



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | COMMUNITY FACILITY SPACE
10,000 SF Community Facility for lease in the Bronx!

1100 Franklin Ave, Bronx, NY 10456

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF:	10,000 SF
Lease Rate:	Upon Request
Lot Size:	15,894 SF
Year Built:	2005
Building Size:	68,306 SF
Zoning:	R6
Market:	Morrisania

PROPERTY OVERVIEW

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Highlights:

- Ground floor
- 5,000 SF of outdoor roof deck
- 11.5' ceilings
- Parking on-site
- Located within a 2-minute walk to Hines Park
- Great for daycare, nonprofit, senior care, etc.

LOCATION OVERVIEW

Located in the Bronx, short walk to the 3 Av/E 166 St or Boston Rd/ E 166 St bus station.

Public transit: Bx21 or BX15 bus at 3 Av/E 166 St.

Nearby local tenants include,

- Dunkin', Chase Bank, Starbucks, Checkers, CTown Supermarkets, Retro Fitness, Blink Fitness, Planet Fitness

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Additional Photos



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Location Maps



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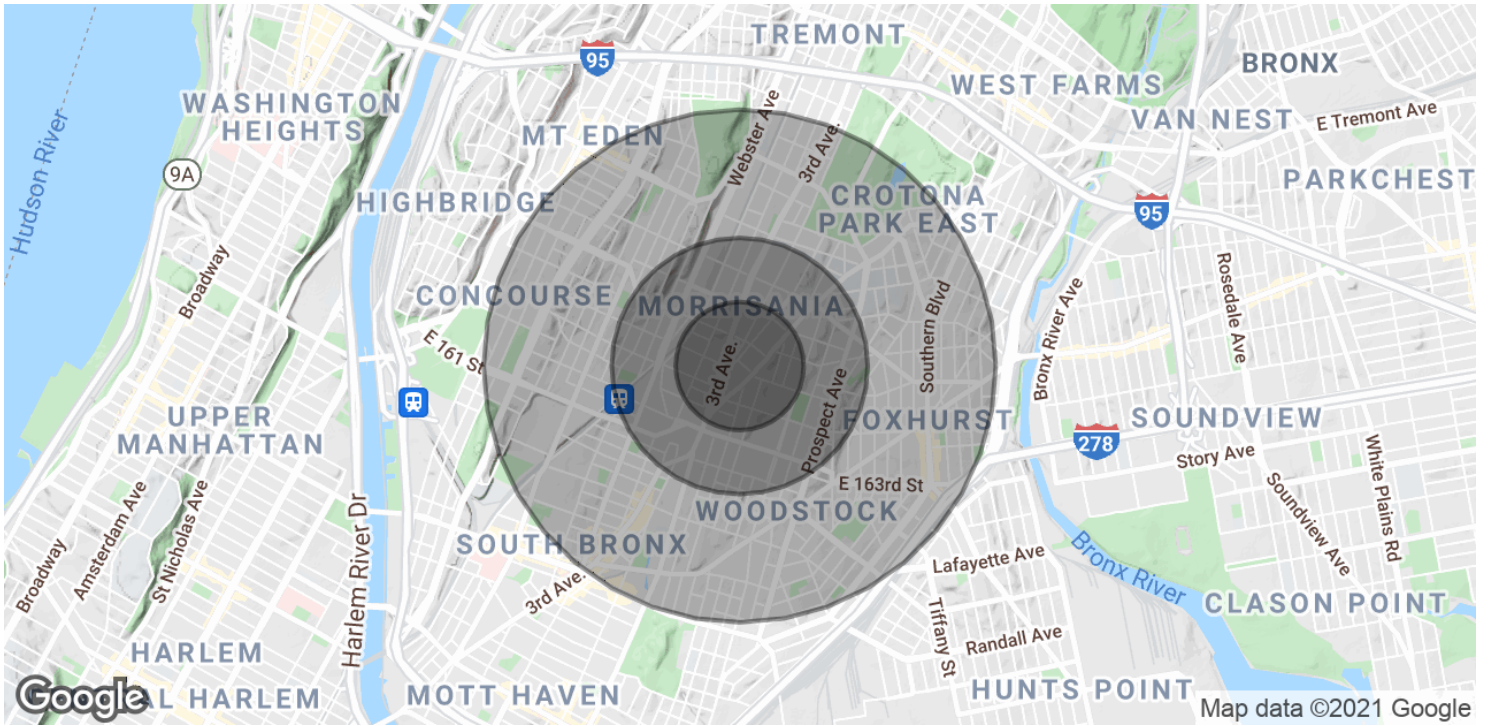
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	9,353	45,800	206,809
Average age	29.3	29.5	29.6
Average age (Male)	25.2	25.7	26.3
Average age (Female)	34.1	32.7	31.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,198	15,852	68,530
# of persons per HH	2.9	2.9	3.0
Average HH income	\$28,959	\$29,260	\$32,845
Average house value		\$404,868	\$349,471

