



TRISTATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

500 SF | 2556 Briggs Ave | Brand New Office Space for Lease

2556 Briggs Ave, Bronx, NY 10459

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com



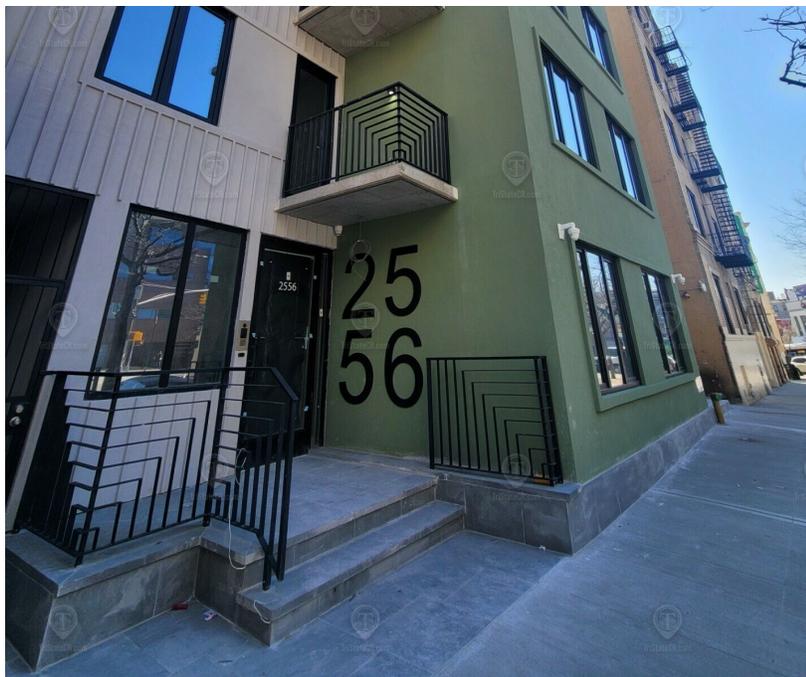
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: 500 SF

Building Size: 5,227 SF

Lot Size: 7,571 SF

Number of Units: 1

Zoning: R7B

PROPERTY OVERVIEW

Brand new development

Private entrance

HVAC

Sunlight

LOCATION OVERVIEW

Located in the Fordham Manor neighborhood of the Bronx between E Kingsbridge Rd & E 194th St near the Kingsbridge Rd subway station.

Nearest Transit: B & D trains at Kingsbridge Rd and the Bx34, Bx2, & Bx1 lines.

