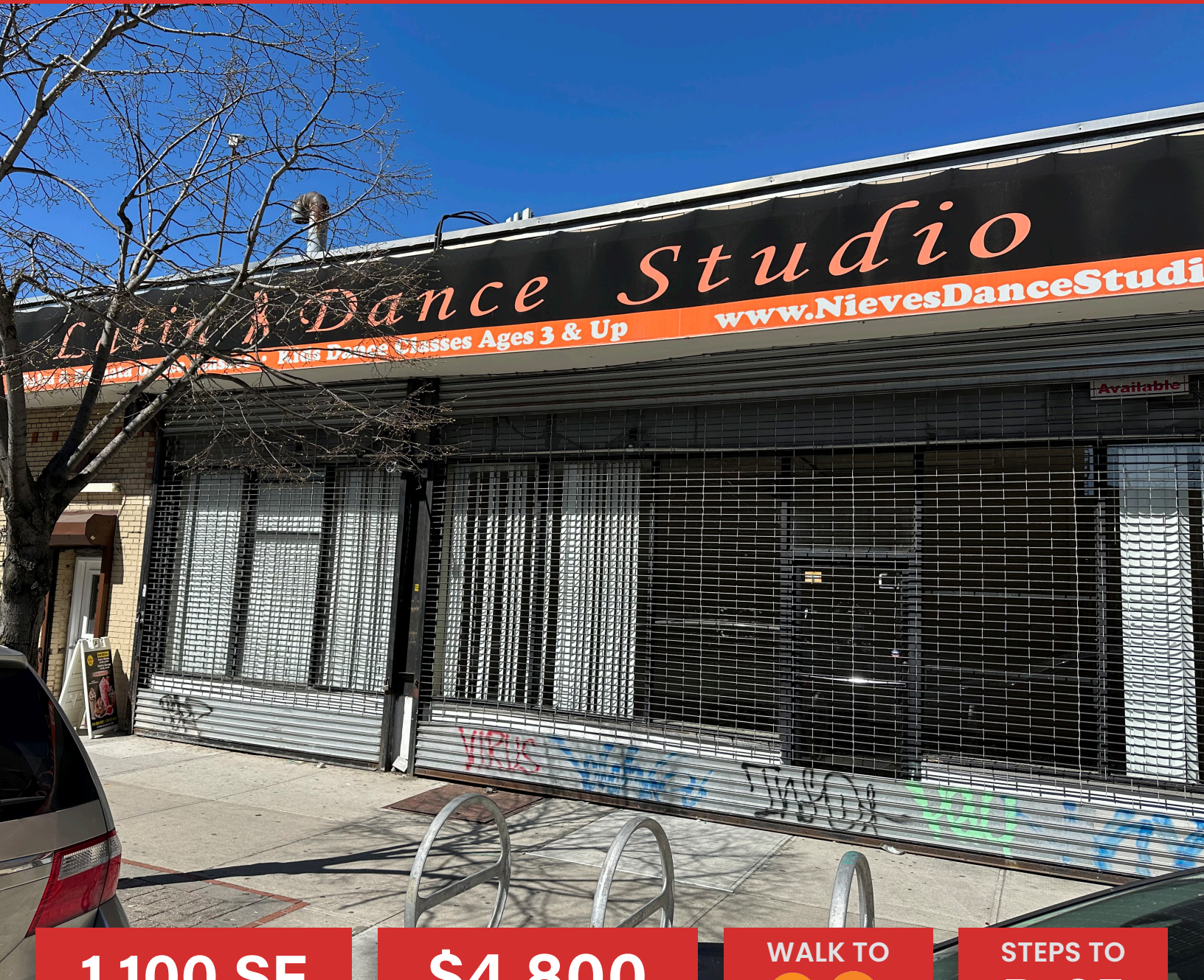


# 1215 Morris Avenue Bronx NY

1,100 SF FORMER DANCE STUDIO  
AVAILABLE FOR LEASE



**1,100 SF**  
+ BASEMENT

**\$4,800**  
PER MONTH RENT

WALK TO  
**B D**  
SUBWAYS

STEPS TO  
**Bx35**  
BUS

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

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Contact Exclusive Agent:  
**STEPHEN KAUFMAN**  
914.968.8500 x315  
skaufman@rmfriedland.com





## DEMOGRAPHICS

POPULATION	0.5 MILES	80,312	0.75 MILES	151,448	1 MILE	232,413
NUMBER OF HOUSEHOLDS		27,008		53,296		83,290
AVERAGE HH INCOME		\$62,745		\$61,248		\$61,819
TOTAL HH EXPENDITURE		\$1.92 B		\$3.74 B		\$5.9 B
ANNUAL RETAIL EXPENDITURE		\$936.44 M		\$1.83 B		\$2.88 B

## TRANSPORTATION



STEPS TO  
BX35 BUS



167<sup>TH</sup> ST STATION  
3 MIN WALK  
(0.1 M)



I-95  
6 MIN DRIVE  
(1.1 M)



I-87  
8 MIN DRIVE  
(1.2 M)