



Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	800 SF
Building Size:	22,000 SF
Lot Size:	6,520 SF
Zoning:	R8

PROPERTY OVERVIEW

Built-out restaurant
Turn-key with equipment in place
Gas
Hood
Ventilated
Glass frontage

LOCATION OVERVIEW

Located in the Jerome Park neighborhood of the Bronx on a busy restaurant block between E 204th St & E 205th St near the Bedford Park Blvd subway station.

Nearest Transit: B & D trains at Bedford Park Blvd and the Bx2, Bx1, & Bx10 bus lines.

Nearby tenants include Fine Dare Supermarkets, Bedford Cafe, Blink Fitness, Dunkin', CTown Supermarkets, Walgreens, McDonald's, CVS, Crunch Fitness, Starbucks, Portabella, Subway, 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.

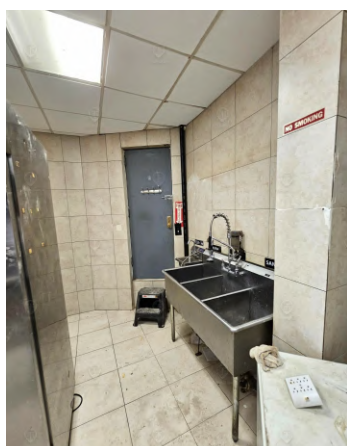
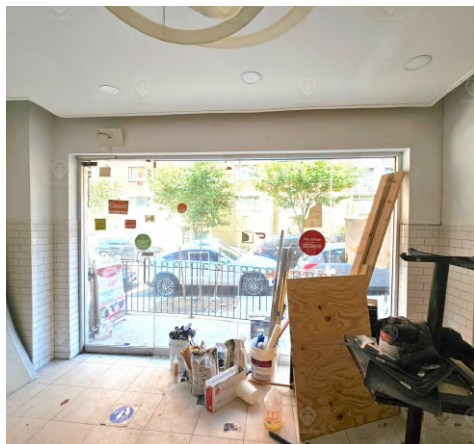


800 SF | 3128 Villa Ave | Built-Out Restaurant for Lease

3128 Villa Avenue, Bronx, NY 10468



Additional Photos



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Location Map



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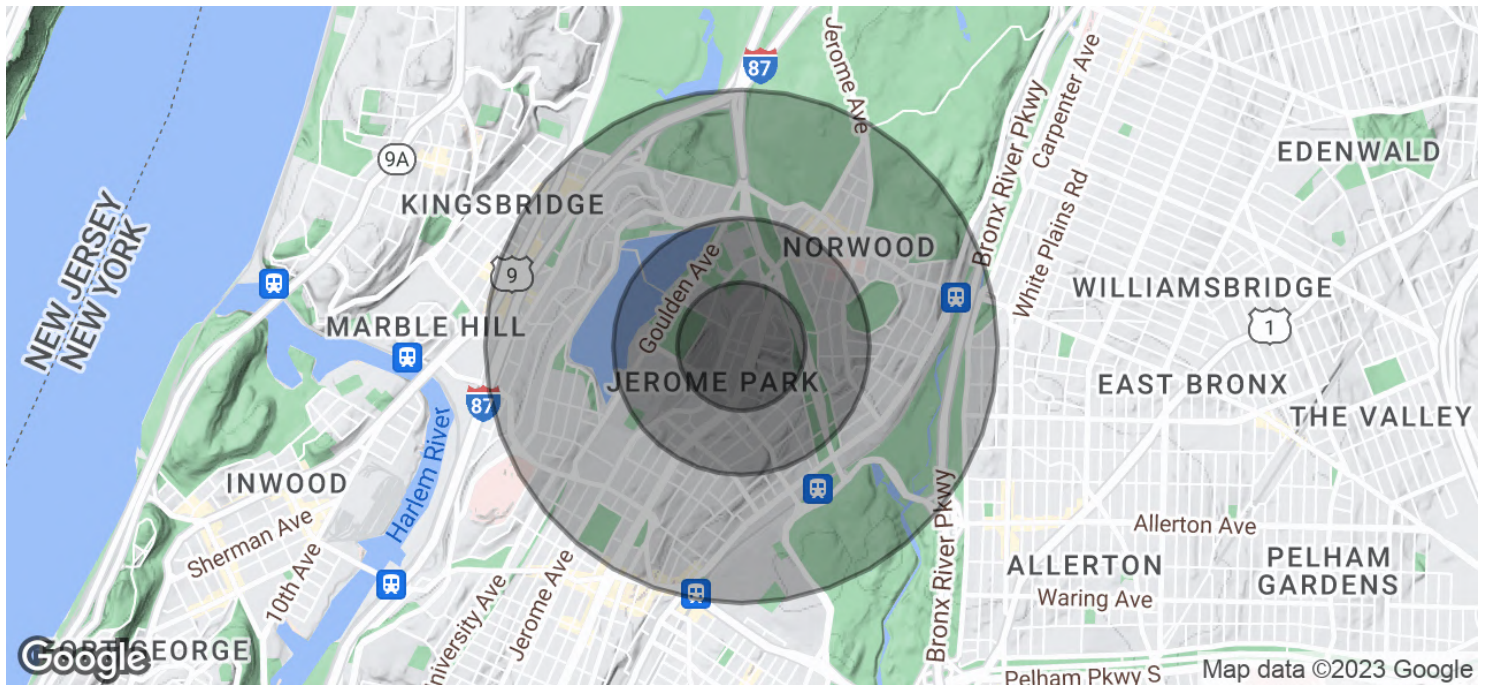
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REAL ESTATE EXPERTS

