



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE
322 Grand Concourse | New Development

322 Grand Concourse, Bronx, NY 10451

Dov Bleich
718.437.6100 x111
Dov.B@TriStateCR.com



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Executive Summary



OFFERING SUMMARY

Available SF: 3,900 SF

Lot Size: 17,860 SF

Year Built: 1920

Building Size: 4,133 SF

Zoning: C6-2A

PROPERTY OVERVIEW

Brand new
Near new developments
80 ft of frontage

LOCATION OVERVIEW

Located in the Mott Haven neighborhood between E 138th St & E 140th St near the 138th St - Grand Concourse train station

Nearest transit: 4 & 5 trains at 138th St - Grand Concourse and the BX1 & BX33 bus stops

Nearby tenants include BP, AT&T, Boom Pharmacy, Dollar Tree, U-Haul, CubeSmart, Grit City Strength & Conditioning, McDonald's Dunkin', 7-Eleven, IHOP, CVS, and more!

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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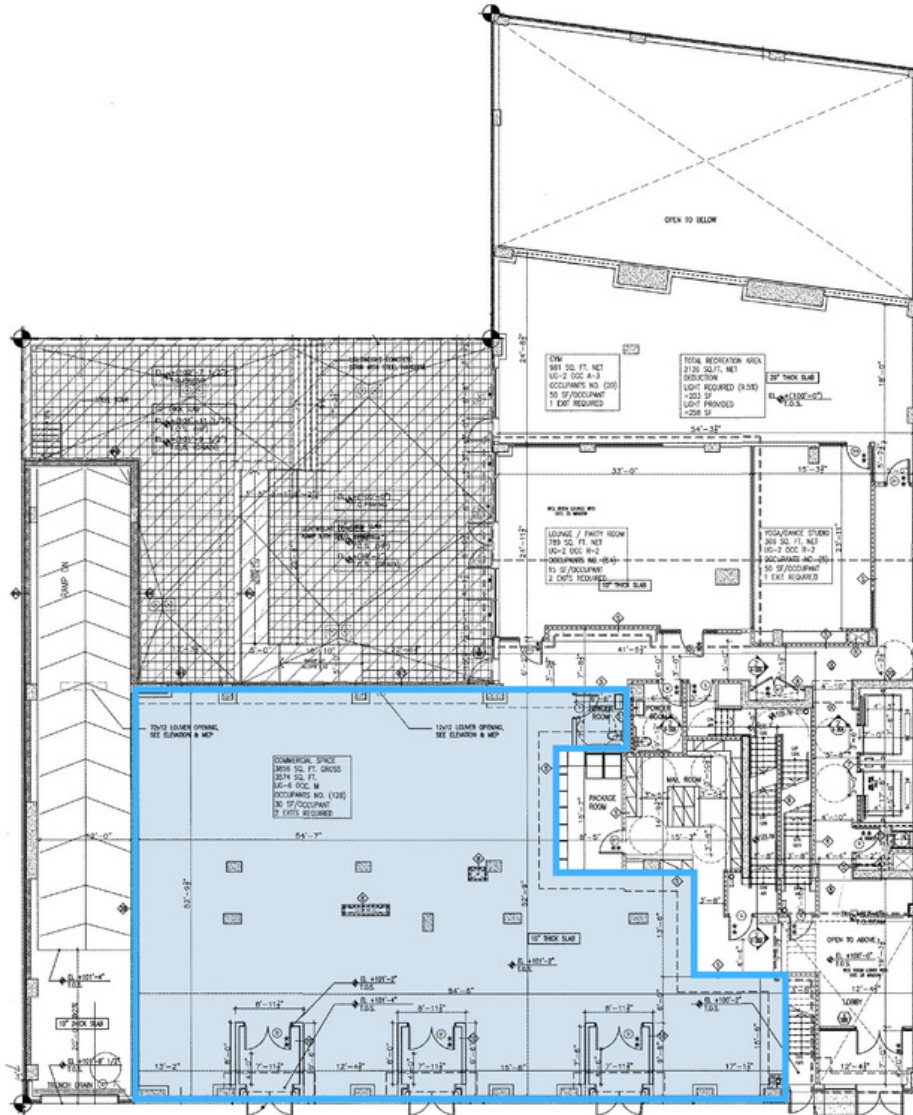
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Additional Photos



