



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Built Out Restaurant Space For Lease

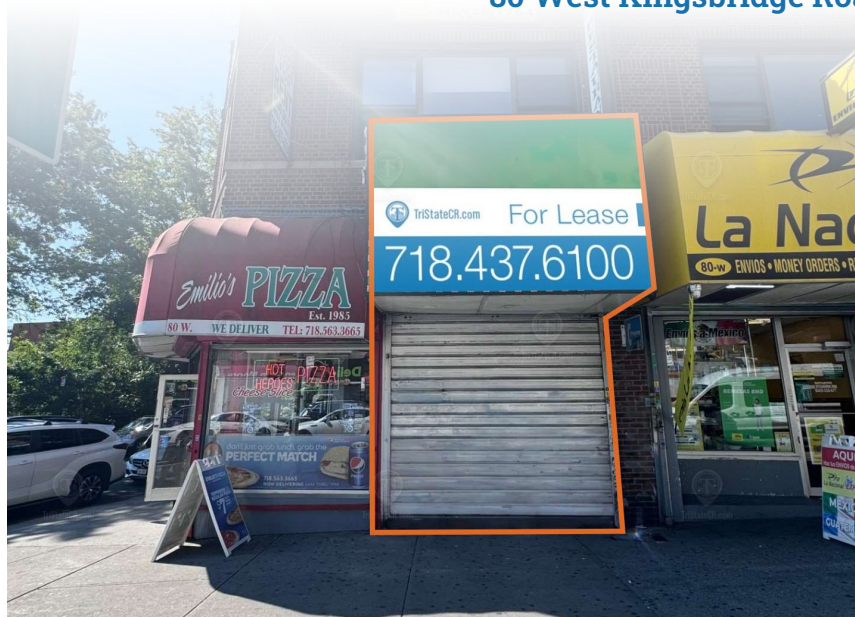
1,800 SF

80 West Kingsbridge Road • Bronx • NY

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

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Zack Setton
📞 718.437.6100 x113
Zack.S@TriStateCR.com



Location Overview

Located in the Bedford Park neighborhood of The Bronx between Aqueduct Ave & University Ave near the Kingsbridge Rd subway station.

Nearest Transit: 4, D, & B trains at Kingsbridge Rd and the Bx22, Bx9, Bx3, Bx32, Bx28, & Bx38 bus lines.

Nearby tenants include Baskin-Robbins, Dunkin', McDonald's, Boost Mobile, Metro by T-Mobile, Kennedy Fried Chicken, Little Caesars Pizza, Popeyes Louisiana Kitchen, The New Jewish Home, Kittay Senior Apartments, Alex's Market, NYDC Nail & Beauty Supply, Sama Department Store, and more!

Main Highlights

- ▶ Built out restaurant
- ▶ Dense foot traffic
- ▶ Previously approved for a liquor license
- ▶ Great branding
- ▶ Near train station



