



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

700 SF | 71 East Mt. Eden Avenue | Prime Mt. Eden Retail Space for Lease

71 East Mt Eden Avenue, The Bronx, NY 10452

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718 437 6100
Available SF:	700 SF
Building Size:	43,905 SF
Lot Size:	11,573 SF
Zoning:	C1-4

PROPERTY OVERVIEW

Retail space
Glass front
Move-in ready
Prime E Mt Eden
Steps away from the E Mt Eden train station
Nearby many national retailers.

LOCATION OVERVIEW

Located in the Concourse neighborhood of The Bronx between Townsend Avenue & Walton Avenue.

Nearest Transit: 4 & B at Mt Eden Ave and Bx1 & Bx18A bus lines.

Nearby tenants include McDonald's, Sheridan Deli & Grocery, Dunkin, Autozone Auto Parts, Chase Bank, Planet Fitness, Walgreens Pharmacy, Blink Fitness, La Rosa Bakery, Orlando's Deli, Little Caesar's Pizza, and more!

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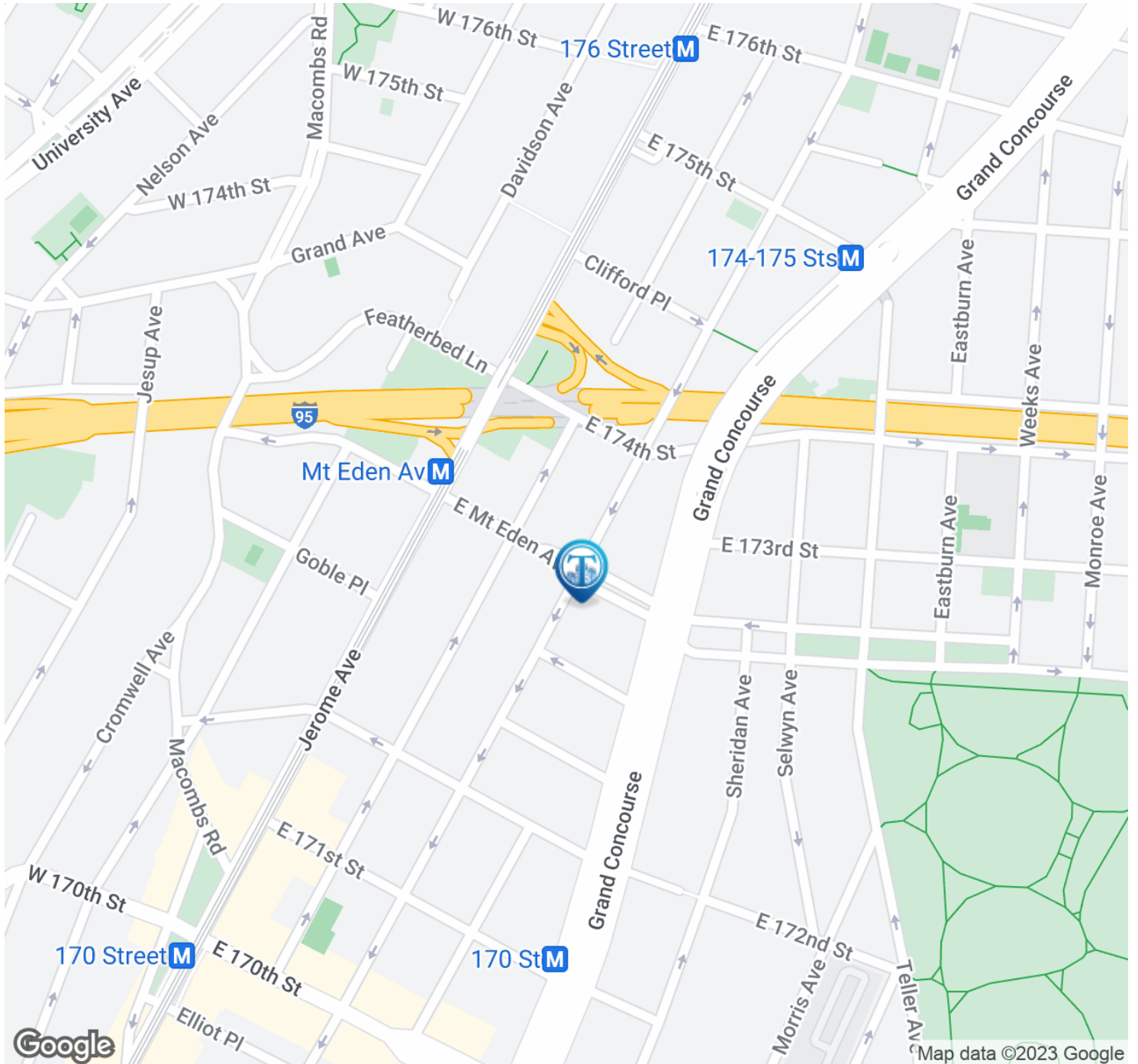
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Location Map



