



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,650 SF Fully Finished Office | Day Care for lease in South Bronx!

224 E 135th St, Bronx, NY 10451

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

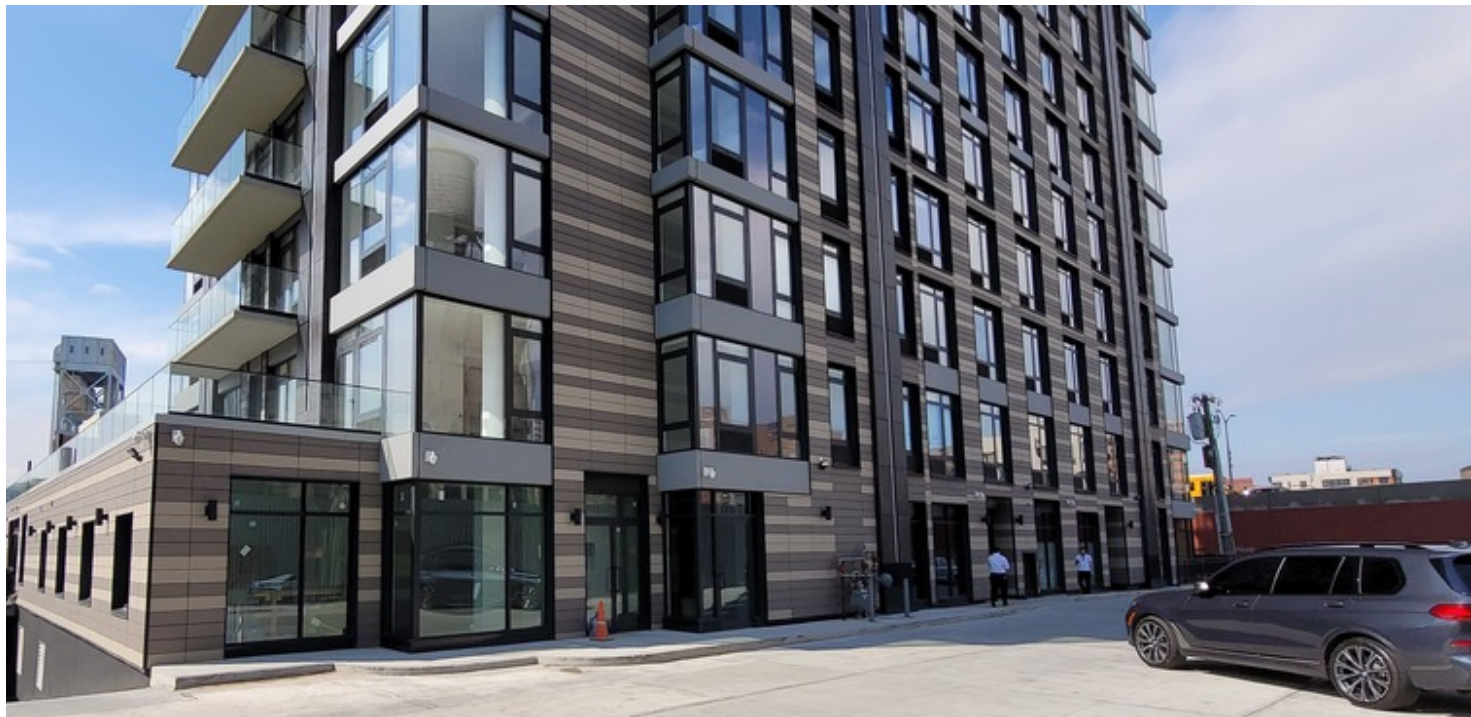
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Executive Summary



OFFERING SUMMARY

Available SF: 1,650 SF

Lease Rate: Upon Request

Lot Size: 1,840 SF

Building Size: 6,000 SF

Zoning: R7-2

PROPERTY OVERVIEW

1,650 SF Fully Finished Office | Day Care for lease in South Bronx!

- Highlights:
- Beautifully built-out office
 - Brand new
 - High ceilings
 - Lots of sunlight
 - Fully finished

LOCATION OVERVIEW

Located in South Bronx, 2 blocks away from the W 135 St subway station.

Public transit: 2& 3 train at 135th Street
M2 bus at W 135 St/Adam C Powell Blvd.

- Nearby local tenants,
- Chase Bank
 - Dunkin'
 - Santander
 - Bank of America
 - M&T Bank

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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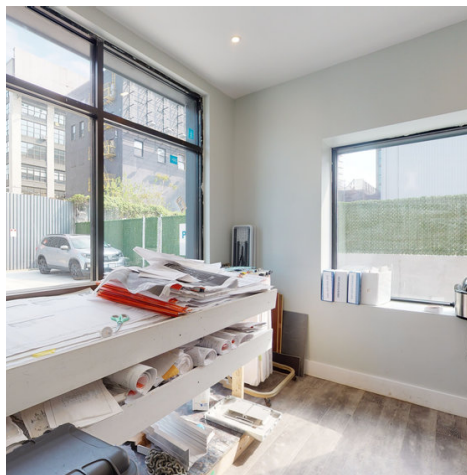
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Additional Photos



