

# FOR LEASE | COMMUNITY FACILITY/OFFICE SPACE 1000 Woodycrest Ave | Medical/Daycare Space

1000 Woodycrest Ave, Bronx, NY 10452

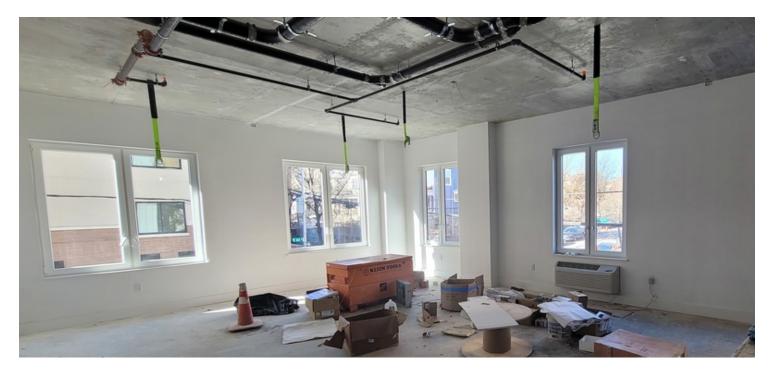
Dov Bleich 718.437.6100 x111 Dov.B@TriStateCR.com



1000 Woodycrest Ave, Bronx, NY 10452



#### **Executive Summary**



OFFERING SUMMARY		PROPERTY OVERVIEW
Available SF:	2,000 SF	Ground floor - 800 SF0 Corner Private entrance
Lot Size:	5,000 SF	Tons of sunlight Fully finished
Year Built:	1920	2nd floor - 1,200 SF Private entrance
Building Size:	3,254 SF	ADA accessible Brand new
Zoning:	R7-1	Fully finished

Ideal for nonprofits, medical,  $\mathsf{PT}$  /  $\mathsf{OT}$  office, daycare etc. Can also be an office.

#### **LOCATION OVERVIEW**

Located in the Highbridge neighborhood between W 164th St and W 165th St near the Yankee Stadium train station.

NELITIER A D C D THEFT IT 474 T CE VEHICLE CE HERT IT A DV4.0 HER B

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.



Dov Bleich 718.437.6100 x111

1000 Woodycrest Ave, Bronx, NY 10452



#### **Additional Photos**



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.

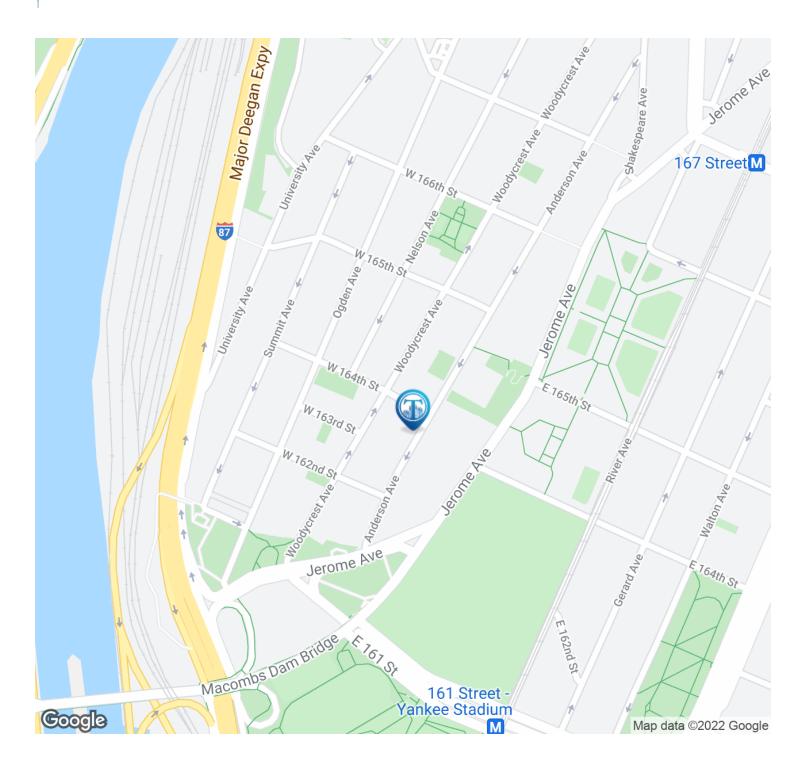


Dov Bleich 718.437.6100 x111 Dov.B@TriStateCR.com **Tri State Commercial® Realty Services LLC** // 148 39th st // Brooklyn, 11232 // TriStateCR.com

1000 Woodycrest Ave, Bronx, NY 10452



#### Location Map



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.

