

# CROSS BRONX PLAZA

## 961 E 174<sup>th</sup> STREET, BRONX, NY



**STOP & SHOP  
ANCHORED  
SHOPPING CENTER**

**3 BLOCKS TO**  
2 5  
**174th St Station**

**ON-SITE  
PARKING  
(±433 SPACES)**

**169,000 CPD  
ON I-95**

### AVAILABLE SPACE:

 **2,723 SF**

- Handicapped accessible
- Bx36 bus stop on E 174<sup>th</sup> Street
- 10,000 cars per day on E 174<sup>th</sup> Street
- Walking distance to Montefiore Hospital
- Co-Tenants Include: Stop & Shop, Chase, TJ Maxx, IHop, Cablevision, and more



### CONTACT EXCLUSIVE AGENT:

**MIA ABDU**  
 914.968.8500 x326  
 mabdou@rmfriedland.com

**RM FRIEDLAND**  
 COMMERCIAL REAL ESTATE SERVICES  
 440 Mamaroneck Ave • Harrison, NY 10528 • [rmfriedland.com](http://rmfriedland.com)

# CROSS BRONX PLAZA

961 E 174<sup>th</sup> STREET, BRONX, NY

**2,723 SF  
FOR LEASE**



AVAILABLE SPACE:



2,723 SF

**DEMOGRAPHICS**

	1/2 MILE + E	3/4 MILE	1 MILE
Population	39,145	89,536	165,520
Number of Households	13,276	30,986	56,553
Average HH Income	\$42,184	\$46,892	\$48,105
Annual HH Expenditure	\$518.07 M	\$1.29 B	\$2.4 B
Annual Retail Expenditure	\$240.21 M	\$600.33 M	\$1.12 B
Annual Food & Beverages Expenditure	\$78.89 M	\$196.75 M	\$365.24 M
Annual Health Care Expenditure	\$43.6 M	\$109.03 M	\$202.8 M

CONTACT EXCLUSIVE AGENT:  
**MIA ABDOU**  
914.968.8500 x326  
mabdou@rmfriedland.com

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES  
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

# CROSS BRONX PLAZA

961 E 174<sup>th</sup> STREET, BRONX, NY

**2,723 SF  
FOR LEASE**



Access to the  
Cross Bronx Expwy,  
Bruckner Expwy, &  
Bronx River Pkwy



1.5 miles to  
Metro North  
Tremont Station



Direct access  
to Bx36 on  
174<sup>th</sup> Street

CONTACT EXCLUSIVE AGENT:  
**MIA ABDU**  
914.968.8500 x326  
mabdou@rmfriedland.com

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES  
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

# CROSS BRONX PLAZA

961 E 174<sup>th</sup> STREET, BRONX, NY

**2,723 SF  
FOR LEASE**



**SITE 2,723 SF**

CONTACT EXCLUSIVE AGENT:  
**MIA ABDU**  
 914.968.8500 x326  
 mabdou@rmfriedland.com

**RM FRIEDLAND**  
 COMMERCIAL REAL ESTATE SERVICES  
 440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.