



TRI STATE  
COMMERCIAL  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

400 SF | 245 Brook Ave | Retail Space for Lease

245 Brook Ave, Bronx, NY 10454

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	400 SF
Building Size:	67,610 SF
Lot Size:	16,178 SF
Zoning:	C7

### PROPERTY OVERVIEW

Located in prime Mott Haven  
Glass frontage  
Finished, turn-key retail space

### LOCATION OVERVIEW

Located in the Mott Haven neighborhood of the Bronx between E 139th St & E 138th St near the Brook Ave train station.

Nearest Transit: 6 train at Brook Ave and the BX33 bus line.

Nearby tenants include Dunkin', Rite Aid, Shop Fair, Total Wireless, Dollar Tree, Shell, T-Mobile, Milk Burger, Texas Chicken and Burgers, Safeway Pharmacy, Boost Mobile, 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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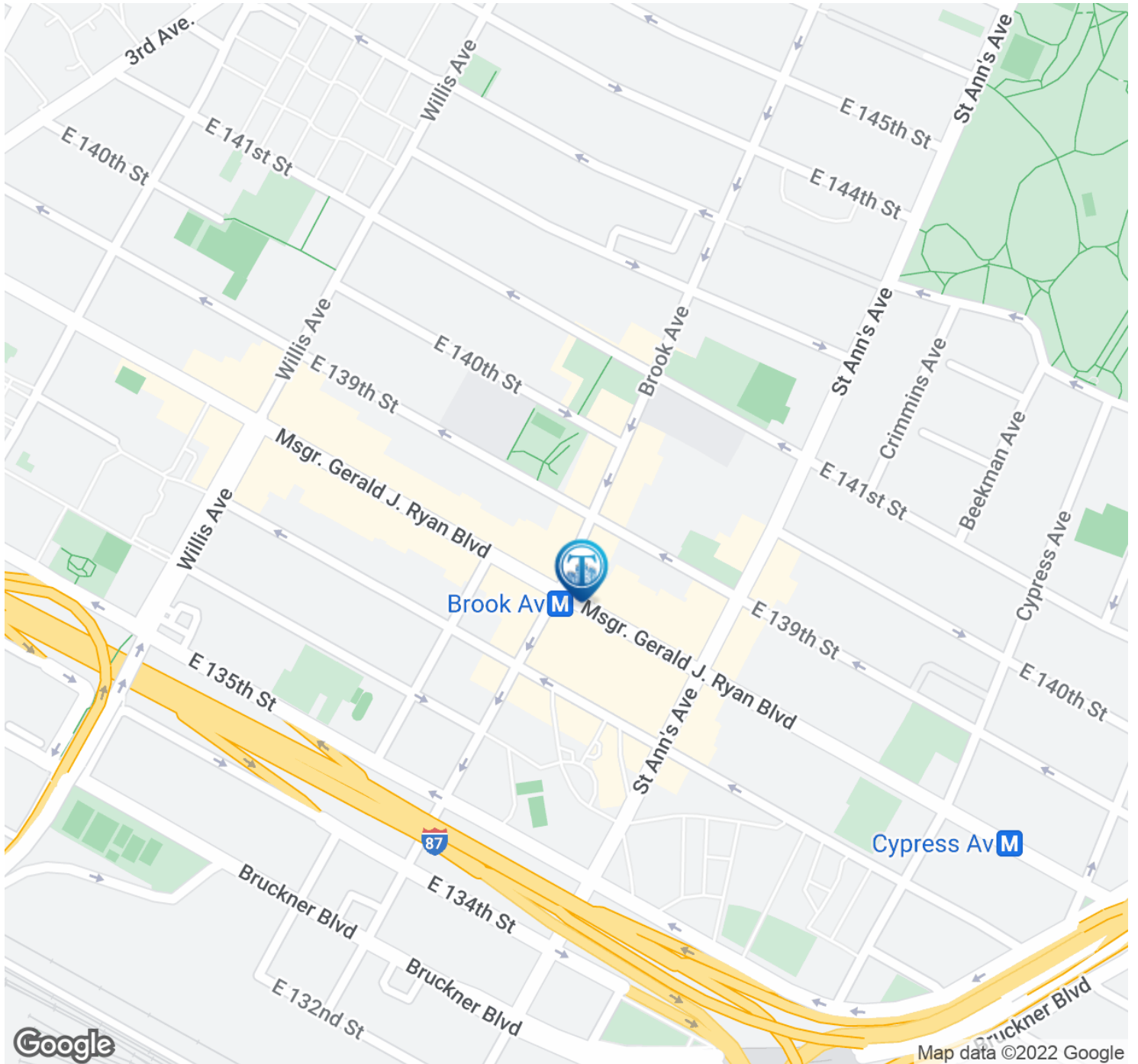
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## Location Map