Nearby tenants include Old Navy, Planet Fitness, GAP, Foot Locker, Bank of America, Burlington, CityMD, Checkers, Taco Bell, Dunkin', Wingstop, Morton Williams, McDonald's, 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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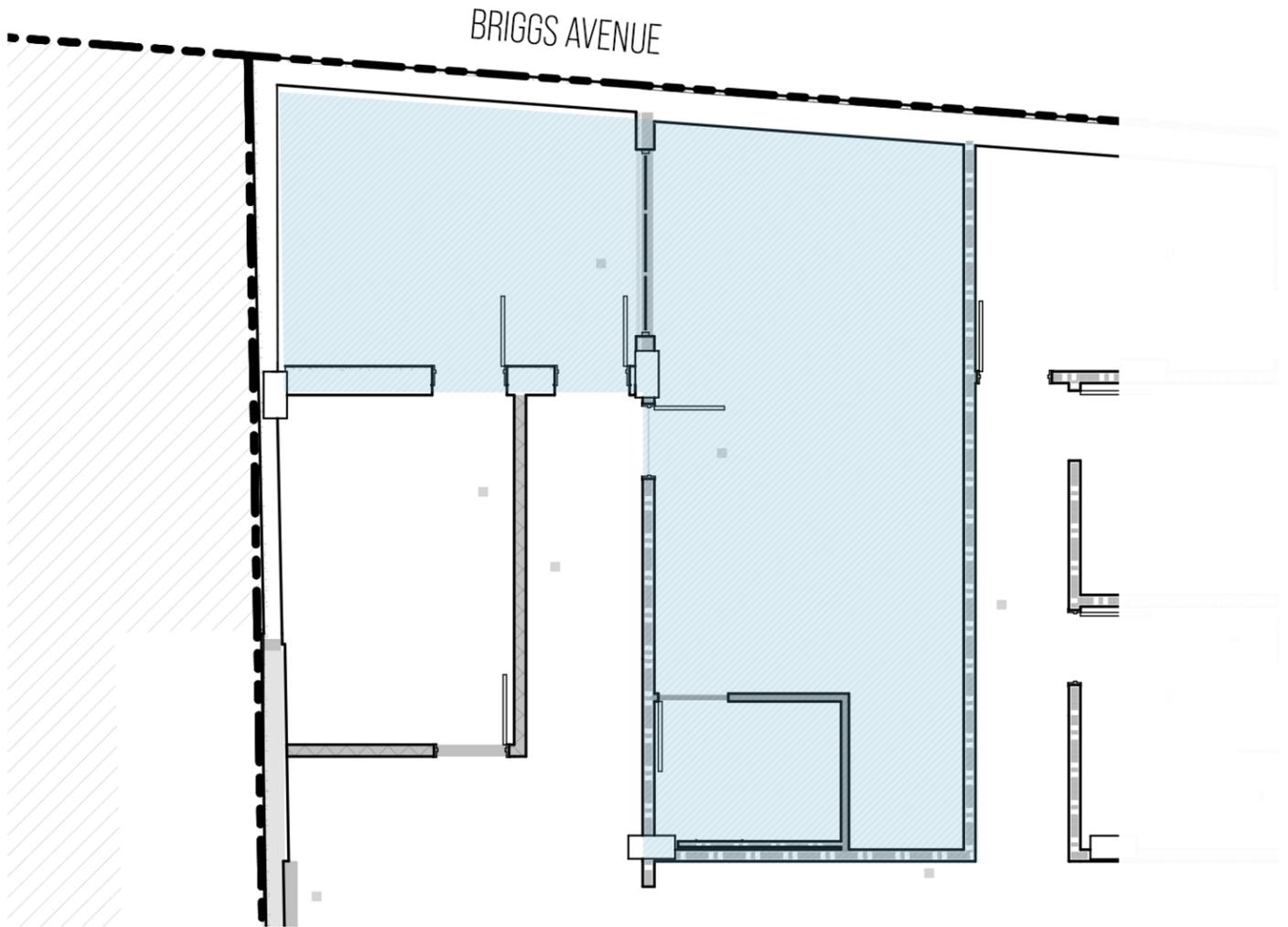
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Floorplan



