



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | COMMUNITY FACILITY SPACE

2,500 SF | 708 Mace Ave | Newly Renovated Community Facility Space with Parking for Lease

708 Mace Avenue, Bronx, NY 10467

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	2,500 SF
Building Size:	4,088 SF
Lot Size:	7,500 SF
Zoning:	R6

PROPERTY OVERVIEW

Prime Allerton
One block from the 2 and the 5 line trains
Near many cafes and eateries
Close to many national tenants

LOCATION OVERVIEW

Located in the Allerton neighborhood of the Bronx between White Plains Rd & Cruger Ave near the Allerton Ave subway station.

Nearest Transit: 2 & 5 trains at Allerton Ave and the BX39 bus line.

Nearby tenants include Dunkin', Bank of America, McDonald's, Metro by T-Mobile, Dollar General, Golden Krust, Key Food Supermarkets, Walgreens, Max Deals, Planet Fitness, Starbucks, TD Bank, 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.

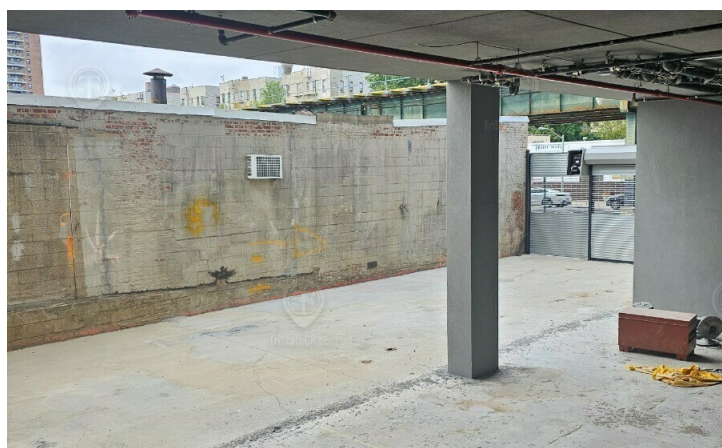
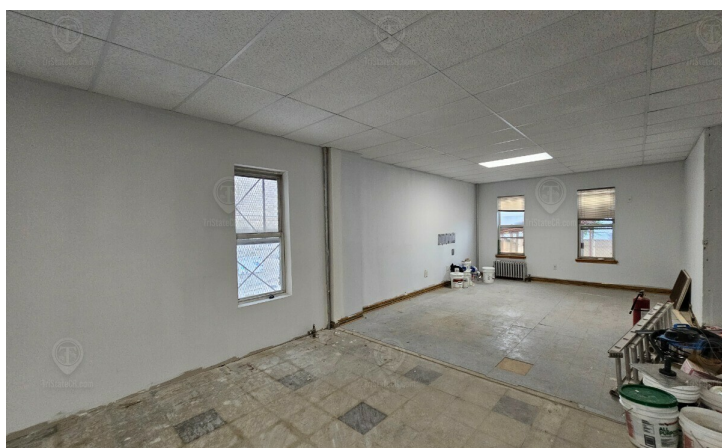
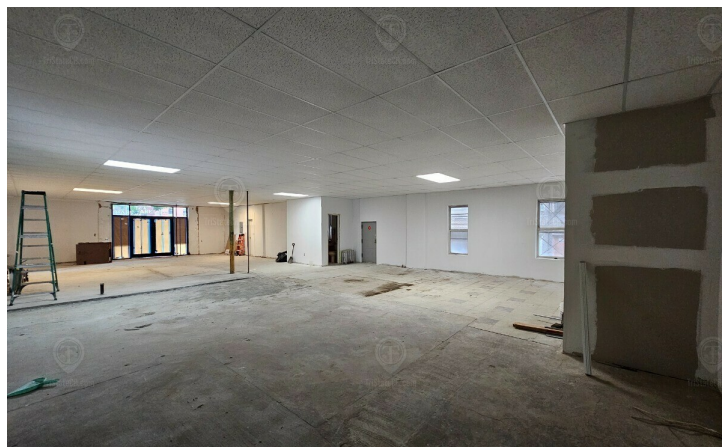
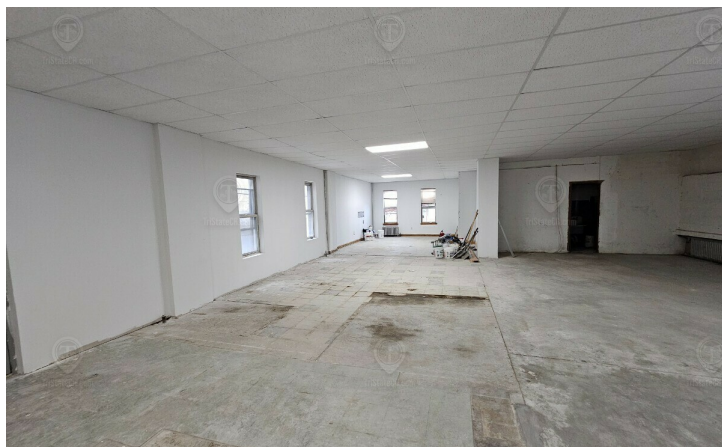
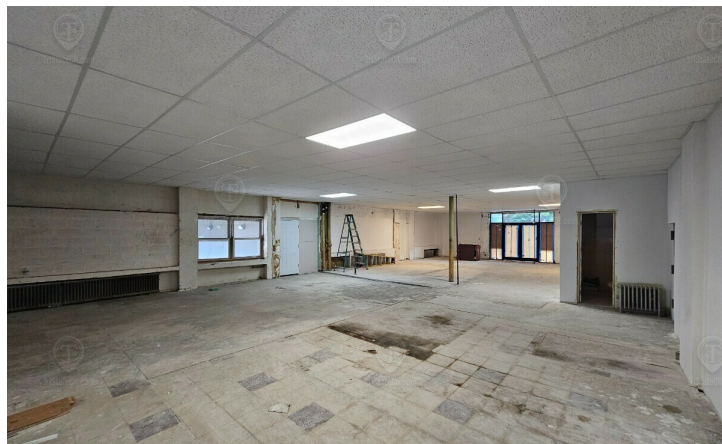