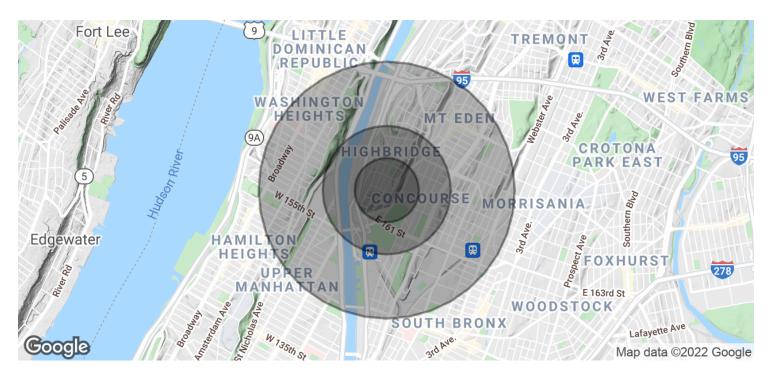


Dov Bleich 718.437.6100 x111 Dov.B@TriStateCR.com Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com

1000 Woodycrest Ave, Bronx, NY 10452



#### Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,474	50,166	214,219
Average Age	30.3	30.1	31.7
Average Age (Male)	27.2	28.1	28.7
Average Age (Female)	32.8	31.8	34.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
HOUSEHOLDS & INCOME Total Households	<b>0.25 MILES</b> 4,705	0.5 MILES 17,091	<b>1 MILE</b> 73,123
Total Households	4,705	17,091	73,123
Total Households # of Persons per HH	4,705 2.9	17,091 2.9	73,123 2.9

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.

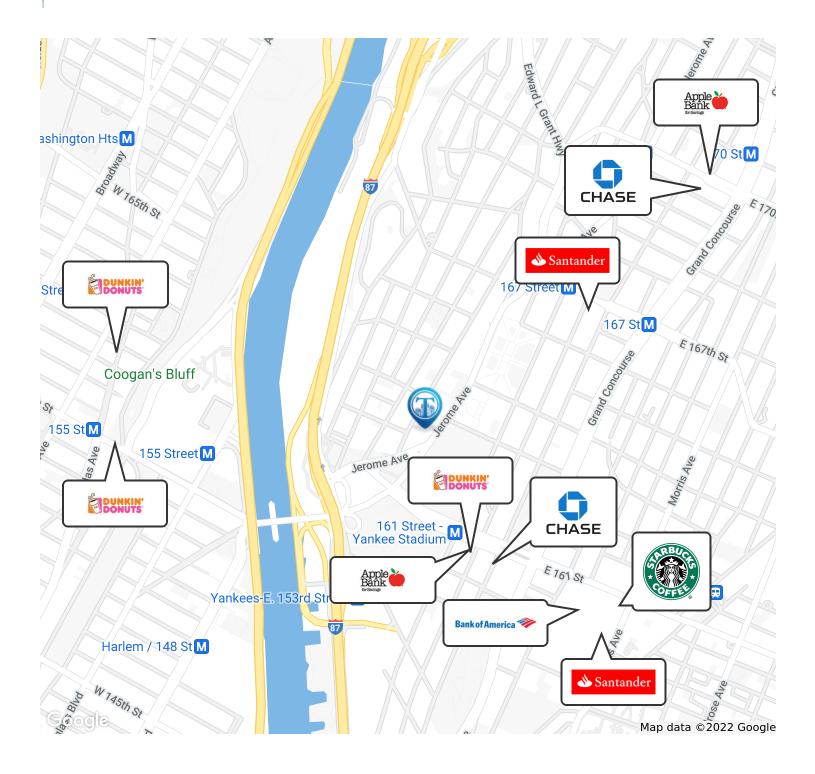


Dov Bleich 718.437.6100 x111 Dov.B@TriStateCR.com

1000 Woodycrest Ave, Bronx, NY 10452



### Retailer Map



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.



Dov Bleich 718.437.6100 x111 Dov.B@TriStateCR.com