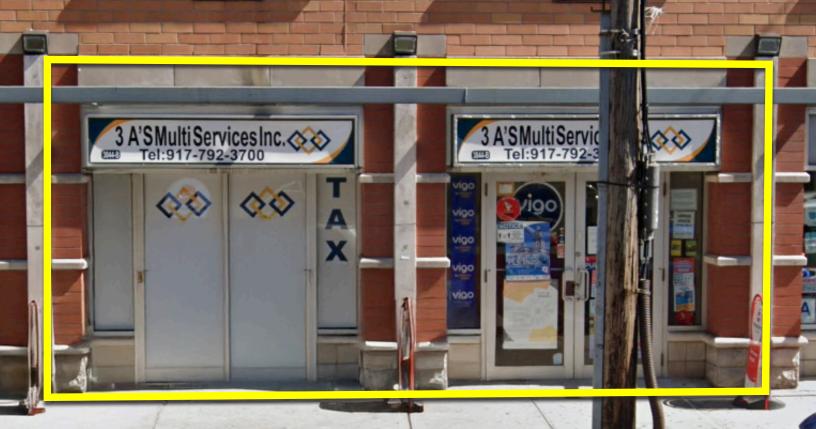
THIRD AVENUE B R O N X , N Y

1,100 SF RETAIL FOR LEASE 30' OF FRONTAGE



SITUATED IN

THE HUB

SHOPPING

CENTER



BASE OF

62 UNIT

9-STORY

MIXED-USE

BUILDING

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

NEXT TO

HIGH-TRAFFIC

SUBWAY

Contact Exclusive Agent:

CLOSE TO

SUBWAYS

Mia Abdou

914.968.8500 x326 mabdou@rmfriedland.com

3044 THIRD AVENUE AREA MAP



TRANSPORTATION



STEPS TO BX15, BX21 BUSES





149[™] ST STATION 8 MIN WALK (0.4M)



NEW HAVEN LINE 7 MIN DRIVE (0.9M)



MAJOR DEEGAN 12 MIN DRIVE (1.4M)

DEMOGRAPHICS

POPULATION
NUMBER OF HOUSEHOLDS
AVERAGE HH INCOME
ANNUAL HH EXPENDITURE
ANNUAL RETAIL EXPENDITURE
ANNUAL HEALTH CARE EXPENDITURE

0.5 MILES

52,190 19,957 \$56,896 \$1.36 B \$669.85 M \$129.25 M

0.75 MILES

114,852 43,601 \$58,565 \$3 B \$1.48 B \$283.26 M 287,779 105,380 \$60,659 \$7.4 B \$3.62 B \$685.69 M

Contact Exclusive Agent:

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