2556 BRIGGS AVENUE

TOTAL AVAILABLE SPACE - 500 SF

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Additional Photos



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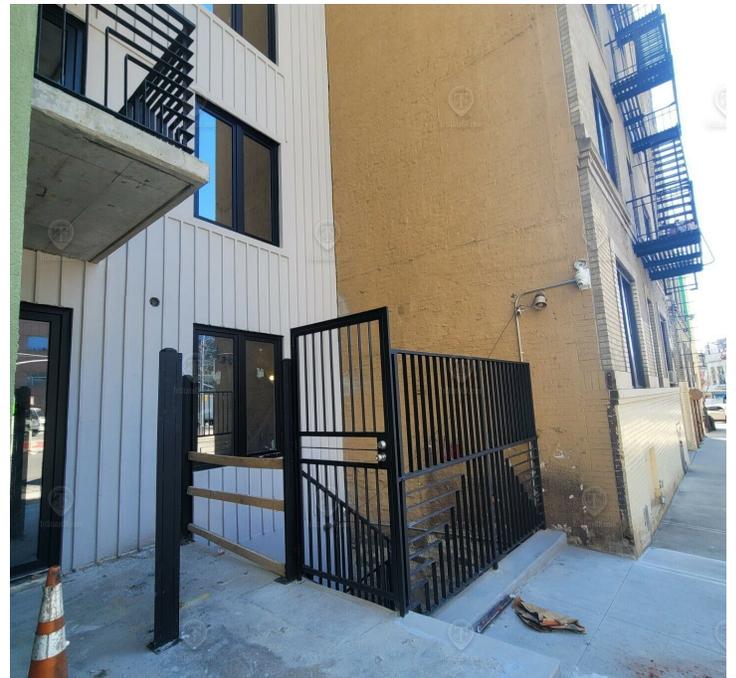
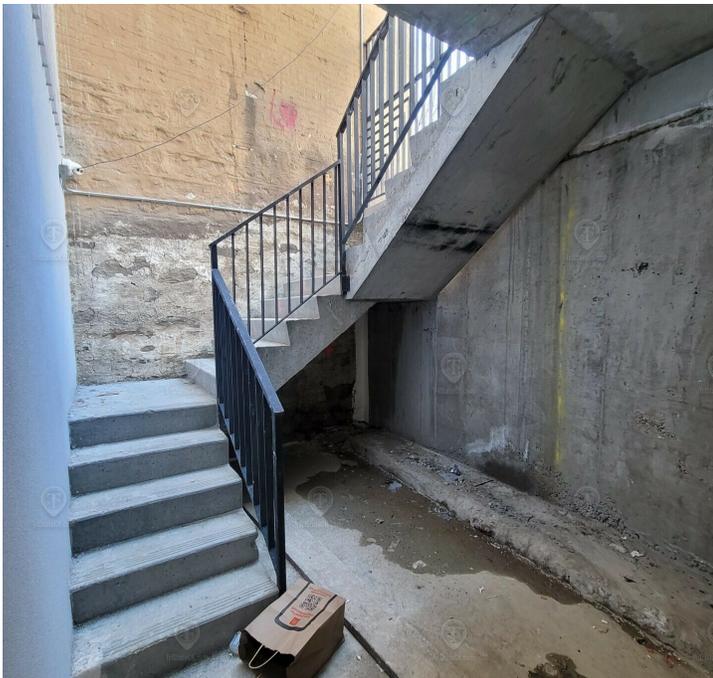
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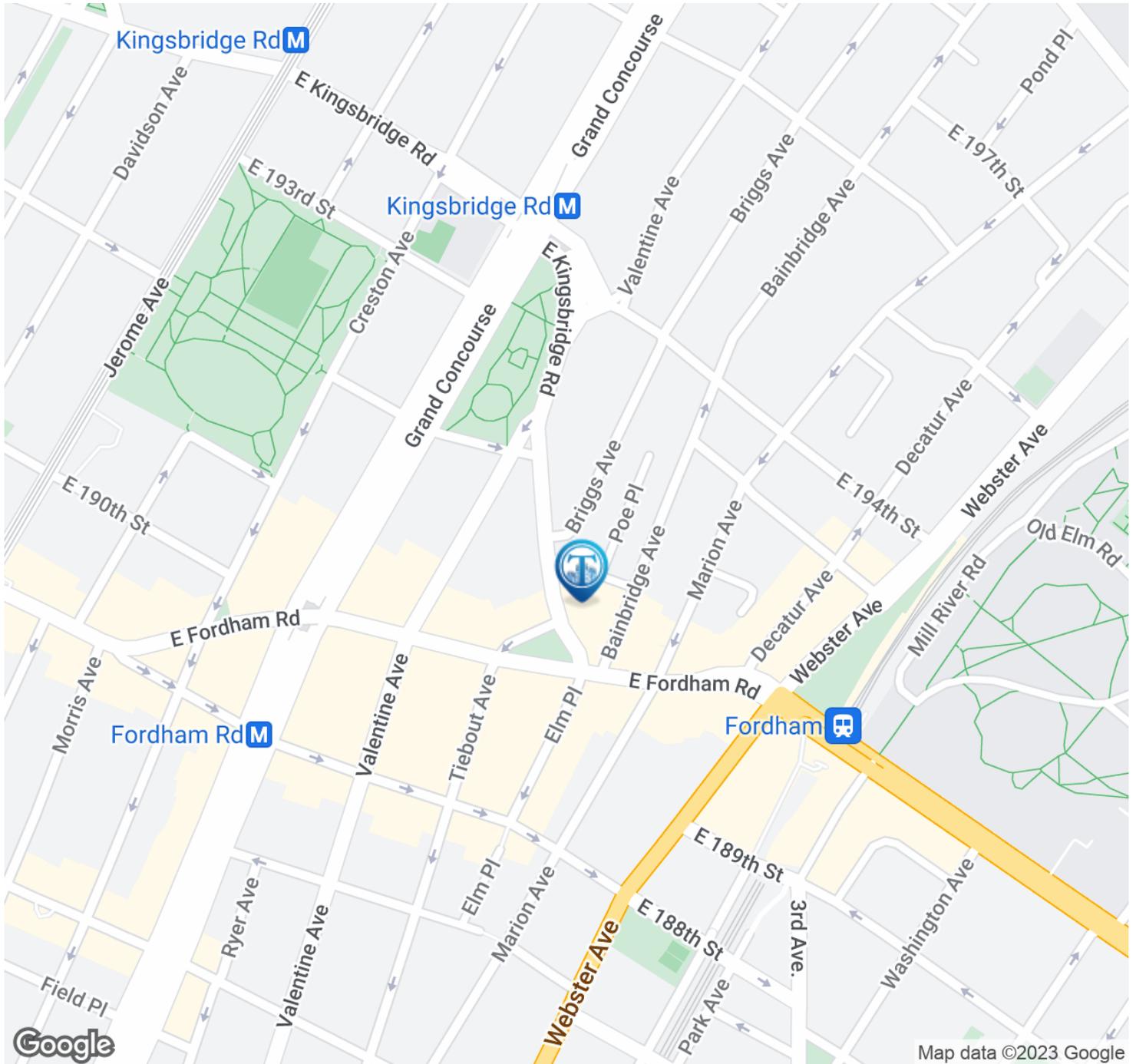
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Location Map