15,256 SF

Total Building Size



8,146 SF

Lot Size



R6 C1-3

Zoning

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Additional Photos

80 West Kingsbridge Road, Bronx, NY 10468



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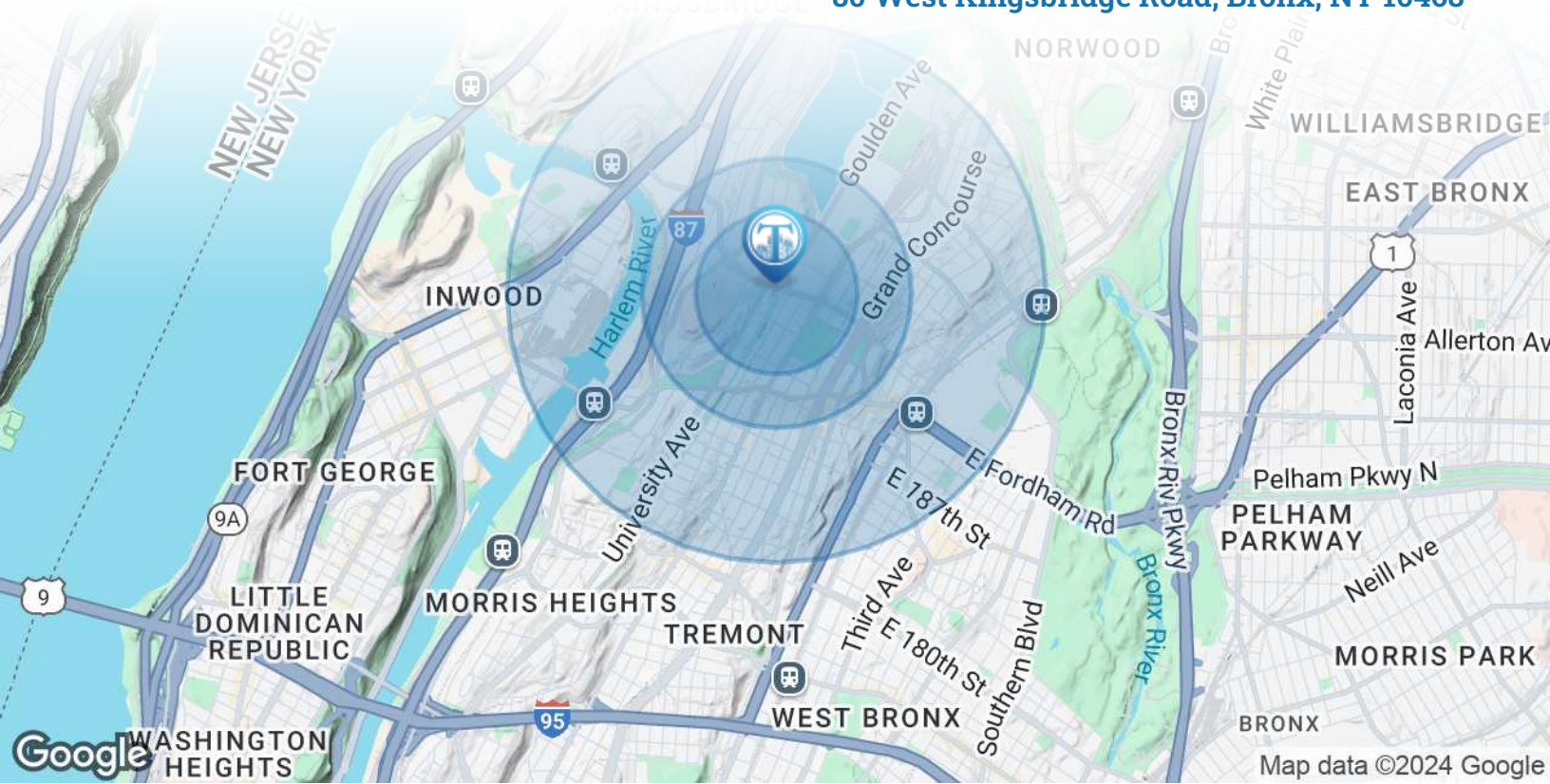
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Area Demographics

80 West Kingsbridge Road, Bronx, NY 10468



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 15,895 | 58,511 | 188,491 |
| Average Age | 40 | 38 | 38 |
| Average Age (Male) | 38 | 37 | 36 |
| Average Age (Female) | 41 | 40 | 39 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 5,232 | 19,958 | 65,037 |
| # of Persons per HH | 3 | 2.9 | 2.9 |
| Average HH Income | \$58,857 | \$59,133 | \$59,449 |
| Average House Value | \$608,774 | \$485,687 | \$541,186 |



188,491

People within 1 Mile



\$59,449

Avg Household Income

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For Lease



TriStateCR.com Lease

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Road | Built Out Restaurant Space
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RETAIL BROKER NETWORK