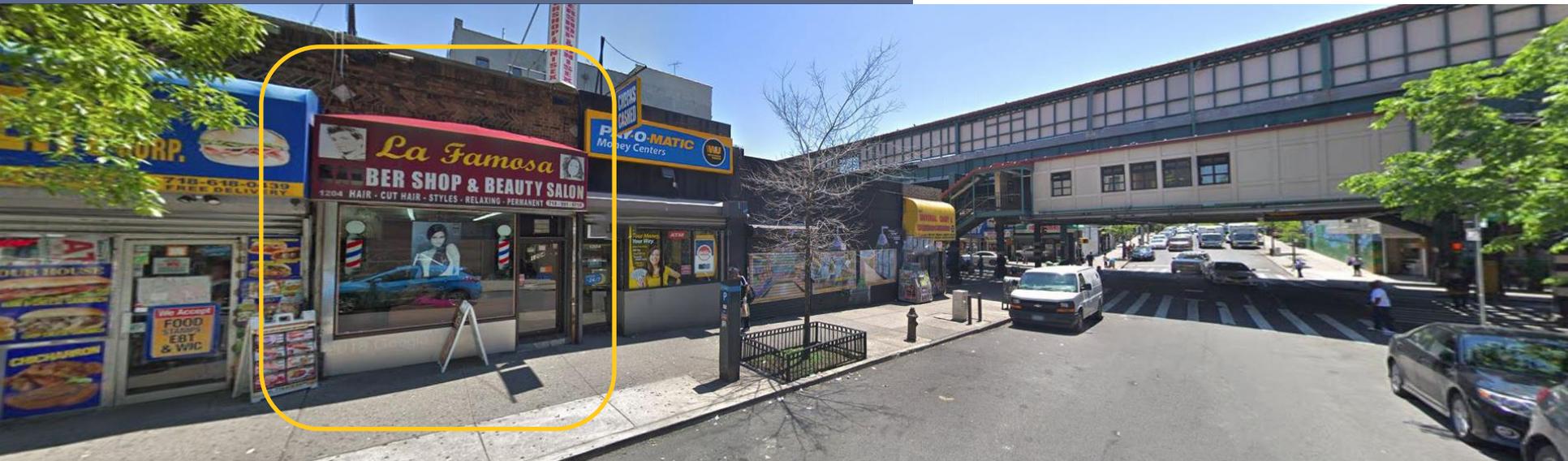


PRIME INLINE RETAIL FOR LEASE

Located Steps from MTA #6 Elder Ave Station
1204 Elder Avenue, Bronx, NY 10472

ADMIRAL
REAL ESTATE SERVICES



FOR LEASE: PRIME RETAIL NEAR #6 TRAIN

- 540 SF
- \$40.00 PSF; +\$15.00 PSF tax
- Electric & water: Direct meter
- Currently built-out as hair salon
- Additional uses permitted: General retail, office, medical, and urgent care
- Steps from MTA Elder Ave #6 subway train station
- Dense retail and residential area
- Adjacent to deli and money center
- Shares corner with Rite Aid, Papa John's & Burger Hut
- Great visibility on busy street
- Corner of Westchester Avenue
- Bus stop at corner of Westchester Avenue
- Metered parking directly in front of site
- Excellent location for vehicle traffic; Site is located in the middle of I-95, the Bronx River Parkway, Bronx River Avenue, and I-278, which runs in-line with Bruckner Blvd*

**See maps on following pages*



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: [914-779-8200](tel:914-779-8200) x115 jgordon@admiralrealestate.com

BROKERS
PROTECTED

1204 Elder Ave | SOUNDVIEW (BRONX), NY
Inline Retail Built-Out Currently as Hair Salon
540 SF | Below MTA 6-Train Elder Ave Station

SITE AERIAL & MTA TRANSIT



- Two (2) bus stops within steps of site
1. (1) Across the street on Westchester Ave
 2. (1) A block away on the corner of Westchester & Boynton Avenues