322 GRAND CONCOURSE

TOTAL AVAILABLE SPACE

3,900 SF

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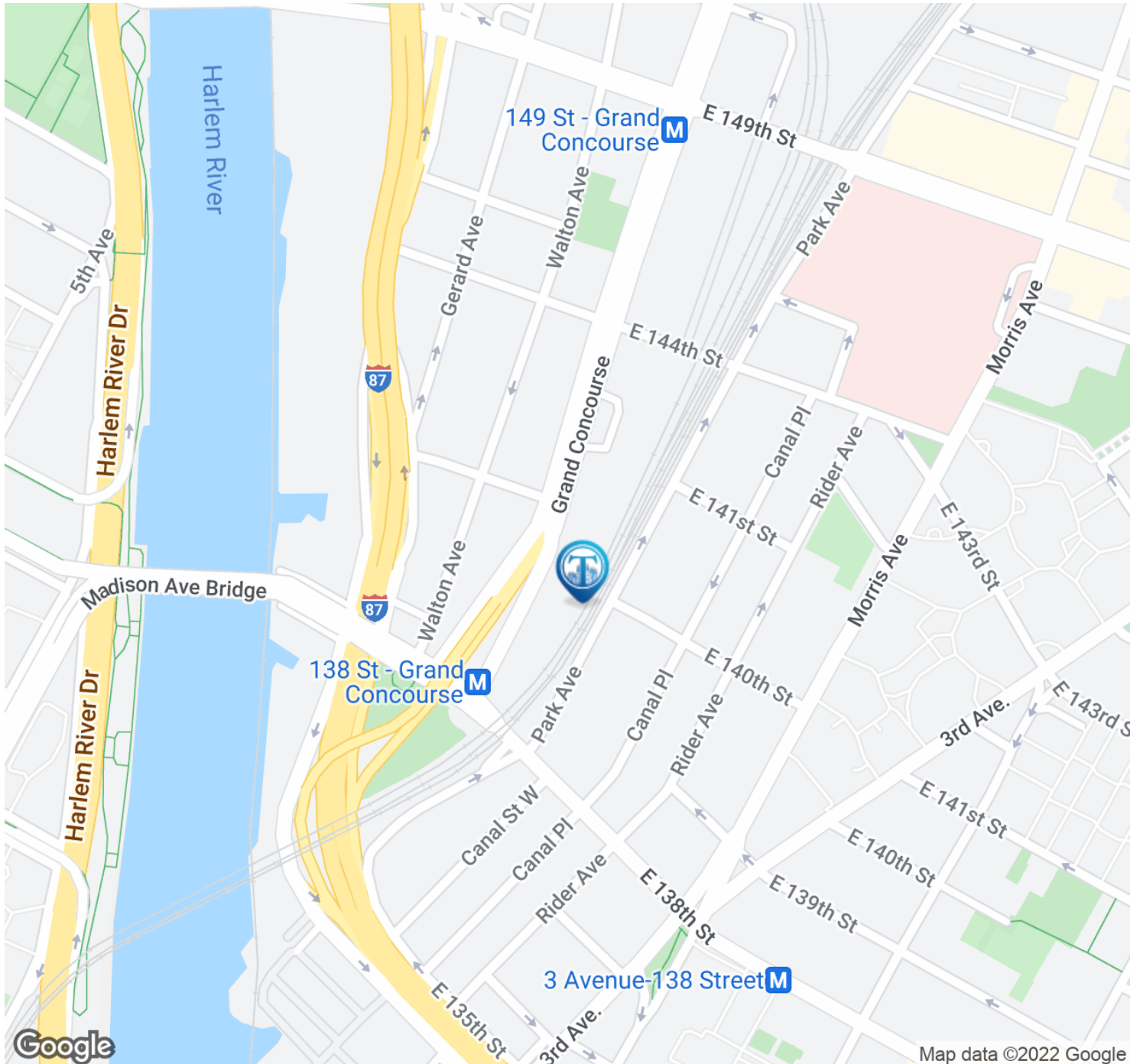
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Location Map



