



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | COMMUNITY FACILITY SPACE
4,000 SF | 2189 Arthur Ave | Across from St Barnabas Hospital

2189 Arthur Ave, Bronx, NY 10457

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Dov Bleich
718.437.6100 x111
Dov.B@TriStateCR.com



Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	4,000 SF
Building Size:	4,318 SF
Lot Size:	4,318 SF
Zoning:	R7-1

PROPERTY OVERVIEW

Located in Prime Belmont near the Little Italy retail hub
Lots of sunlight
Brand new building
Parking available

LOCATION OVERVIEW

Located in the Belmont neighborhood of the Bronx between E 182nd St & Oak Tree Pl near the 182nd - 183rd St subway station.

Nearest Transit: B & D trains at 182nd - 183rd St and the BX15 bus line.

Nearby tenants include Rite Aid, Enzo's, Prince Coffee House, Zero Otto Nove, Jersey Mikes, Chase Bank, Luna Cafe, Arthur Avenue Retail Market, Roberto's, St Barnabas Hospital, Total Care Pharmacy, and more!

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Additional Photos



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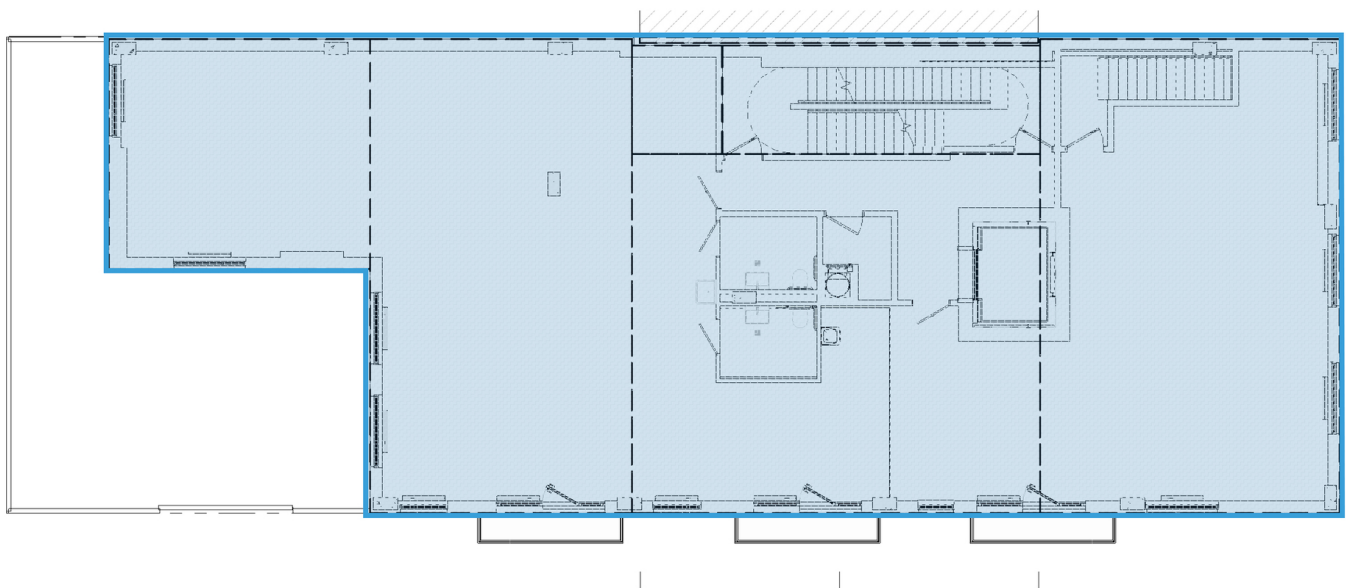


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Floor Plans



2189 ARTHUR AVE

2ND FLOOR - 4,000 SF

All square footage
are approximate.