* Demographic data derived from 2010 US Census

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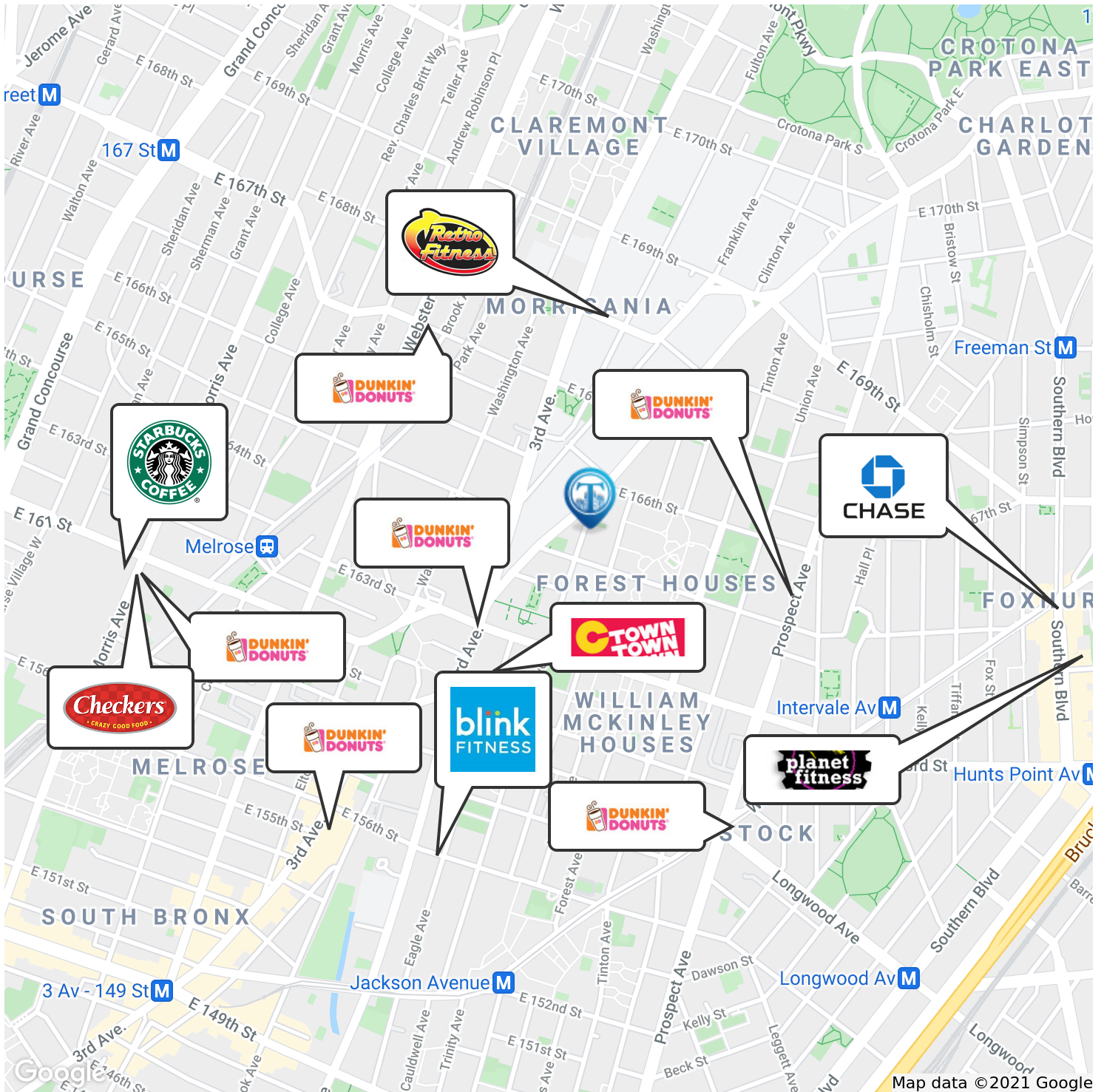
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Retailer Map



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