

As exclusive leasing agents, we are pleased to offer the following prime space for lease:

# 3289 WESTCHESTER AVENUE

BRONX, NY 10461



FOR MORE INFORMATION CONTACT

**Steve Lorenzo**  
Principal  
[slorenzo@lee-associates.com](mailto:slorenzo@lee-associates.com)  
845.629.1640

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.

As exclusive leasing agents, we are pleased to offer the following prime space for lease:

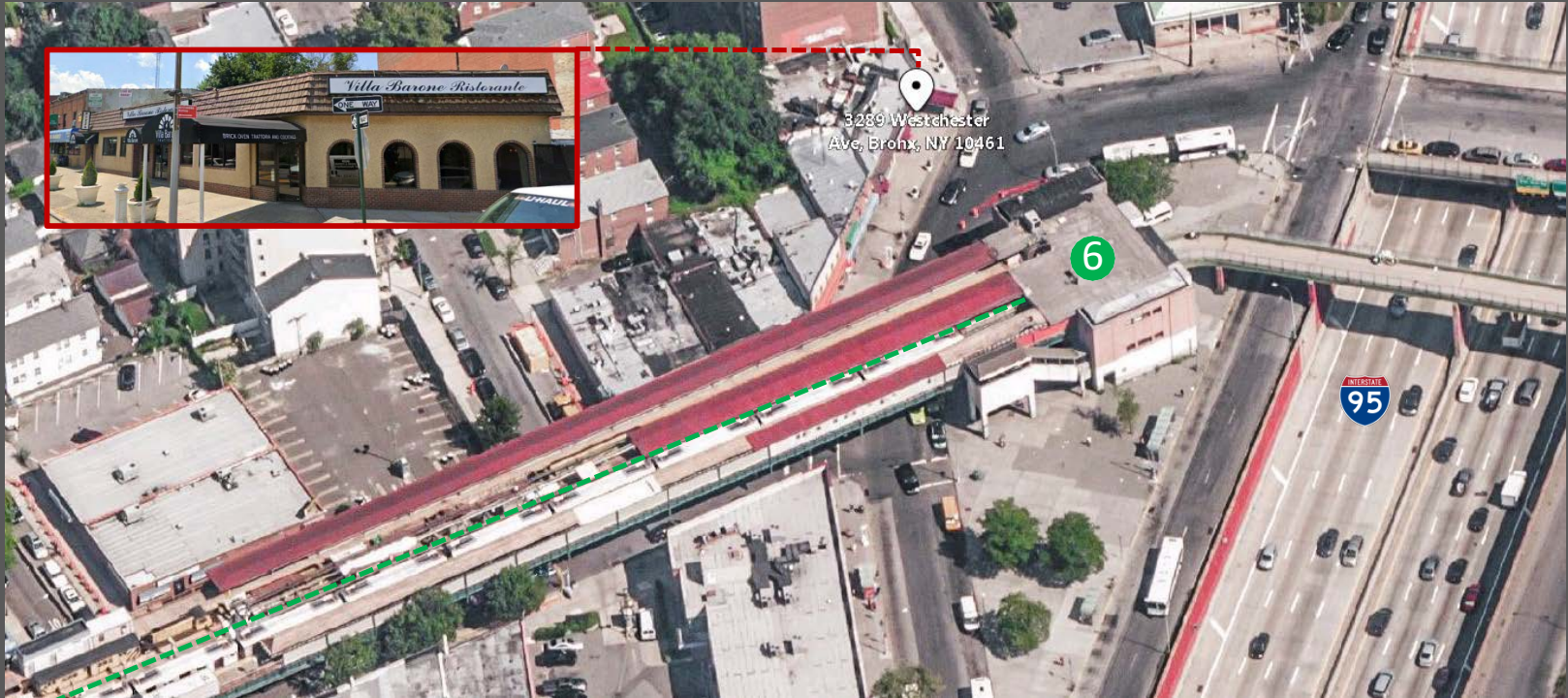
# 3289 WESTCHESTER AVENUE

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## NEIGHBORING TENANTS

- CVS Pharmacy
- Baskin Robins
- Dunkin Donuts
- Subways
- Pelham Bay Mini Market
- iLoveKickboxing
- Burger King
- Texas Chicken & Burgers
- North Bronx Hardware
- Chase Bank
- 7-Eleven
- Bonavita Key Food Market
- Empire Bagels
- BP Gas
- Planet Fitness