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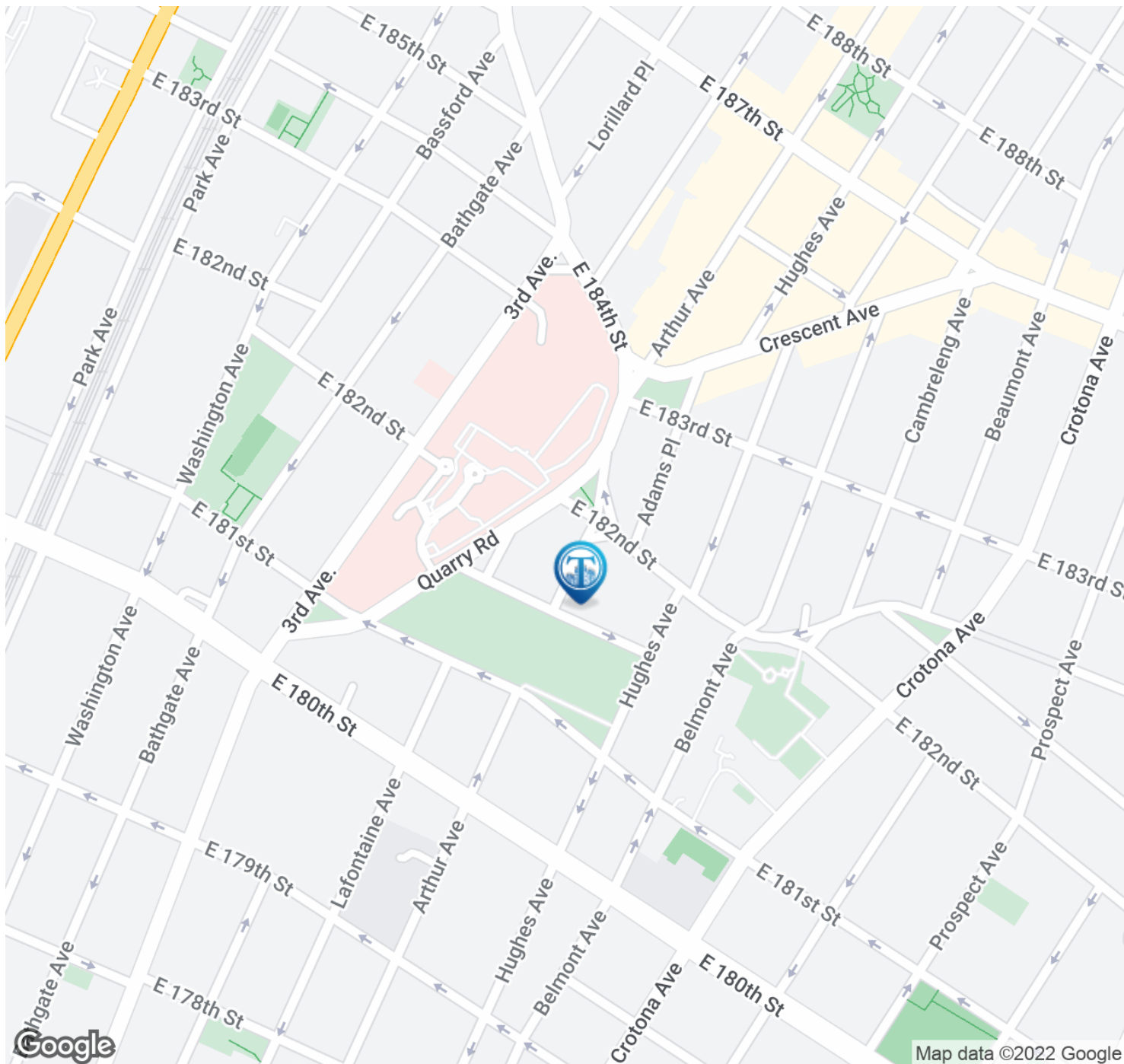
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Location Map



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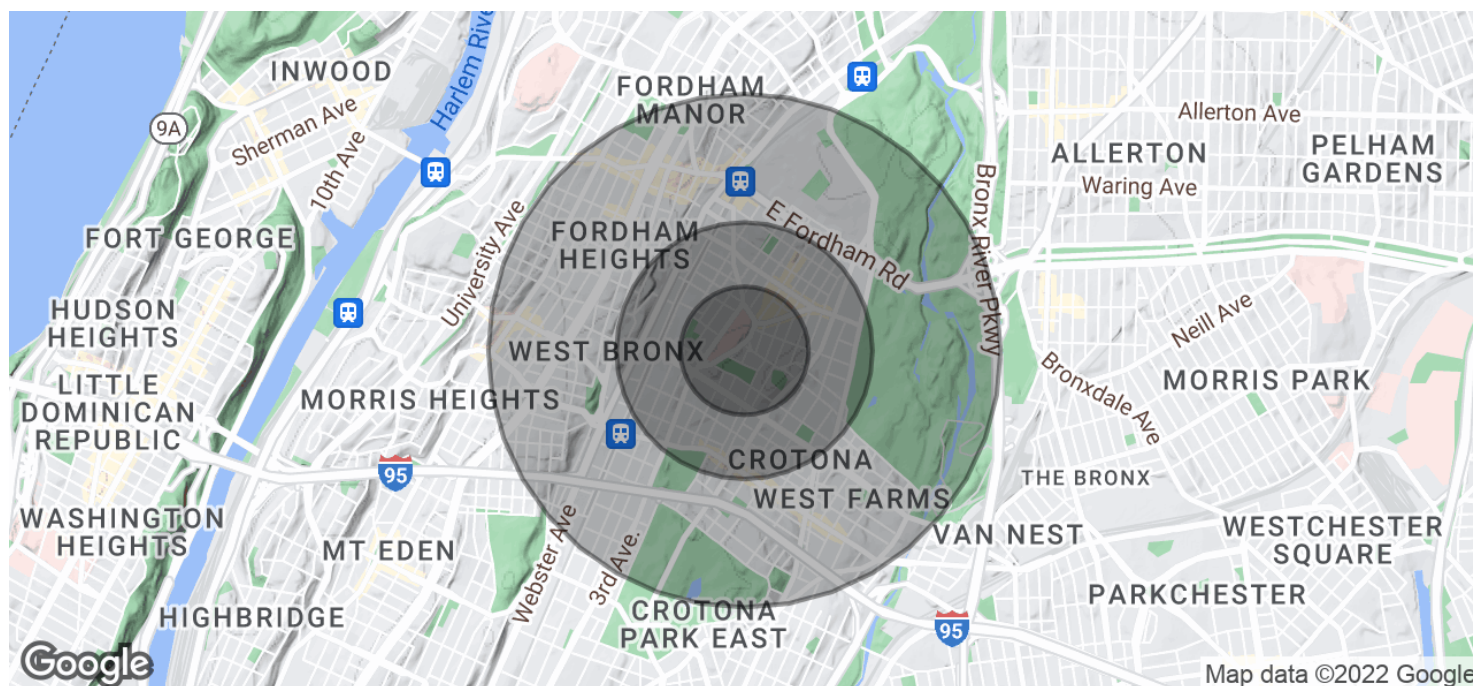
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,585	53,934	184,401
Average Age	30.0	30.4	30.5
Average Age (Male)	28.9	29.4	29.2
Average Age (Female)	31.5	32.2	32.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,859	20,606	64,484
# of Persons per HH	2.6	2.6	2.9
Average HH Income	\$47,980	\$42,840	\$43,654
Average House Value	\$37,209	\$38,449	\$51,212

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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