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,065	43,850	154,027
Average Age	33.6	34.3	35.4
Average Age (Male)	32.8	33.4	33.8
Average Age (Female)	34.8	34.1	36.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,710	17,200	58,036
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$58,109	\$50,516	\$53,822
Average House Value	\$73,903	\$41,854	\$68,542

* Demographic data derived from 2020 ACS - US Census

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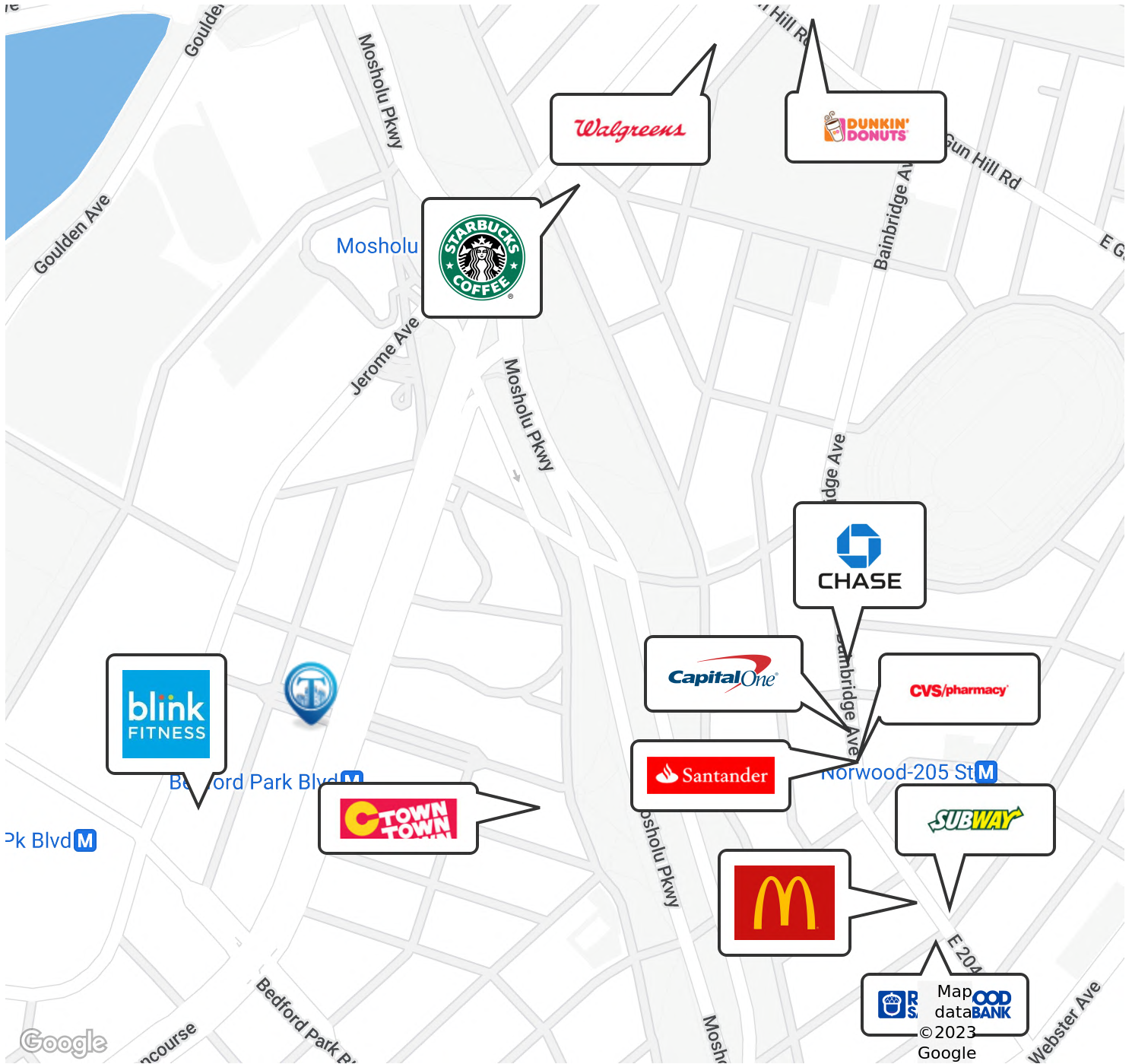
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Retailer Map



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