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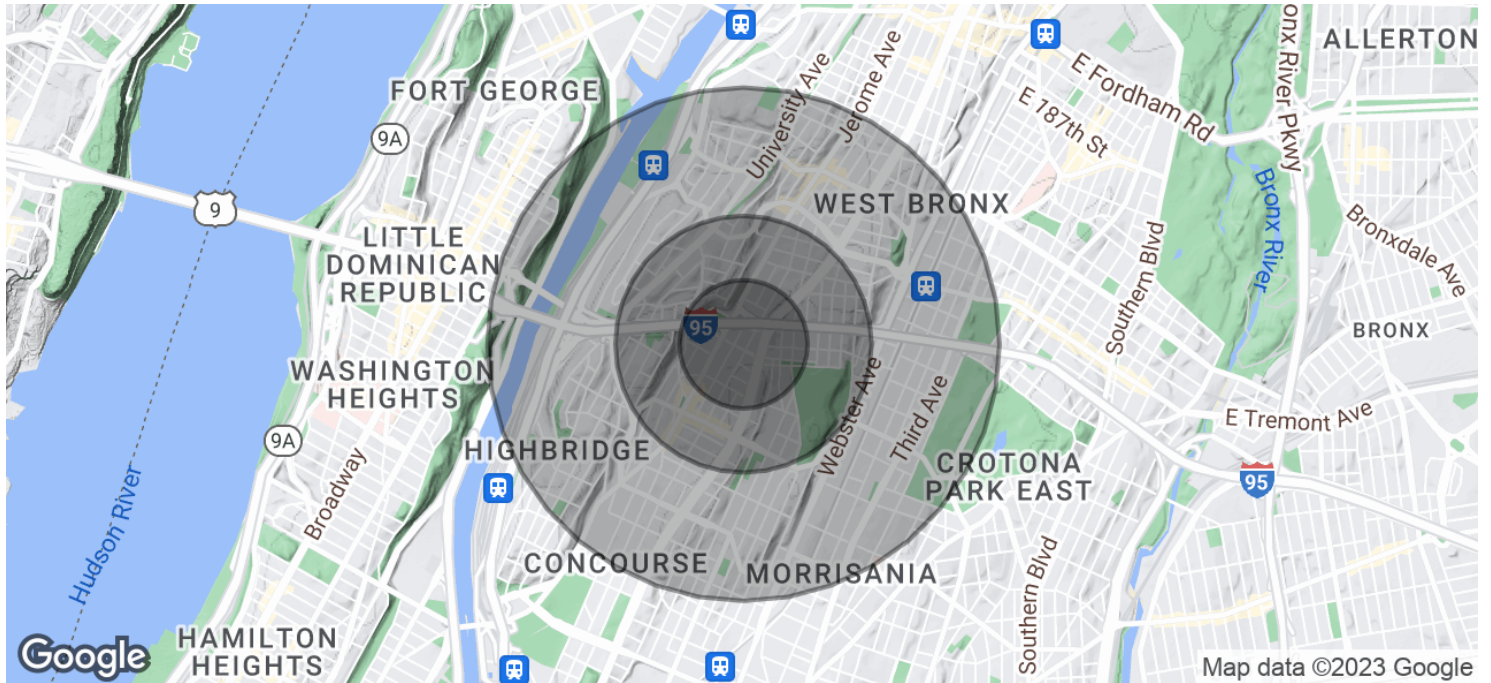
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	20,341	73,819	234,872
Average Age	32.5	32.8	32.3
Average Age (Male)	31.8	30.9	30.7
Average Age (Female)	33.3	35.0	34.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	7,276	26,366	83,377
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$48,680	\$44,334	\$43,414
Average House Value	\$0	\$42,057	\$57,422

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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