



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2,500 SF | 1420 Stebbins Ave | Lower Level Space available

1420 Stebbins Ave, Bronx, NY 10459

Shlomi Bagdadi
718.437.6100
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Dov Bleich
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: 2,500 SF

Building Size: 11,719 SF

Lot Size: 4,613 SF

Number of Units: 2

Zoning: R7-1

PROPERTY OVERVIEW

Lower level - 2,500 SF
Brand new development
High ceilings
All glass storefronts
Tons of natural light
Divisible

LOCATION OVERVIEW

Located in the Crotona Park East neighborhood of the Bronx between Boston Rd & E 170th St near the Freeman St subway station.

Nearest Transit: 2 & 5 trains at Freeman St and the BX11, BX21, and BX17 bus lines.

Nearby tenants include Citibank, Food Universe Marketplace, Golden Krust, CTown Supermarkets, Family Dollar, BP, Kennedy Fried Chicken, McDonald's, Papa Johns, Food Bazaar, 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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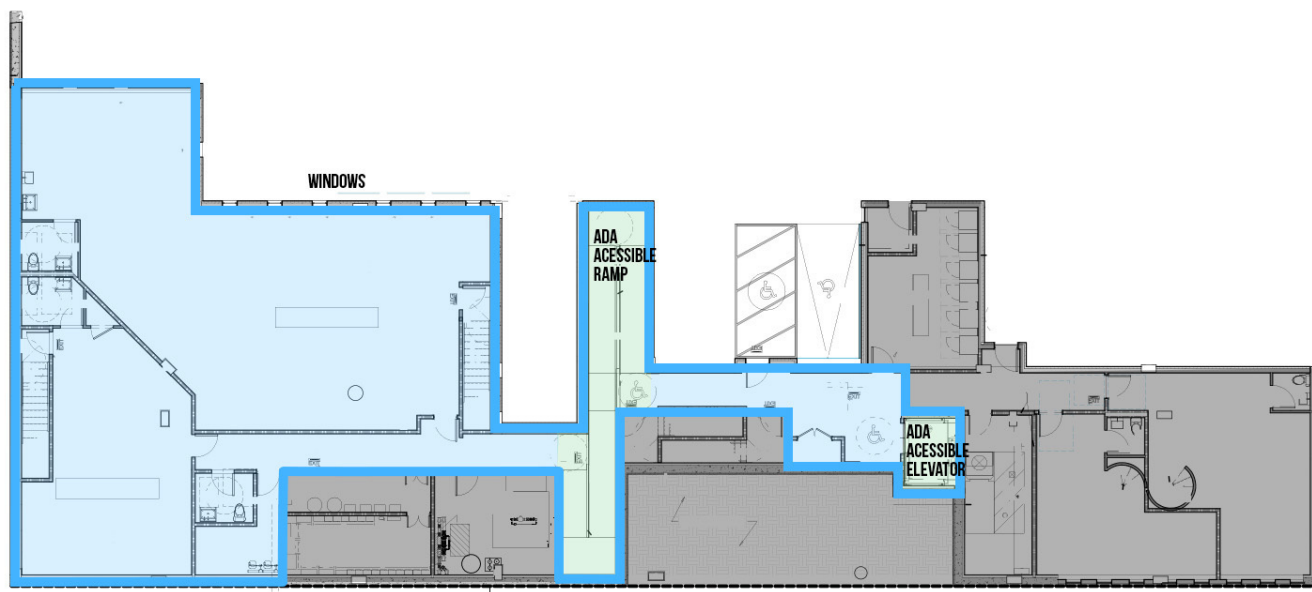
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Floor Plans



1420 STEBBINS AVENUE

LOWER LEVEL - 2,500 SF

All square footage
are approximate.

