

2970 THIRD



NEW CONSTRUCTION,
CORNER DEVELOPMENT SITE
WITH PHENOMENAL VISIBILITY



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2970 Third Avenue is the newest construction in The Bronx, known as “The Hub”. This new development extends from the corner of Third Avenue to the corner of Bergen Avenue at 153rd Street, gives a phenomenal visibility with an experience of amplitude for tenants and their visitors. Spaces can be built to suit specifications. **2970 Third Avenue** will have a dedicated upstairs office lobby as well as spaces for community facilities.

Adjacent to **La Central** (a new mixed-use development with 992 residential units), within walking distance of **Lincoln Memorial Hospital** (a 362-bed “Trauma One” hospital) and the **Department of Finance Bronx Business Center**, “The Hub” is where transportation, public services, local and nationally recognized businesses converge.

All these attributes and more, make 2970 Third Avenue “Hub”, the place to be.

BRAND NEW LOBBY



RENDERING

AVAILABLE RETAIL SPACE

39,158 USF

Ground Floor	11,022 SF
Second Floor	14,068 SF
Third Floor	14,068 SF

CEILING HEIGHTS

Ground Floor	14'
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POSSESSION Q3/Q4 2023

ASKING RENT Available Upon Request

NEIGHBORS

Jewish Child Care Association (2022), Zeta Charter School (2022), La Central, Lincoln Medical Center, YMCA, Hostos Community College (CUNY), SoBro, Burlington, Marshall's, Planet Fitness, Starbucks, Walgreens, Bronx Business Center, Finance Department, Forman Mills, Burlington, Marshalls, Aldi's and Blink.

Next to The Hubs Municipal 600 car Parking Lot.

TRANSPORTATION

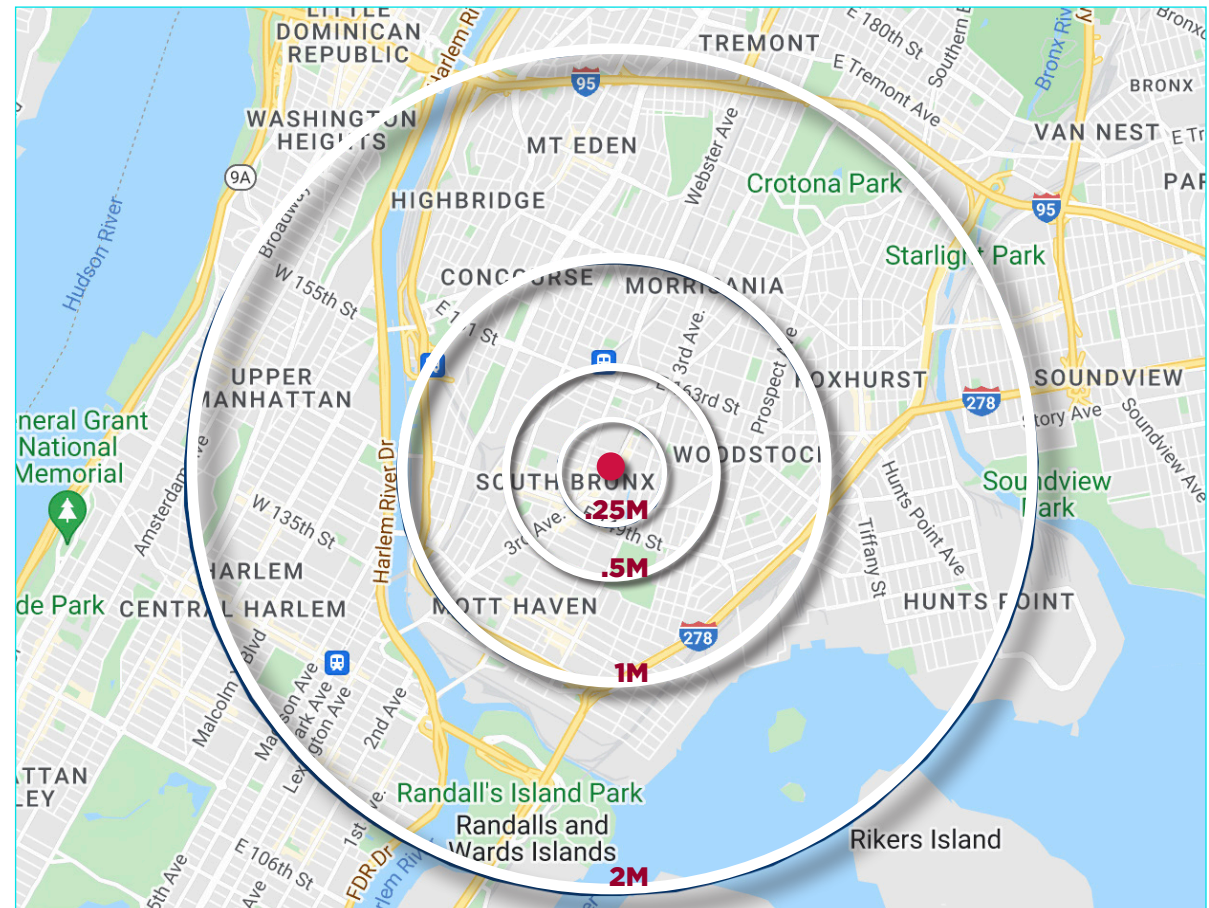
Steps to the **2** and **5** accessible Subway Station of 3rd Ave and 149th Street.