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Additional Photos



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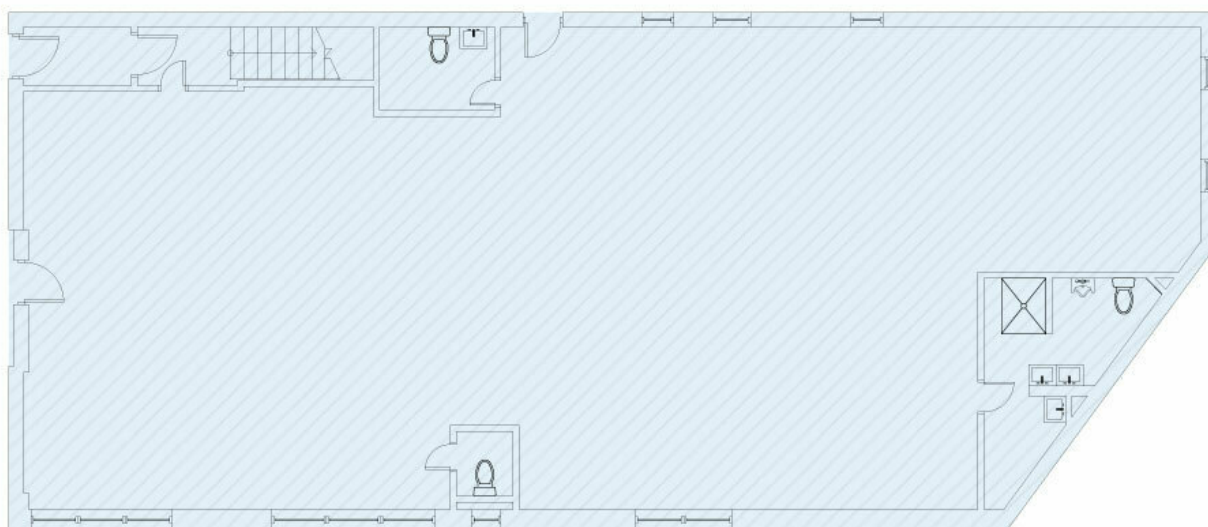
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Floor Plan