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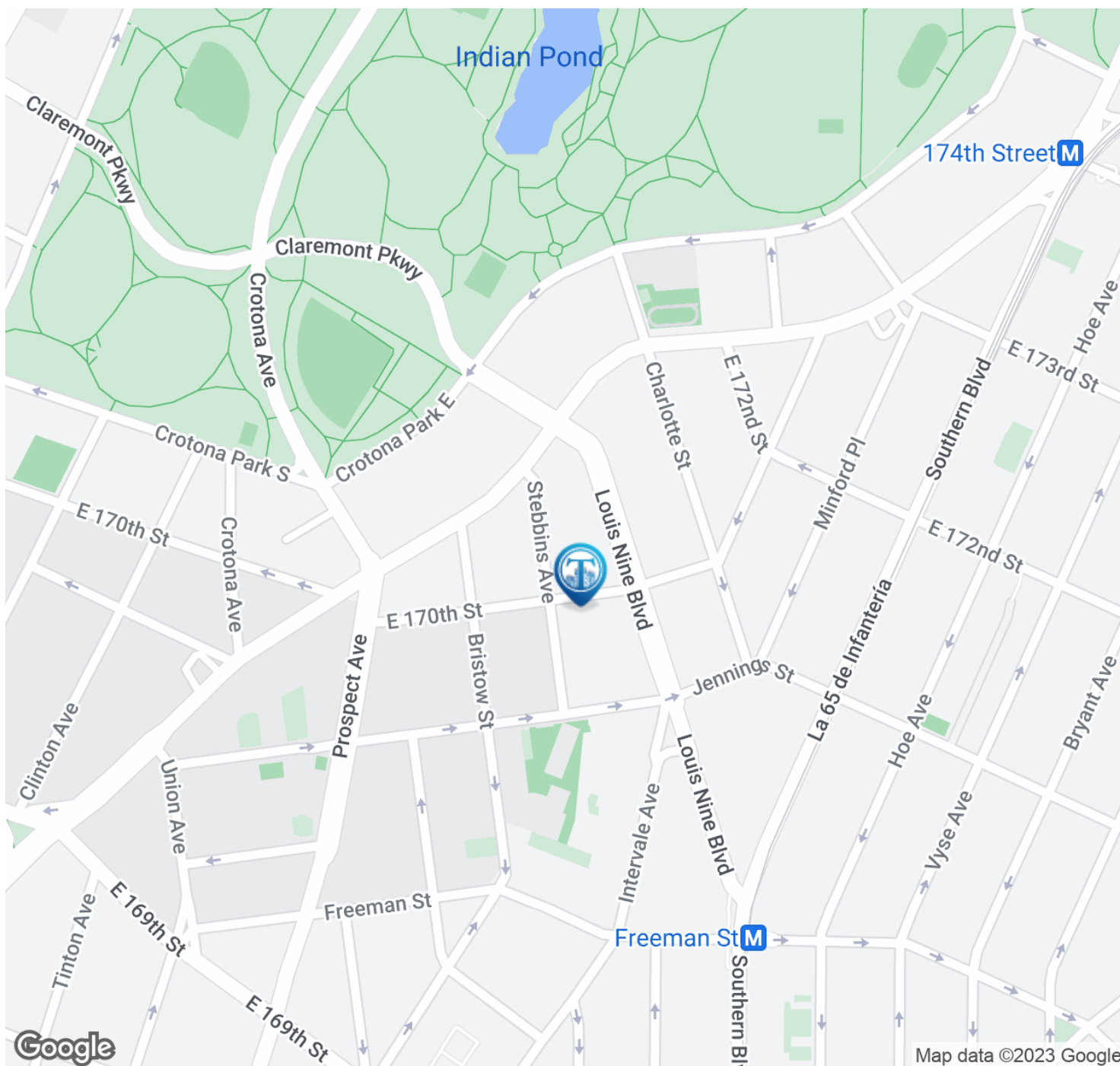
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Location Map



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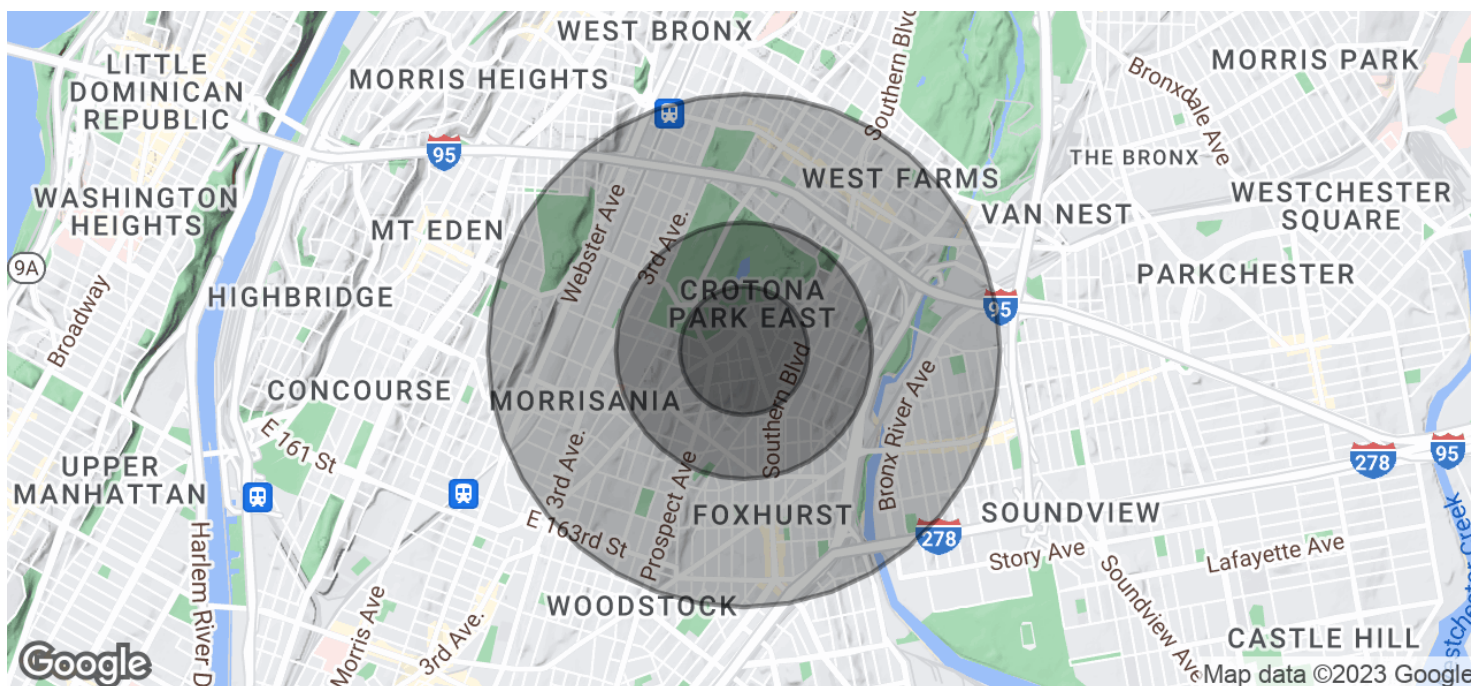
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,697	38,409	172,169
Average Age	33.9	34.0	32.3
Average Age (Male)	30.5	30.7	29.9
Average Age (Female)	35.2	36.0	34.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,264	14,539	63,110
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$42,017	\$45,359	\$42,949
Average House Value	\$190,136	\$244,747	\$142,946

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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