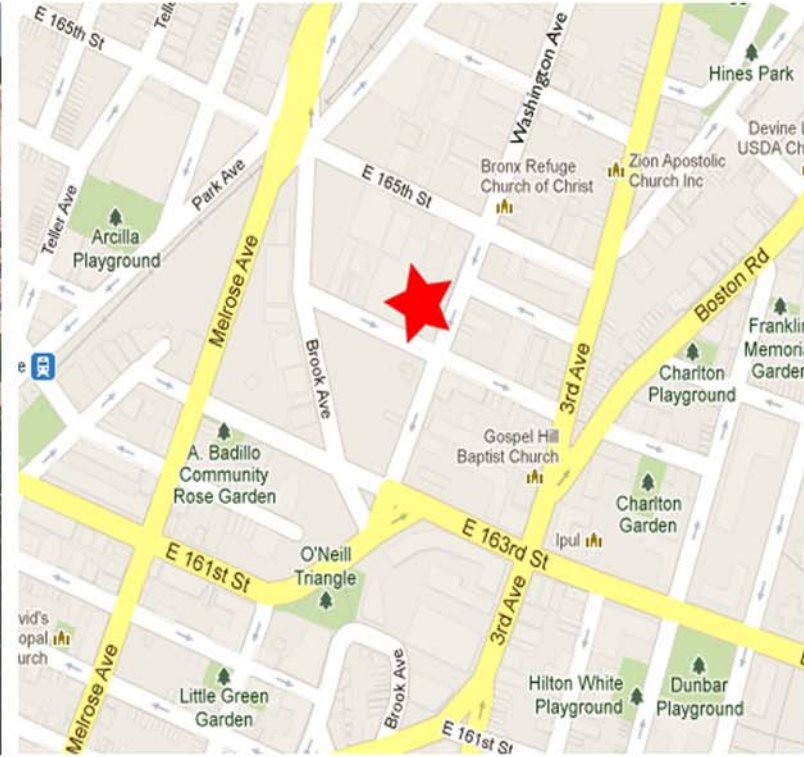


1011 WASHINGTON AVE, BRONX

FOR LEASE: Retail Space



Located at the intersection of East 164th Street & Washington Avenue in the Melrose Commons section of the Bronx, this retail location is only blocks from the “Hub.”

Great opportunity for retailer to satisfy the increasing demand in this high-traffic area, or for an office user who needs a strong street presence. Nearby locales include Boricua College campus, 3rd Avenue, and retailers such as Dunkin Donuts, Rite Aid, Staples, Sleepy's, Subway, and Duane Reade

Great access by subway, bus or train, including Bx55, Bx15, Melrose train station (MetroNorth), and the 2,5 MTA subway lines

Details: 2,000 SF, 30' frontage on Washington Avenue

Asking Rent: \$3,333 / month

| By Radius | 1/8-Mile | 1/4-Mile | 1/2-Mile |
|-------------------------------|--------------------|---------------------|----------------------|
| Median HH Income | \$30,432 | \$21,292 | \$24,122 |
| Average HH Income | \$43,576 | \$34,914 | \$35,590 |
| Population | 2,253 | 6,442 | 45,041 |
| Total Households | 704 | 1,991 | 15,670 |
| Aggregate Retail Sales | \$5,999,964 | \$28,278,015 | \$169,037,015 |

CONTACT

Christina Warner ■ (917) 647-1966 ■ cwarner@lmdevpartners.com