7.5 MILLION IN ANNUAL RIDERSHIP

THE PROPERTY

	.25 Mile	.5 Mile	1 Mile	2 Miles
Population	10,409	53,488	188,285	611,568
Med. HH Income	\$36,083	\$25,906	\$27,212	\$32,403
Daytime Population	11,055	49,481	179,533	564,320

DEMOGRAPHICS



RETAIL FLOOR PLAN



39,158 SF

CORNER RETAIL

FULL GLASS STORE FRONTS

LOCATION MAP

Third Avenue

- 1 - 1800Fix
- 2 - Game Express
Human Care
Cell Phones
- 3 - King Jewelry
3rd Ave Grill Grocery
- 4 - Driggs
- 5 - Gold Finger
- 6 - Fell Beauty (Wig & Hair Works)
Optima Beauty Supply
Gallery 2000
- 7 - 123 Buy, Sell & Trade
Danice

- 8 - Vista On 3RD
Yvette Jewelers
- 9 - Vette
- 10 - Pretty Girl
- 11 - O Fresh
Levelz
- 12 - S & A Stores
Olgam Life
- 13 - Glass
Multi-Stores
- 14 - Furniture City
- 15 - Ramee Fashion Men's Wear

- 16 - American Grill
Bee & Bee
- 17 - Blue Star Discount
- 18 - Senan's Furniture
- 19 - Al-Madina Fragrance
- 20 - Skyline Smoke Shop
- 21 - New Dogn Fang Wine
Zougrana LLC
- 22 - Pinceladas a Colores
- 23 - Davids Check Cashing
- 24 - Cuida Med Pharmacy
Nail Spa

- 25 - Cedra Pharmacy
Invest In The Bronx
- 26 - New China
- 27 - Vacant
Holland Textiles
- 28 - 99c USA
- 29 - Cap Unlimited
3 A's Multi Services
Kennedy Fried Chicken

East 149th Street

- 30 - Pay-O-Matic
- 31 - Accidents Lawyers
- 32 - Express Pharmacy
- 33 - La Isla Restaurant
Simple Mobile
- 34 - 99C Factory
- 35 - Suit Factory
- 36 - La Perla Mexicana
- 37 - Little Amber Nail & Spa
- 38 - La Paz Funeral Service
- 39 - Kennedy Chicken
- 40 - Hub Specialty Pharmacy
- 41 - King Bag
- 42 - Vacant
- 43 - City Derm
- 44 - Vacant

- 45 - Medical / Dental Plaza
- 46 - Vacant
- 47 - Franco's
Lyca Mobile
- 48 - Vacant
- 49 - Famos Design Nails
- 50 - Vacant - KSR
- 51 - Hub Liquor Warehouse
- 52 - Cash Loans
- 53 - Essen Medical
ATAX
- 54 - Capri Cakes
- 55 - NYS Pharmacy
Envy Nails
Fanta Hair Braiding
- 56 - Super Variety

- 57 - Forlasting Nails
- 58 - The Tax King
Way Tech Tattoo
- 59 - Special Touch Beauty Supply
- 60 - Angels
- 61 - OZ Pharmacy
Effort Realty LLC.
- 62 - Triple A Discount
- 63 - Casa Maria Health Center
- 64 - Merry Land Buffet
- 65 - Bronx Docs
- 66 - AFC Urgent Care
Perfect Brows
- 67 - Ballers
- 68 - Pharmore
- 69 - Precare Pharmacy Inc.
Liberty Tax

- 70 - Jannah Furniture
- 71 - Metro Pharmacy
Beautiful
- 72 - Mr. Income Tax
Bronx Ink Tattoo
EMC Pregnancy Centers
- 73 - Winin Pawn Broker
- 74 - Wave World
ET Shoes
- 75 - Ladies Choice
- 76 - La Liga Deli Food
- 77 - 149 Grill / CLOSE
- 78 - Tropilyz Restaurant
- 79 - 368 Pawnbrokers Inc.
- 80 - Army Career Center
Popular
- 81 - Capy

- 82 - Victoria Fashion
Persona Eyebrows
- 83 - Elite Eye Care
- 84 - Repair Center / Jewler
- 85 - A & K Gourmet
- 86 - Lucky Perfumes
- 87 - Empanadas
- 88 - 99C Pizza
- 89 - Cee & Cee Dept. Store
- 90 - Furniture
- 91 - Salma Eyebrows Treading
- 92 - Pizza

- 93 - Variety NYC
- 94 - PLS Check Cashing
- 95 - La Nacional
GEM Pawnbrokers
Eyebrows Treading
Shoes Inc.
- 96 - Express Deli
- 97 - Pretty Home Linen
- 98 - Optical Dental Center

- 99 - Opera House Hotel
Allstate
My Wellness Solutions
Heart Vein NYC
- 100 - Salud Care
- 101 - The Butcher's Choice
- 102 - Vacant
- 103 - Star USA Furniture
- 104 - Ado 149 Gift Variety

- 105 - Mott Haven Deli & Market
NBC "Namalge Beauty Center"
149 Liquor Store Corp.96
- 106 - 149 Steam Fish
Christina's Nail
Los Nisperos Sea Ffood
- 107 - 99c Papa
- 108 - Health Plus
- 109 - Agape Medical & Pain
- 110 - Estrellita Deli Grocery
Cooper's Bakery
MM Salon Inc.

Westchester Avenue

- 111 - The Warehouse Fashione



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