## HIGHLIGHTS

- 4,700(±) square feet of retail space
- Long-term lease available
- Immediate possession
- All uses considered
- Venting available
- Densely populated market
- Highway Access: BrucknerExpy & i95
- Feet from Pelham Bay Park Train Station
- 2,611,874(±) Pelham Bay Park annual ridership(2018)
- 250' to/from site to subway station



Bx12

Bx24

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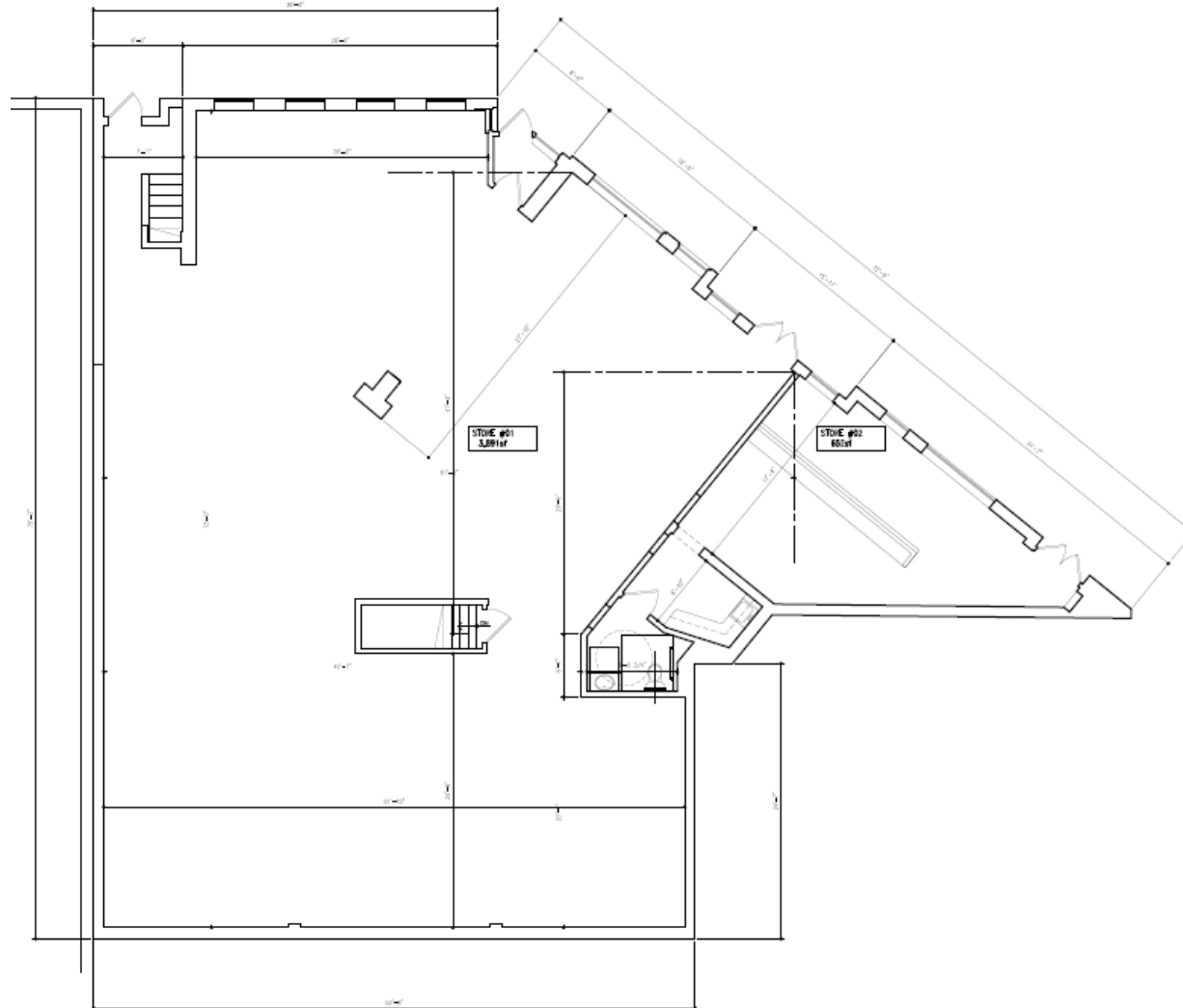
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Available SF 4,700



