



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Newly Developed Built-Out Fitness Studio For Lease

3,500 SF

2415 Arthur Avenue • Bronx • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
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Location Overview

Located in the Belmont neighborhood of the Bronx between E 187th St & E 188th St near the Fordham Rd subway station.

Nearest Transit: B & D trains at Fordham Rd and the Bx15, Bx17, & BX9 bus lines.

Nearby tenants include Ann & Tony's Restaurant, Rocco's Jewelry, Vitto Machiavelli, Cube Tax Corp, Tacos VIP, Boost Mobile, Essen Health Care, Frostywinks, Luna Cafe, Chase Bank, Dragon Tea, Metro by T-Mobile, Western Union, Delillo Pastry Shop, Vincent's Meat Market, Freshly Baked NYC, Arthur Avenue Women's Health, Zero Otto Nove, Calabria Pork Store, Gurra Cafe, Proper Pizza New York, and more!

Main Highlights

- ▶ In the heart of Bronx Little Italy
- ▶ New development
- ▶ Built out fitness studio
- ▶ 13' Ceilings



35,390 SF

Total Building Size



11,343 SF

Lot Size



R6, C2-4

Zoning

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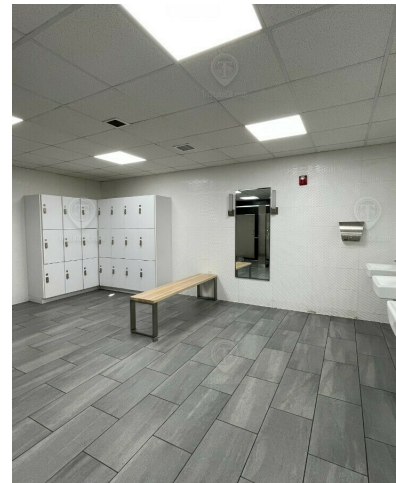
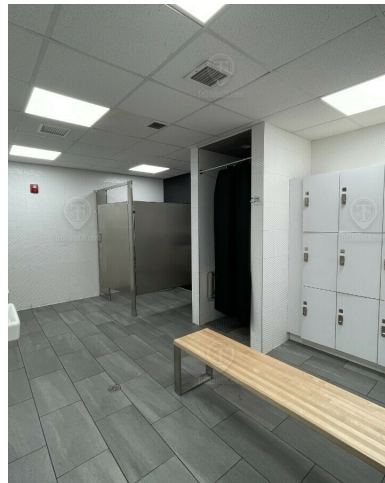
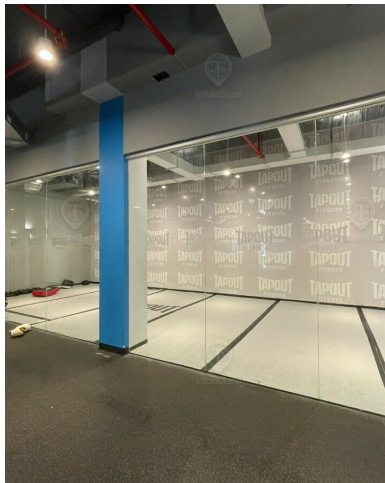
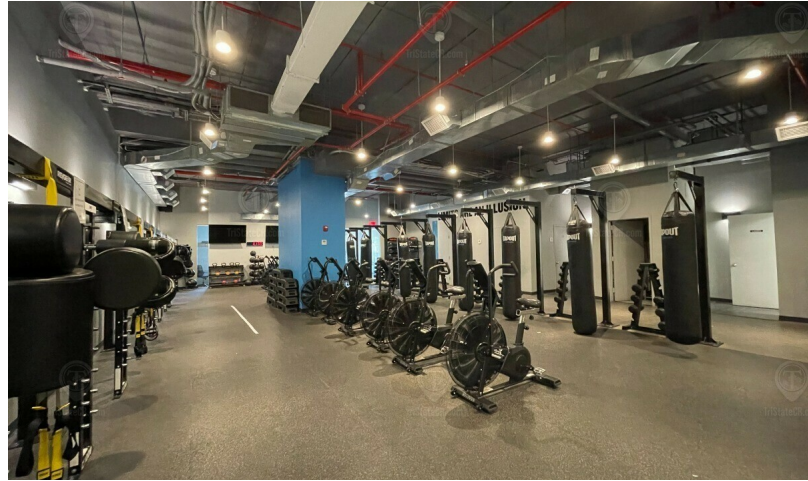
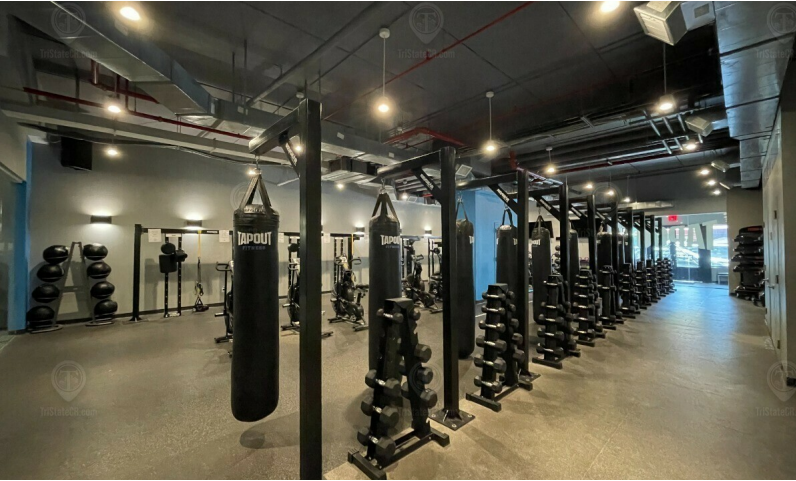
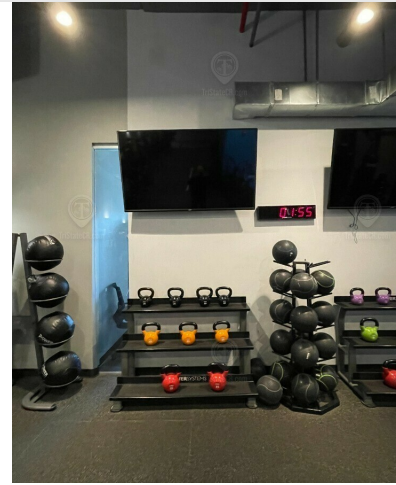
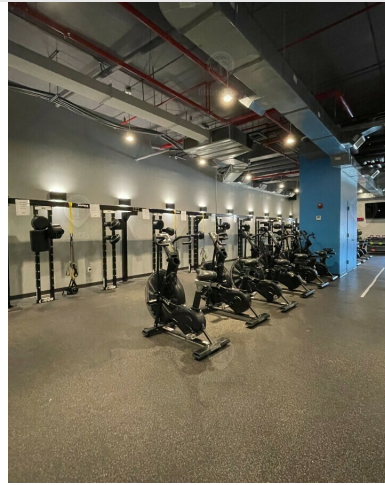
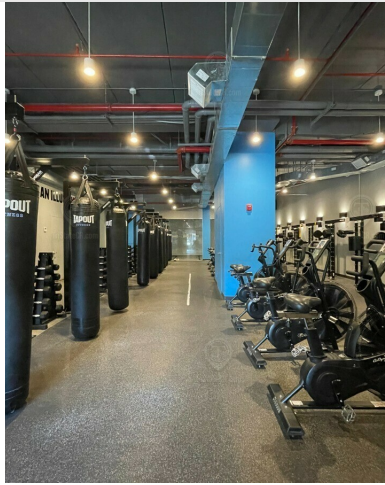
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Additional Photos