708 Mace Ave
TOTAL AVAILABLE SPACE: 2,500 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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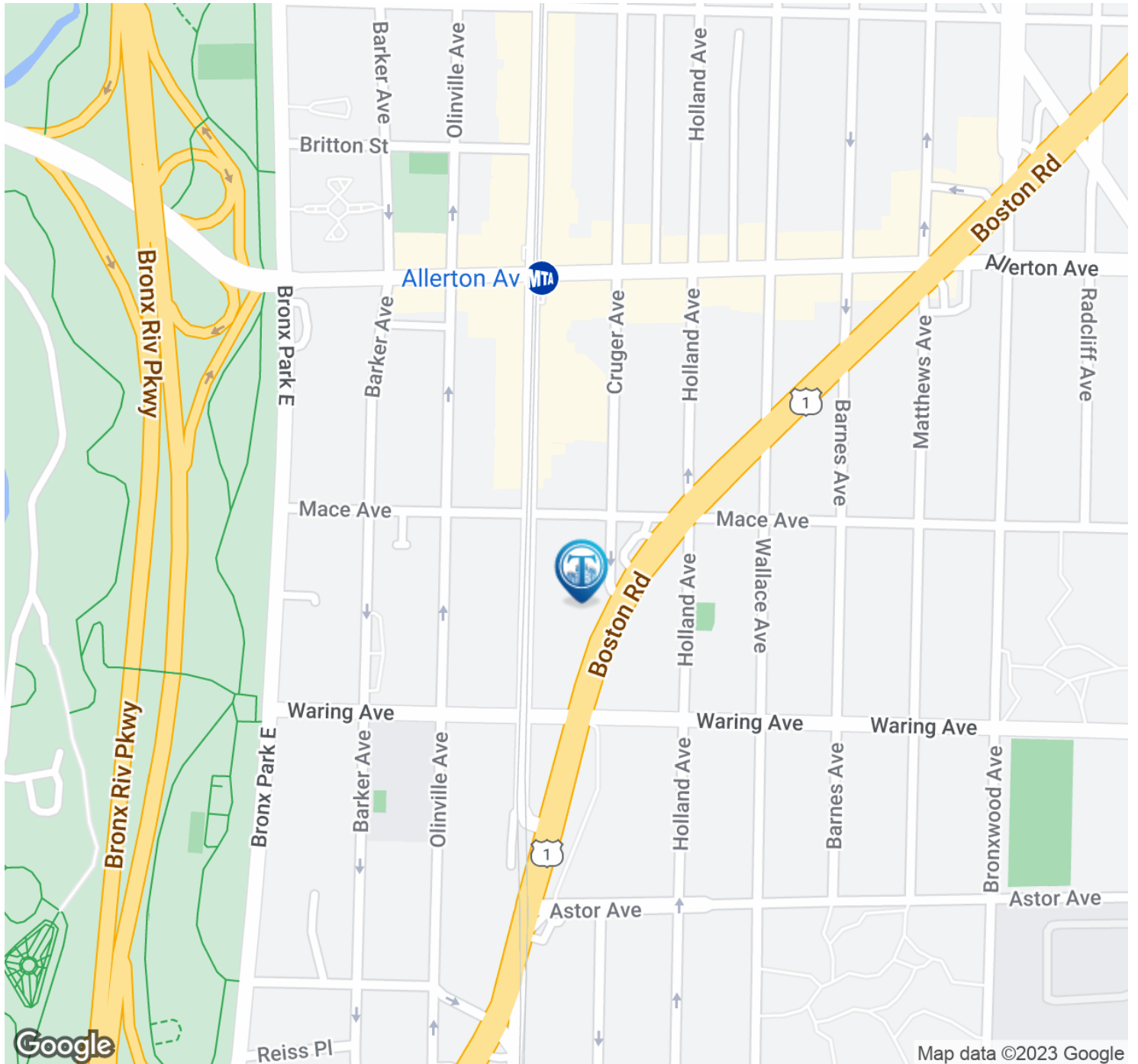
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Location Map