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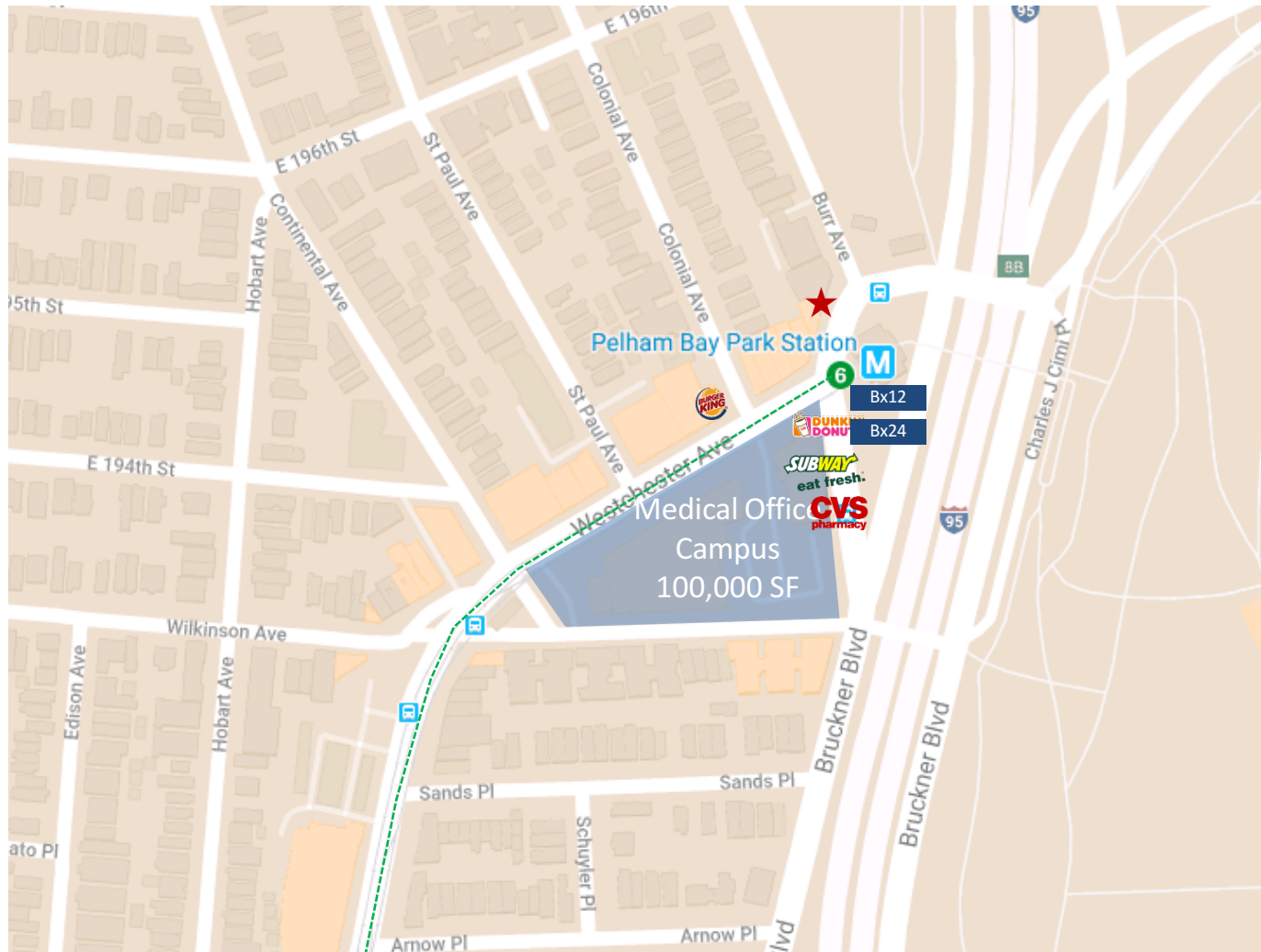
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