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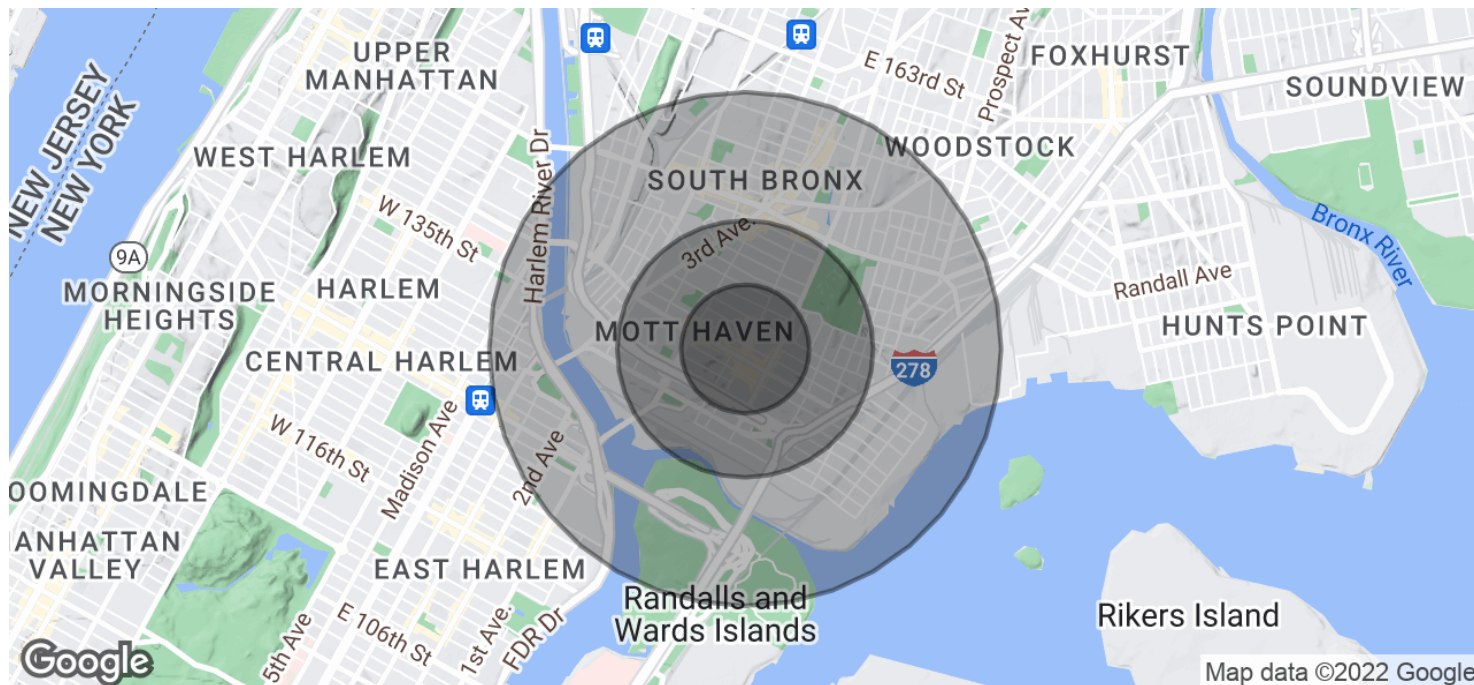
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	16,584	41,837	111,006
Average Age	31.1	32.3	32.1
Average Age (Male)	29.5	29.2	28.2
Average Age (Female)	32.6	34.3	34.6

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	6,272	16,062	43,323
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$33,070	\$37,429	\$40,073
Average House Value	\$82,761	\$77,789	\$63,599

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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