2415 Arthur Avenue, Bronx, NY 10458



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Map data
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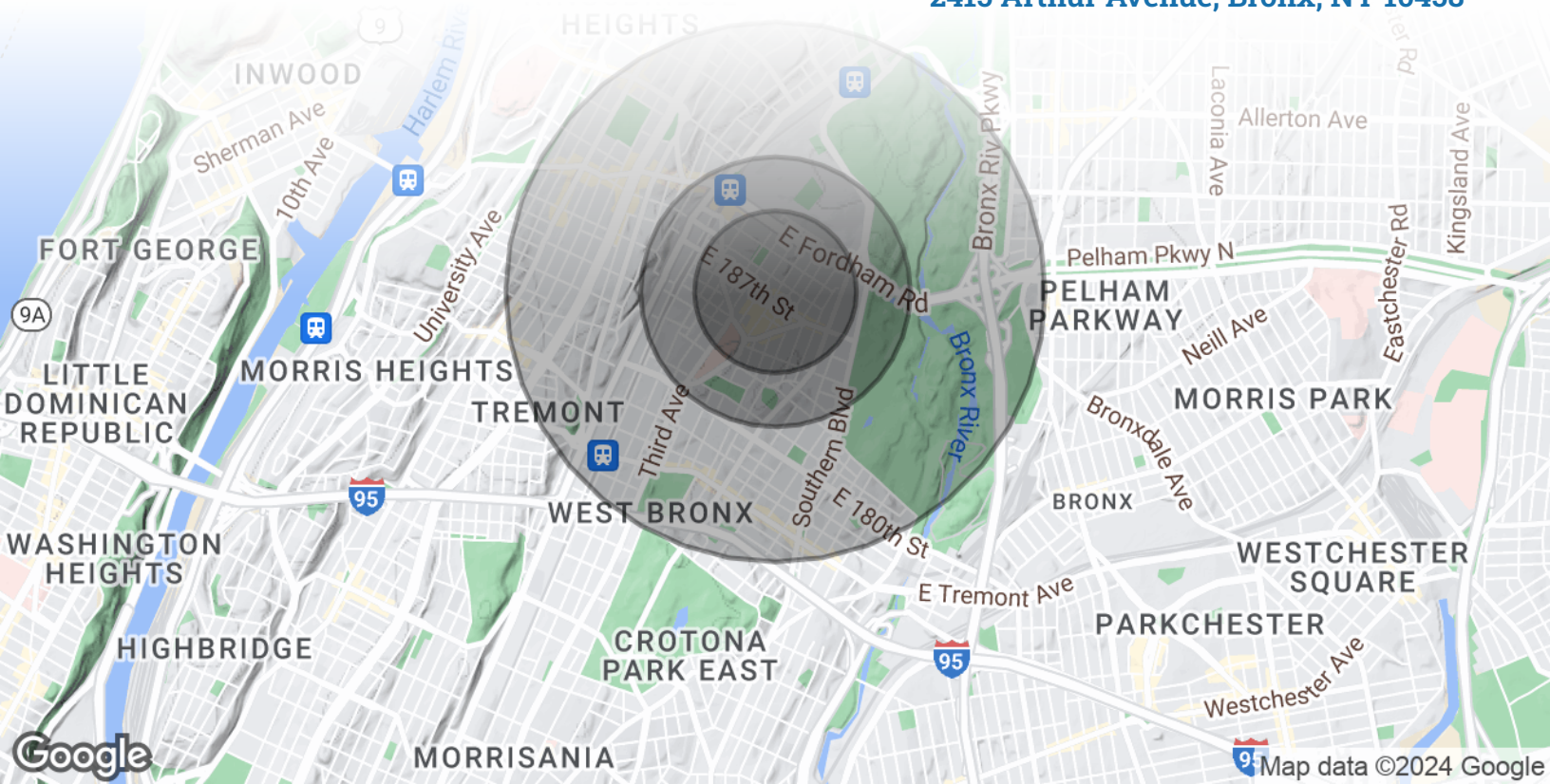
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	12,499	43,452	170,843
Average Age	34	35	36
Average Age (Male)	33	33	35
Average Age (Female)	34	36	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,333	14,612	58,659
# of Persons per HH	2.9	3	2.9
Average HH Income	\$53,102	\$49,837	\$52,092
Average House Value	\$626,555	\$518,177	\$507,306



170,843

People within 1 Mile



\$52,092

Avg Household Income

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