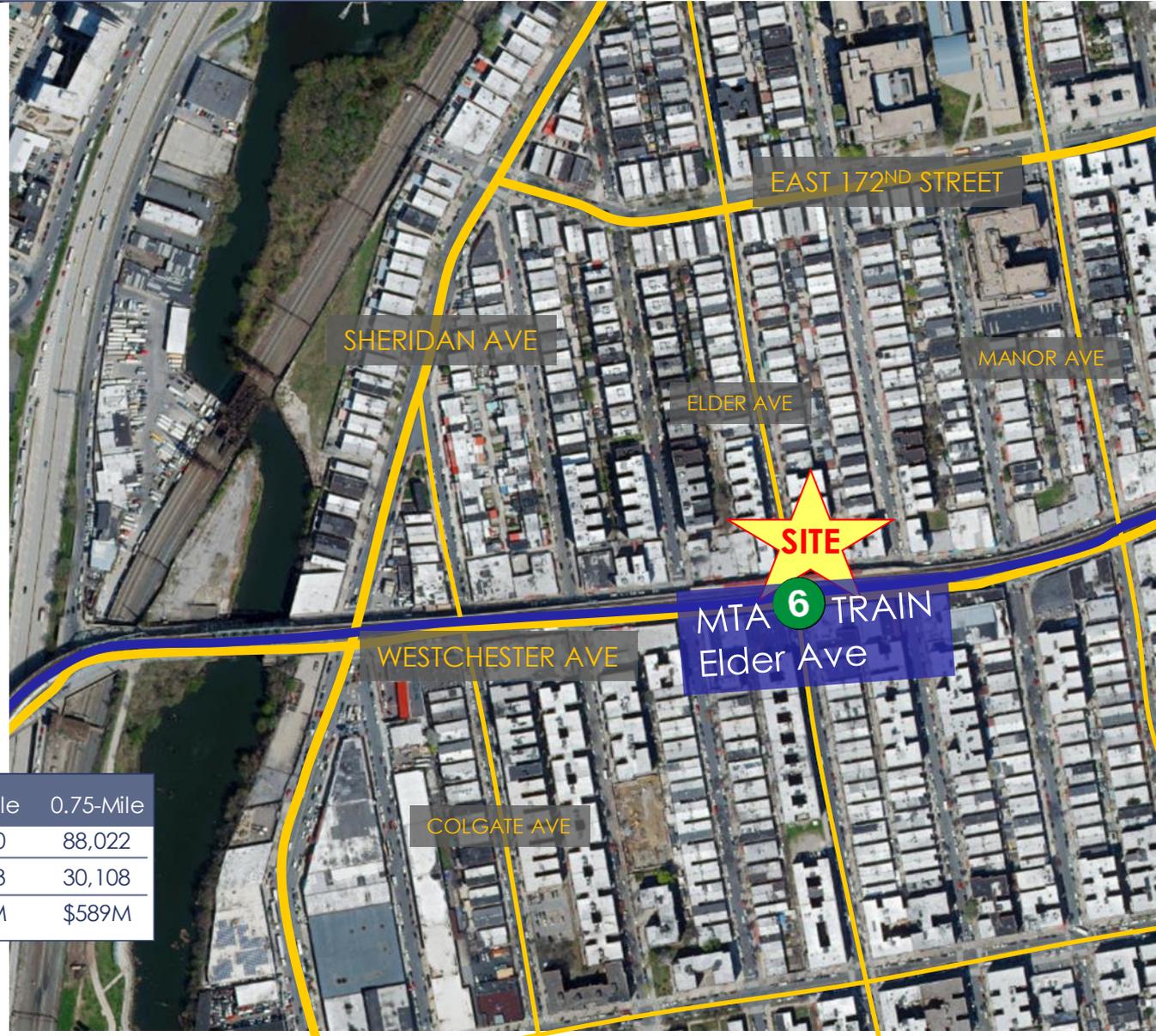
Elder Avenue/
Westchester Ave
Train Station



1204 Elder Ave | SOUNDVIEW (BRONX), NY
Inline Retail Built-Out Currently as Hair Salon
540 SF | Below MTA 6-Train Elder Ave Station

MAIN LOCAL ROUTES & SUBWAY AERIAL

- MTA 6-Train Elder Ave Station
- Westchester Avenue
- Elder Avenue
- Sheridan Avenue
- East 172nd Street



DEMOGRAPHICS

By Radius	0.25-Mile	0.50-Mile	0.75-Mile
Population	19,031	43,710	88,022
Total Households	5,981	14,323	30,108
Retail Potential	\$123M	\$239M	\$589M