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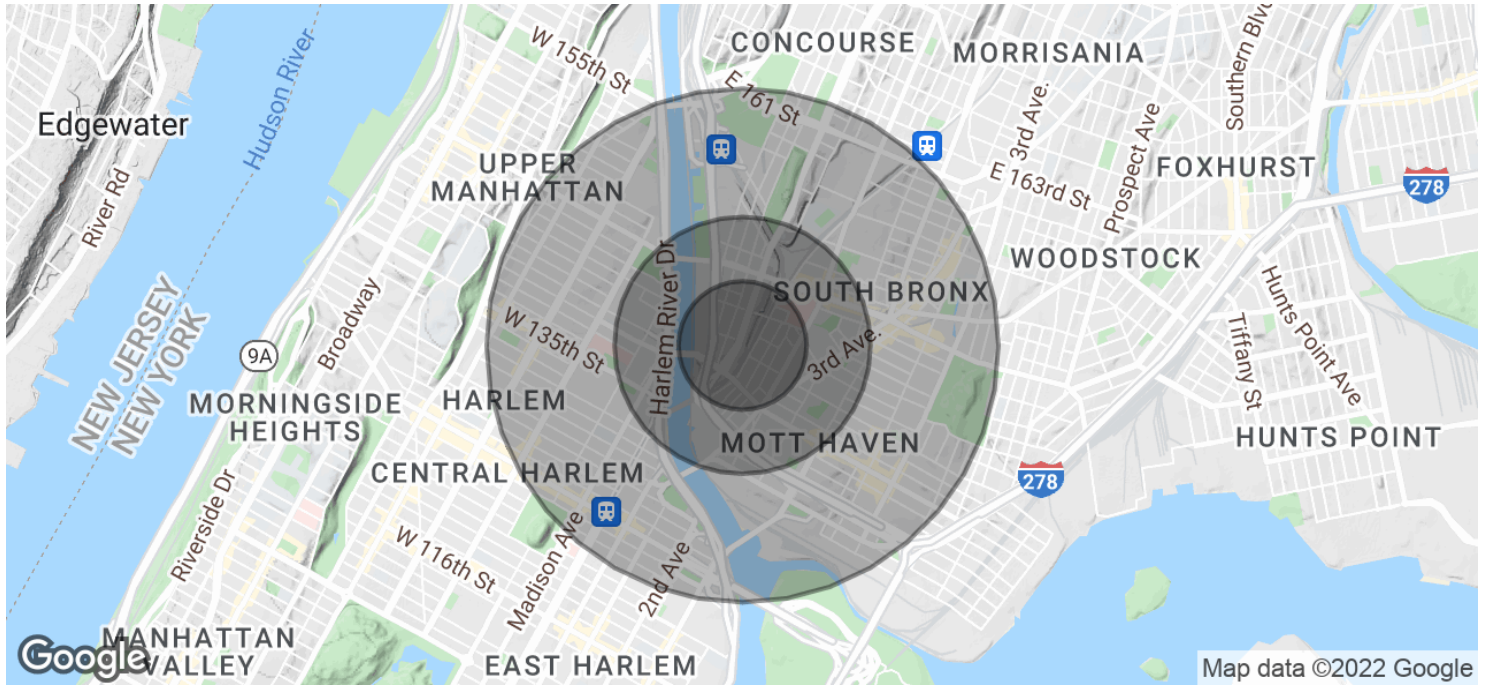
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,685	31,238	151,656
Average Age	34.3	35.2	33.7
Average Age (Male)	28.5	30.1	30.6
Average Age (Female)	40.7	38.6	35.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,689	11,766	58,365
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$27,763	\$35,952	\$40,420
Average House Value		\$122,286	\$280,918

* Demographic data derived from 2010 US Census

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Retailer Map



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