



2128

WESTCHESTER AVENUE

BRONX | NEW YORK

8,790 SF
building
+
2,200 SF
rear yard

STEVE LORENZO

Principal

845.629.1640

slorenzo@lee-associates.com

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by this Company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

NEARBY RETAIL



HIGHLIGHTS

- 2-Story building
- Frontage: 36 feet
- Built-to-suit
- Steps away from the Bx4 bus which services 2.9 million annual riders
- Close proximity - less than one block to 6 Train, Castle Avenue Station which services 2 million annual riders

DEMOGRAPHICS

MILES	0.25	0.5	1.0
POPULATION	11,510	46,891	131,799
NO. OF HOUSEHOLDS	4,166	17,457	47,866
AVG. HH INCOME	\$62,084	\$61,843	\$60,921

NEIGHBORS

- Wendy's
- Metro by T-Mobile
- Dunkin' Donuts
- Dollar Tree
- Chase Bank
- Citi Bank
- Planet Fitness
- Rainbow

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WESTCHESTER AVENUE

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Ground Floor
4,858 sf

Second Floor
3,932 sf

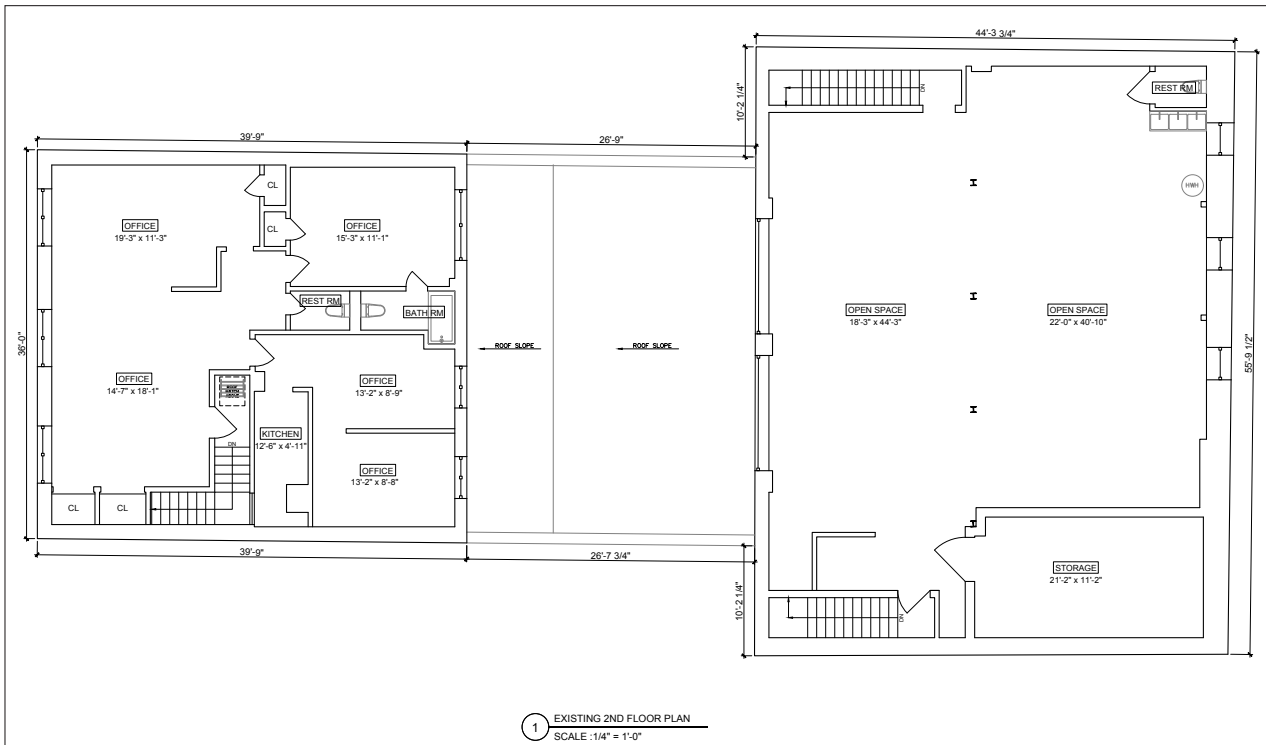
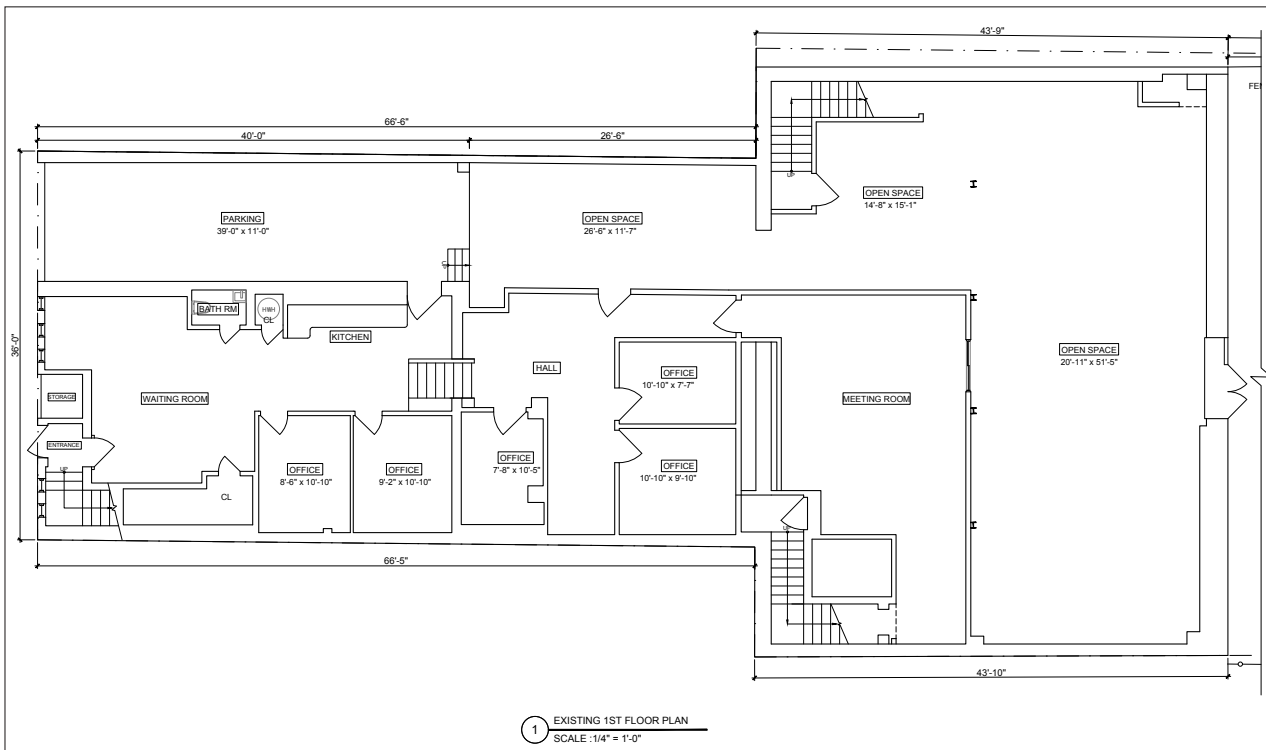
PRICE
\$22.00 psf
Net of Taxes & Insurance

POSSESSION Immediate

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