

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,403	14,617	50,984
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$40,065	\$43,850	\$46,036
Average House Value	\$167,695	\$143,305	\$205,789

\* Demographic data derived from 2020 ACS - 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.

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



6,510 SF | 909 E Tremont Ave | Divisible Retail Space for Lease

909 E Tremont Ave, Bronx, NY 10460



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Retailer 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