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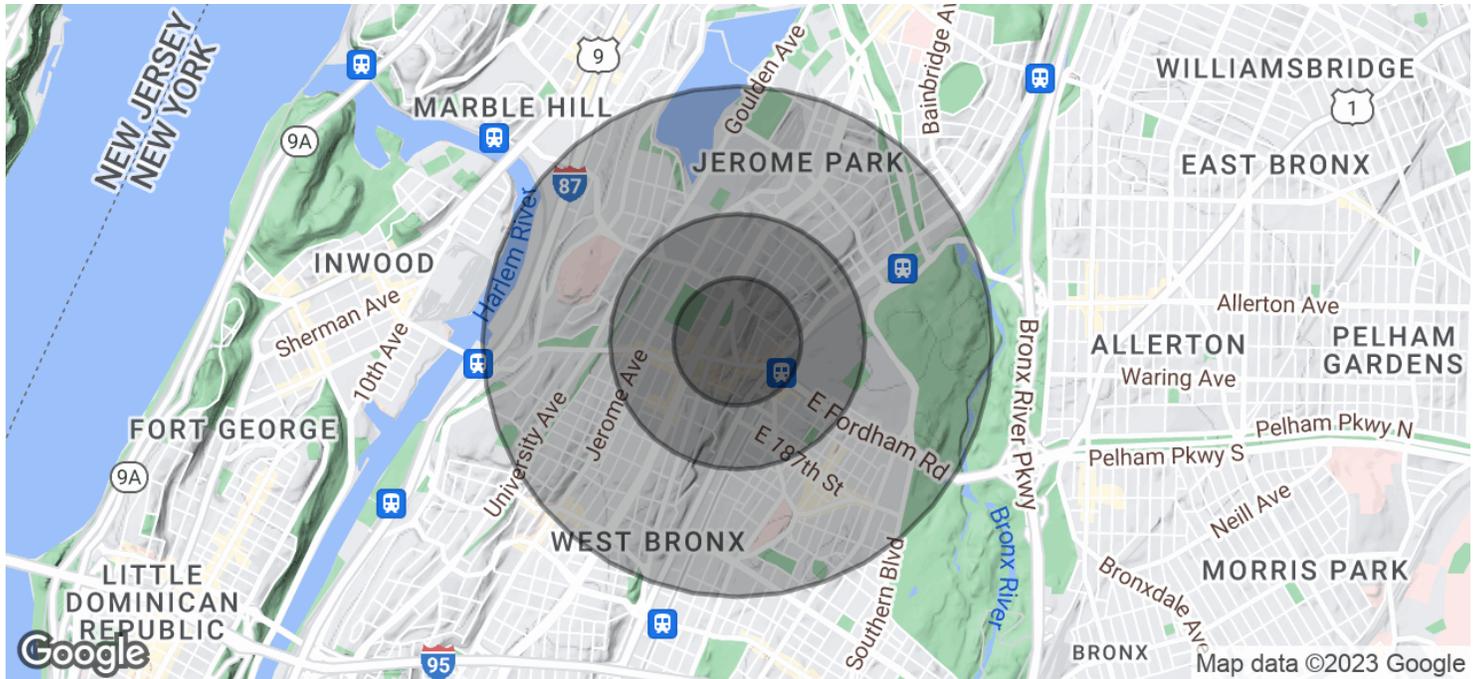
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	20,042	72,755	216,105
Average Age	31.3	30.6	32.4
Average Age (Male)	31.1	29.8	30.8
Average Age (Female)	32.9	32.5	34.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	6,878	24,351	77,579
# of Persons per HH	2.9	3.0	2.8
Average HH Income	\$44,446	\$43,995	\$46,688
Average House Value	\$8,173	\$21,779	\$64,986

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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