



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE 310 Grand Concourse | New Development

310 Grand Concourse, Bronx, NY 10451

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Executive Summary



OFFERING SUMMARY

Available SF: 2,600 SF

Lot Size: 17,860 SF

Year Built: 1920

Building Size: 4,133 SF

Zoning: C6-2A

PROPERTY OVERVIEW

Brand new
Near new development
90 ft of frontage

LOCATION OVERVIEW

Located in the Mott Haven neighborhood between E 138th St & E 140th St near the 138th St - Grand Concourse train station

Nearest transit: 4 & 5 trains at 138th St - Grand Concourse and the BX1 & BX33 bus stops

Nearby tenants include BP, AT&T, Boom Pharmacy, Dollar Tree, U-Haul, CubeSmart, Grit City Strength & Conditioning, McDonald's Dunkin', 7-Eleven, IHOP, CVS, 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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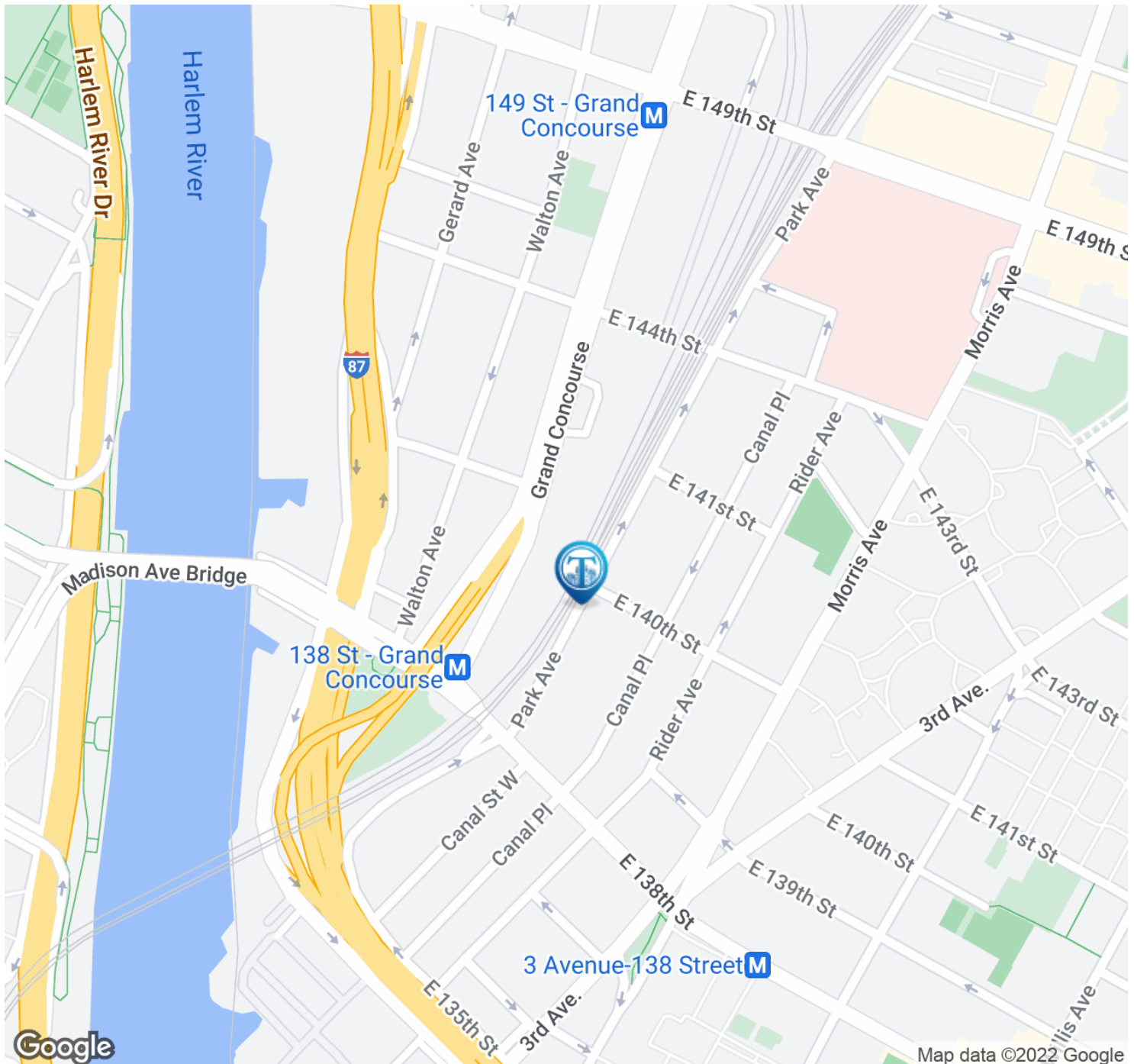
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Location Map



