

**3044**  
**THIRD AVENUE**  
B R O N X , N Y

**1,100 SF**  
**RETAIL FOR LEASE**  
**30' OF FRONTAGE**



BASE OF  
**62 UNIT**  
9-STORY  
MIXED-USE  
BUILDING

SITUATED IN  
**THE HUB**  
SHOPPING  
CENTER

NEXT TO  
HIGH-TRAFFIC  
**SUBWAY**

CLOSE TO  
**2 5**  
SUBWAYS

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

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Contact Exclusive Agent:

**Mia Abdou**

914.968.8500 x326

mabdou@rmfriedland.com





## TRANSPORTATION



STEPS TO  
BX15, BX21  
BUSES



149<sup>TH</sup> ST STATION  
8 MIN WALK  
(0.4M)



NEW HAVEN LINE  
7 MIN DRIVE  
(0.9M)



MAJOR DEEGAN  
12 MIN DRIVE  
(1.4M)

## DEMOGRAPHICS

	0.5 MILES	0.75 MILES	1.25 MILES
POPULATION	52,190	114,852	287,779
NUMBER OF HOUSEHOLDS	19,957	43,601	105,380
AVERAGE HH INCOME	\$56,896	\$58,565	\$60,659
ANNUAL HH EXPENDITURE	\$1.36 B	\$3 B	\$7.4 B
ANNUAL RETAIL EXPENDITURE	\$669.85 M	\$1.48 B	\$3.62 B
ANNUAL HEALTH CARE EXPENDITURE	\$129.25 M	\$283.26 M	\$685.69 M