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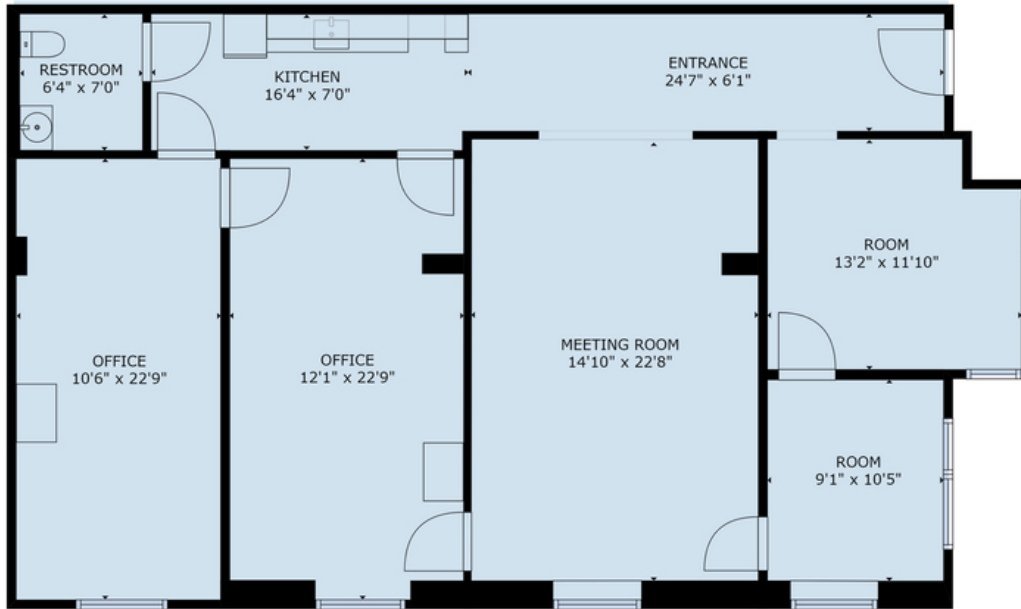
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Floor plan



224 E 135 St
Total Available Space
1,650 SF

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Location Maps



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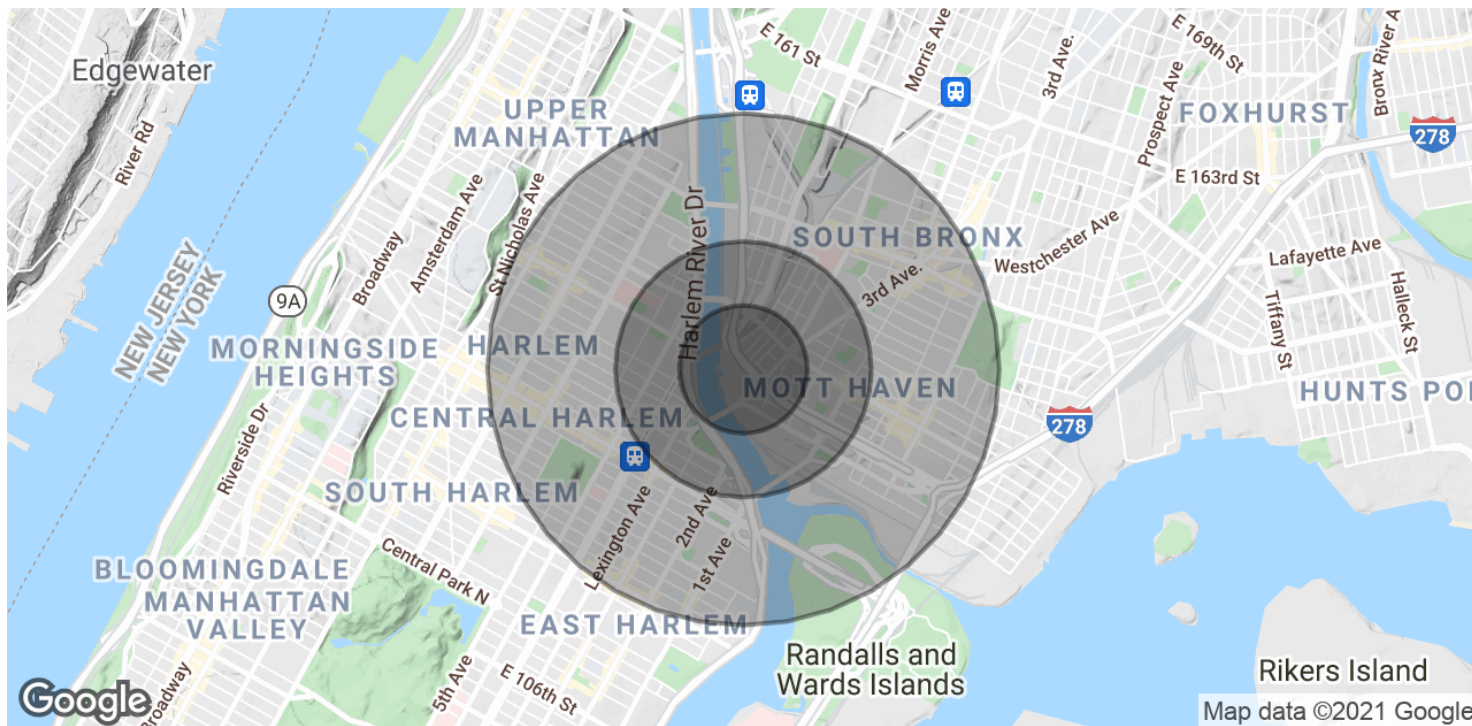
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,328	35,072	107,744
Average age	31.2	30.1	30.7
Average age (Male)	29.7	28.5	27.3
Average age (Female)	32.1	31.5	33.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,715	11,750	36,096
# of persons per HH	2.8	3.0	3.0
Average HH income	\$28,796	\$32,619	\$33,434
Average house value		\$927,269	\$152,350

* Demographic data derived from 2010 US Census

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