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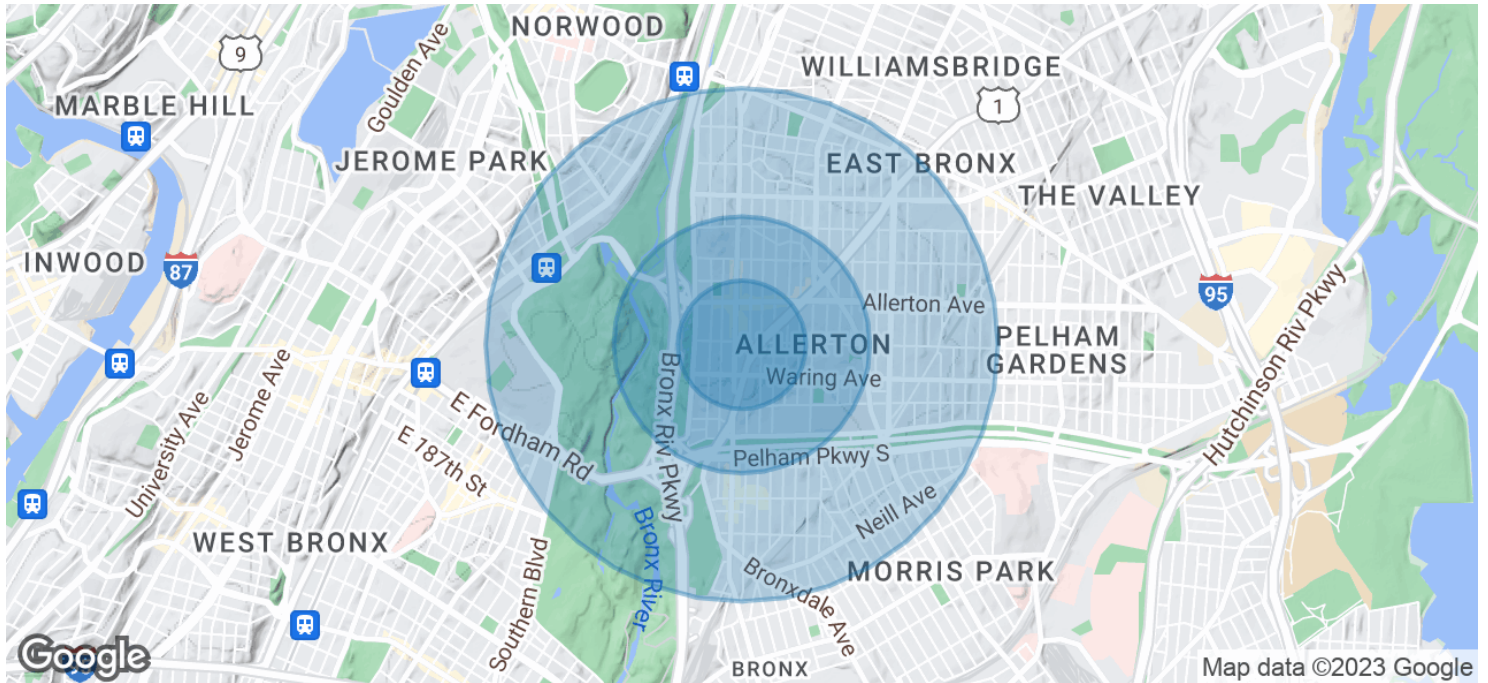
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,371	37,841	113,800
Average Age	40.8	37.9	36.6
Average Age (Male)	40.5	36.7	35.4
Average Age (Female)	41.0	39.1	38.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,533	15,475	44,010
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$53,239	\$54,083	\$62,269
Average House Value	\$212,690	\$206,229	\$227,022

