



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Built Out Medical Offices For Lease

520 - 2,200 SF • 4 Units

3250 Westchester Ave • 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 East Bronx neighborhood of The Bronx between Continental Ave & Amendola Pl near the Pelham Bay Park subway station.

Nearest Transit: 6 train at Pelham Bay Park and the BxM8, Bx12, Bx24, Bx23, Q50, Bx29, & Bx5 bus lines.

Nearby tenants include Dunkin', Burger King, Subway, Popeyes Louisiana Kitchen, Chase Bank, Citi Bank, Citizens Bank, TD Bank, American Access Care Bronx, Farah Retina Consultants, Physicians Medical Rehabilitation Assocs, Empire Bagels, Key Food Supermarkets, Pain Management Specialists of New York, and more!

## Main Highlights

- ▶ Built-out medical/offices
- ▶ Can create a retail entrance
- ▶ Elevator access
- ▶ Sprinkler/Fire alarm system in place
- ▶ Multiple means of egress
- ▶ Co-tenancy with major medical companies
- ▶ Steps from 6 train station
- ▶ Built to suit options available



**65,596 SF**

Total Building Size



**46,349 SF**

Lot Size



**4**

Number of Units





**R7-1**

Zoning

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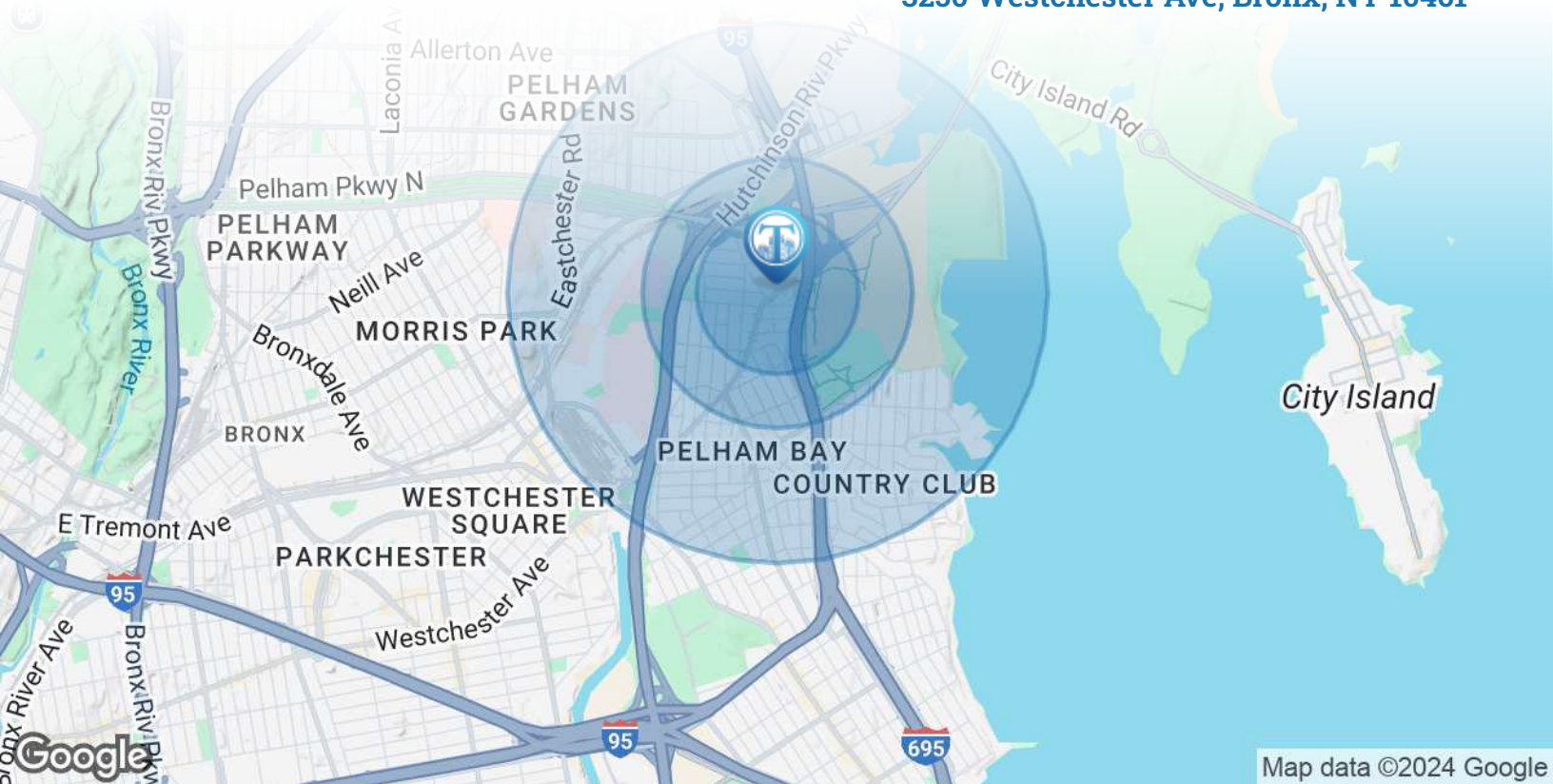
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,746	13,000	46,071
Average Age	40	41	43
Average Age (Male)	39	40	41
Average Age (Female)	41	42	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,396	5,389	17,902
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$101,842	\$86,773	\$98,156
Average House Value	\$699,539	\$654,368	\$615,685



**46,071**

People within 1 Mile



**\$98,156**

Avg Household Income

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