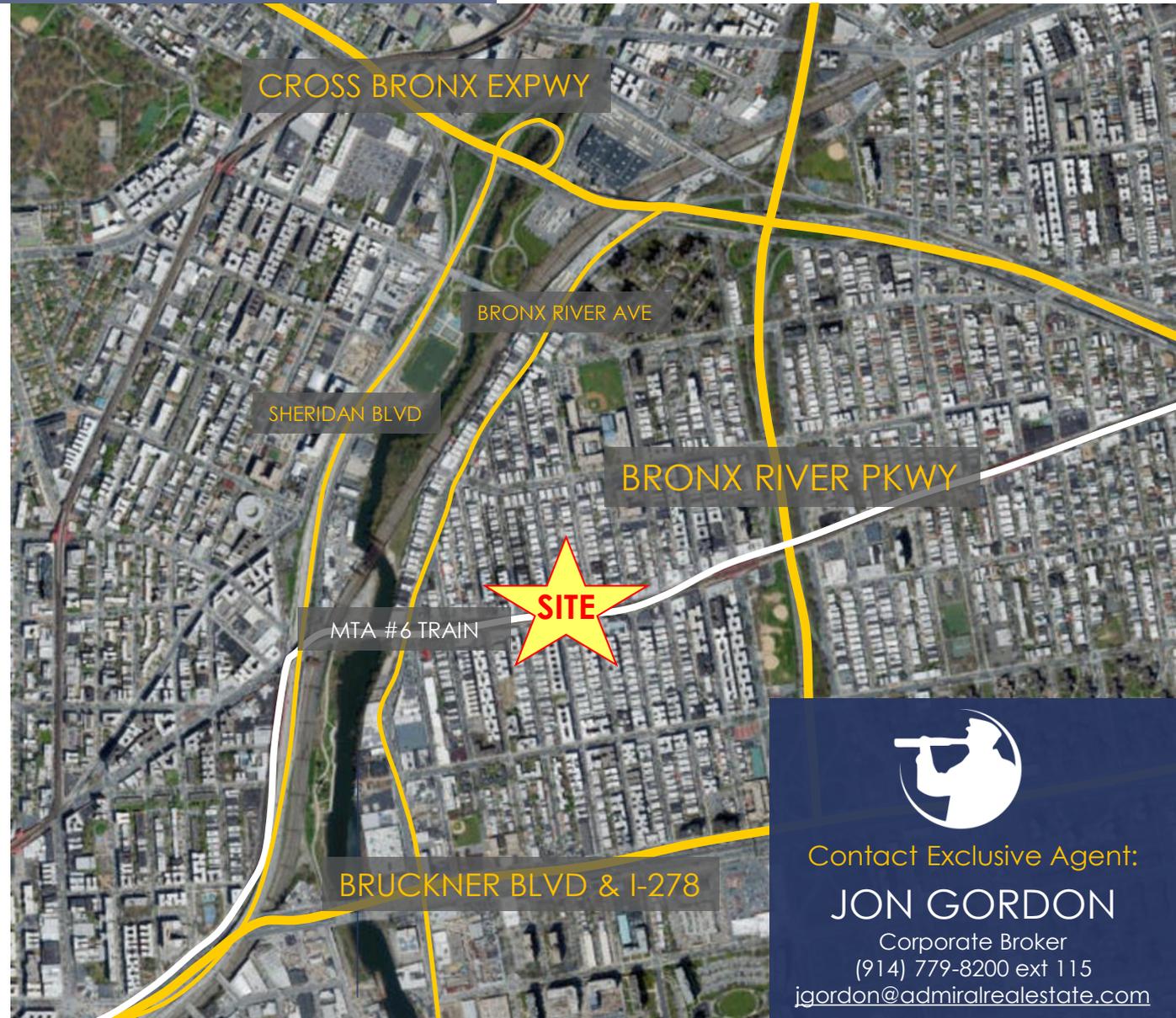
1204 Elder Ave | SOUNDVIEW (BRONX), NY
Inline Retail Built-Out Currently as Hair Salon
540 SF | Below MTA 6-Train Elder Ave Station

ADMIRAL
REAL ESTATE SERVICES



REGIONAL HIGHWAY AERIAL

- Cross Bronx Expressway
- Bronx River Parkway
- Bruckner Blvd
- I-278



Contact Exclusive Agent:

JON GORDON

Corporate Broker

(914) 779-8200 ext 115

jgordon@admiralrealestate.com