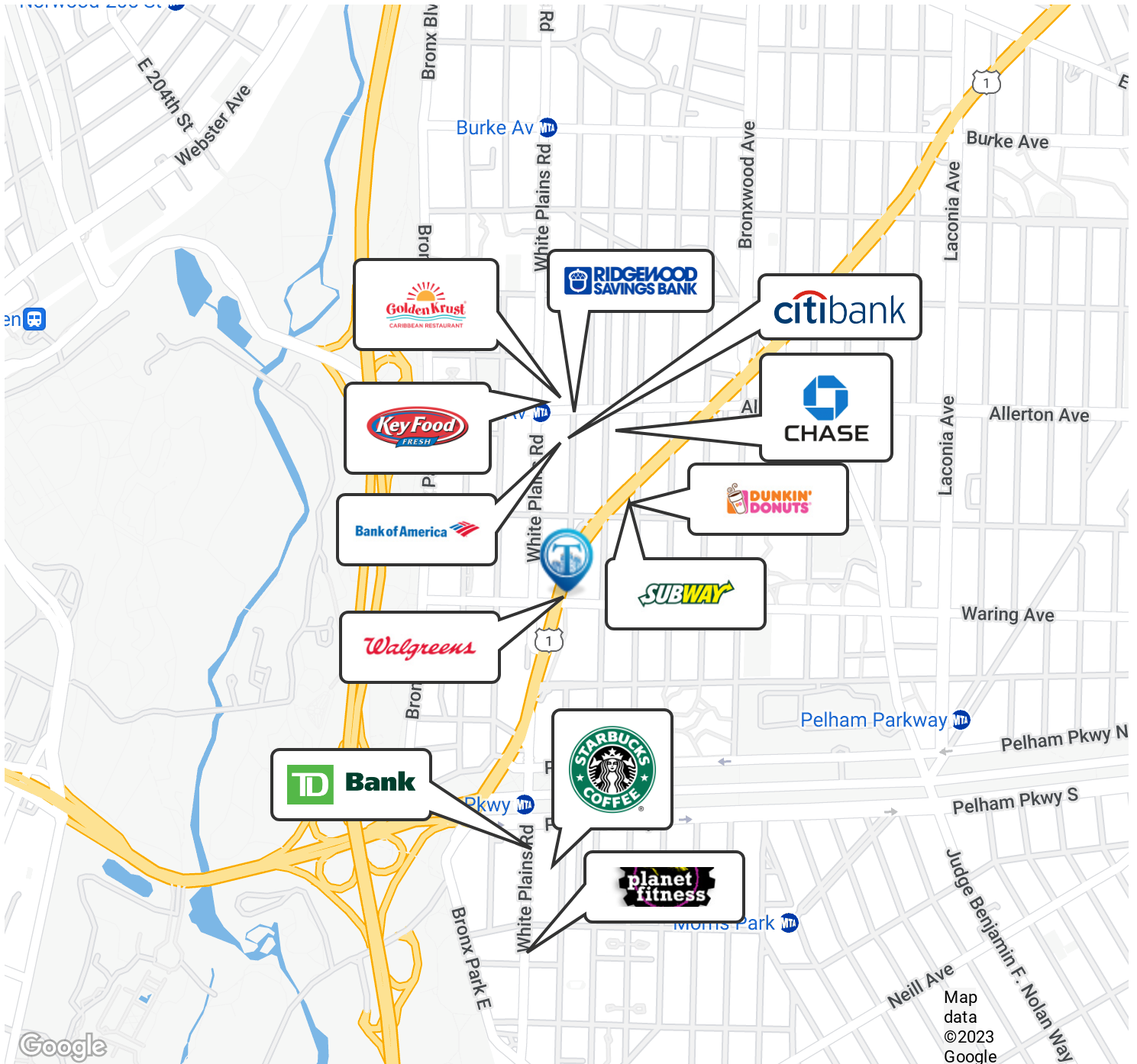
* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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