



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Retail Space With Glass Frontage For Lease

2,000 SF

9 East 170th Street • Bronx • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
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**Zack Setton**  
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## Location Overview

Located in the Mt. Eden neighborhood of the Bronx between Jerome Ave & Townsend Ave near the 170th Ave subway station.

Nearest Transit: The 4 train at 170th Street and the BX11, BX18B, BX18A, BX2, BX1, & BX35 bus lines.

Nearest tenants include Dollar General, Wendy's, Foot Locker, Planet Fitness, Metro by T-Mobile, Taco Bell, Chase Bank, McDonald's, SNIPES, Walgreens, Subway, Burger King, Blink Fitness, Dunkin', Safeguard Self Storage, Retro Fitness, Checkers, United States Postal Service, Bravo Supermarkets, Caps Unlimited, Suvo Gastrofusion and much more!

## Main Highlights

- ▶ 12' Ceiling
- ▶ Glass frontage
- ▶ Heavy foot and car traffic
- ▶ Near all major national tenants
- ▶ Steps away from the 4 train



**16,235 SF**

Total Building Size



**11,300 SF**

Lot Size



**R8A, C2-4**

Zoning

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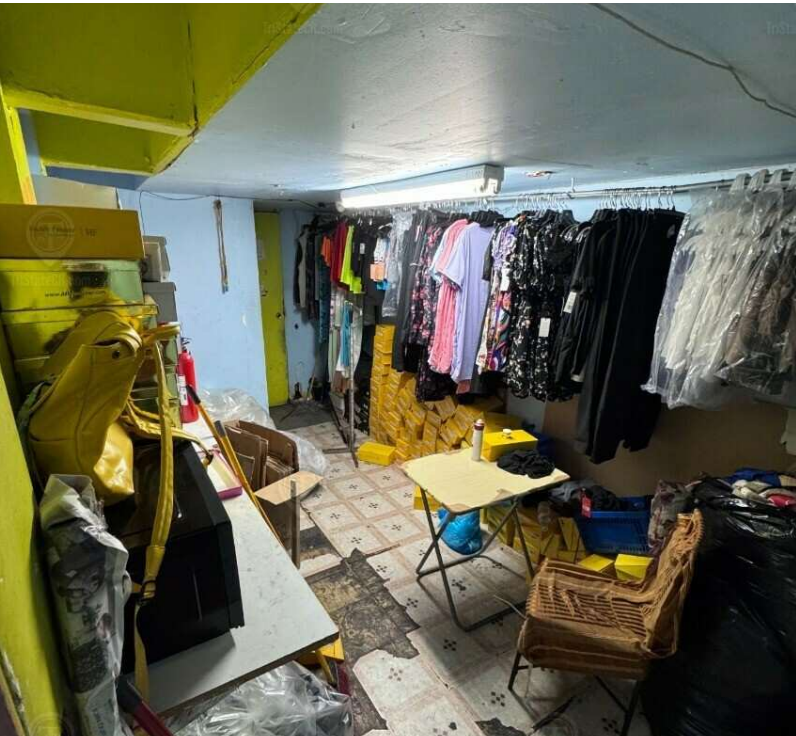
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# Additional Photos

9 East 170th Street, Bronx, NY 10452



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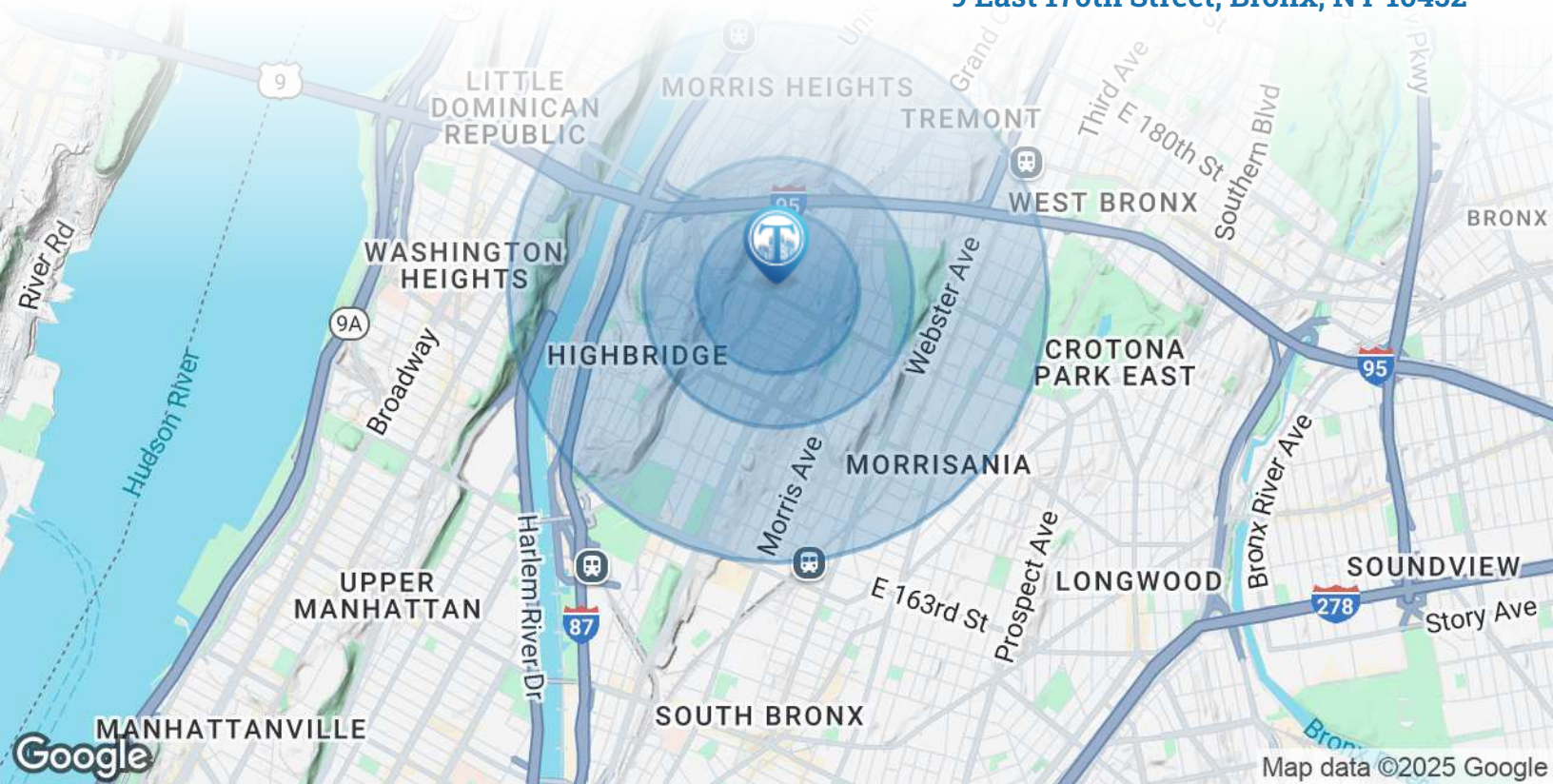
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# Area Demographics

9 East 170th Street, Bronx, NY 10452



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	21,032	81,549	222,392
Average Age	36	37	37
Average Age (Male)	35	35	35
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7,060	27,258	75,465
# of Persons per HH	3	3	2.9
Average HH Income	\$49,920	\$53,263	\$52,667
Average House Value	\$448,905	\$444,316	\$494,157



**222,392**

People within 1 Mile



**\$52,667**

Avg Household Income

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