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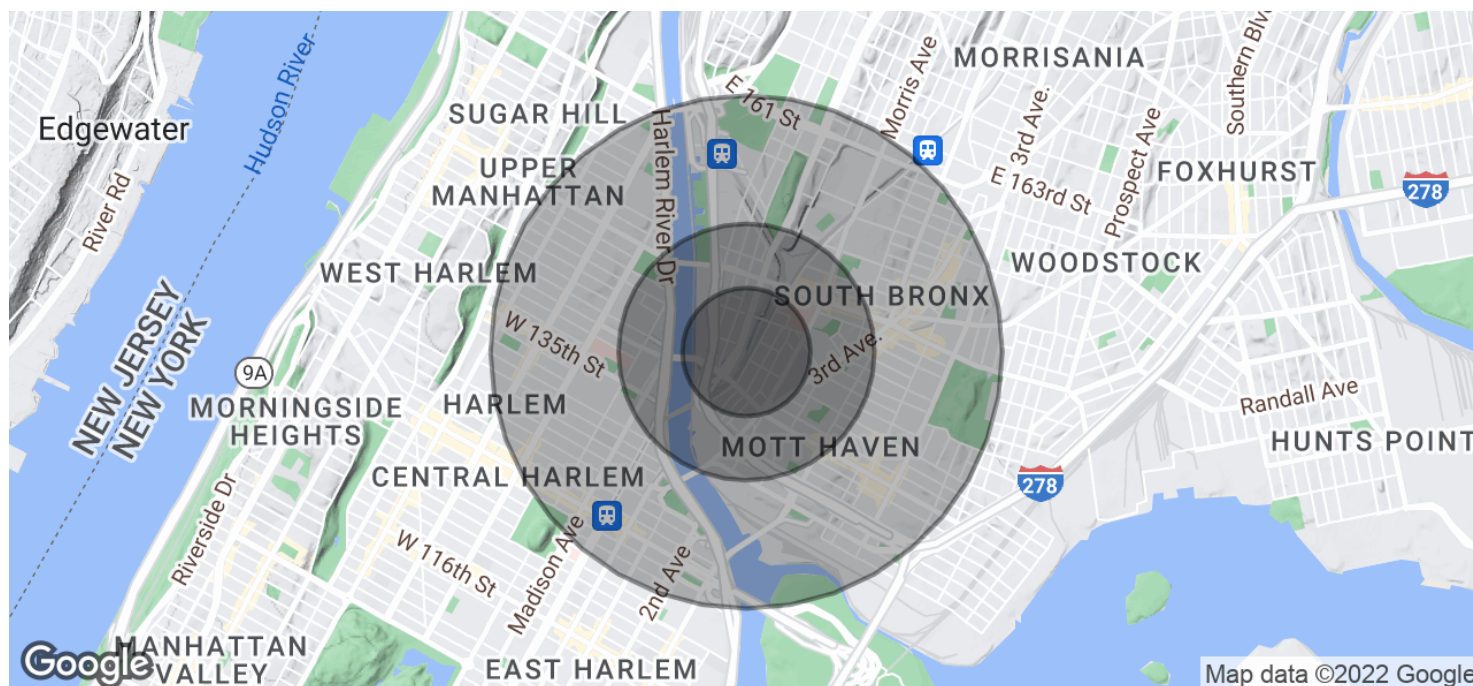
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,948	31,136	177,165
Average Age	28.6	34.8	34.9
Average Age (Male)	22.5	30.0	32.5
Average Age (Female)	32.5	36.9	37.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,393	13,696	77,315
# of Persons per HH	2.8	2.3	2.3
Average HH Income	\$34,629	\$45,314	\$57,088
Average House Value	\$0	\$57,063	\$159,920

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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