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# 410 EAST 189TH

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## The Opportunity

Lee & Associates is pleased to present the retail leasing or development opportunity for 410 East 189th Street & 2472 Webster Avenue, Bronx, NY 10458.



### Development

The Property consists of seven contiguous lots with an aggregate lot area of approximately 30,340 square feet of land area, representing approximately 151,700 square feet of buildable space for residential or community facility use.



### Lease

**410 East 189th Street** is a 2-story building with approximately **27,000 sf** available for lease.

**2472 Webster Avenue** is an **800 sf** single-story, and highly visible, corner retail building available for lease.

**Vacant Land** is an additional **20,000 sf** of vacant land available for lease.

# 410 EAST 189TH

## The Neighborhood

The Property **410 East 189th Street & 2472 Webster Avenue** is located in the Belmont area in the Bronx.



Situated right next to Fordham University and Fordham Plaza — a retail destination with many well-known national brands. The Fordham Plaza name is two locations in the area: the office building One Fordham Plaza on the east side of Third Avenue; and the Fordham Plaza Bus Terminal, a bus loop and pedestrian plaza on the west side above the station. It along with the rest of the Fordham Road commercial district constitutes the largest shopping strip in the Bronx, and the third largest in New York City.




Located near the Fordham Train Station and Fordham Road subway station that is serviced by the **B** & **D**.





## Demographics

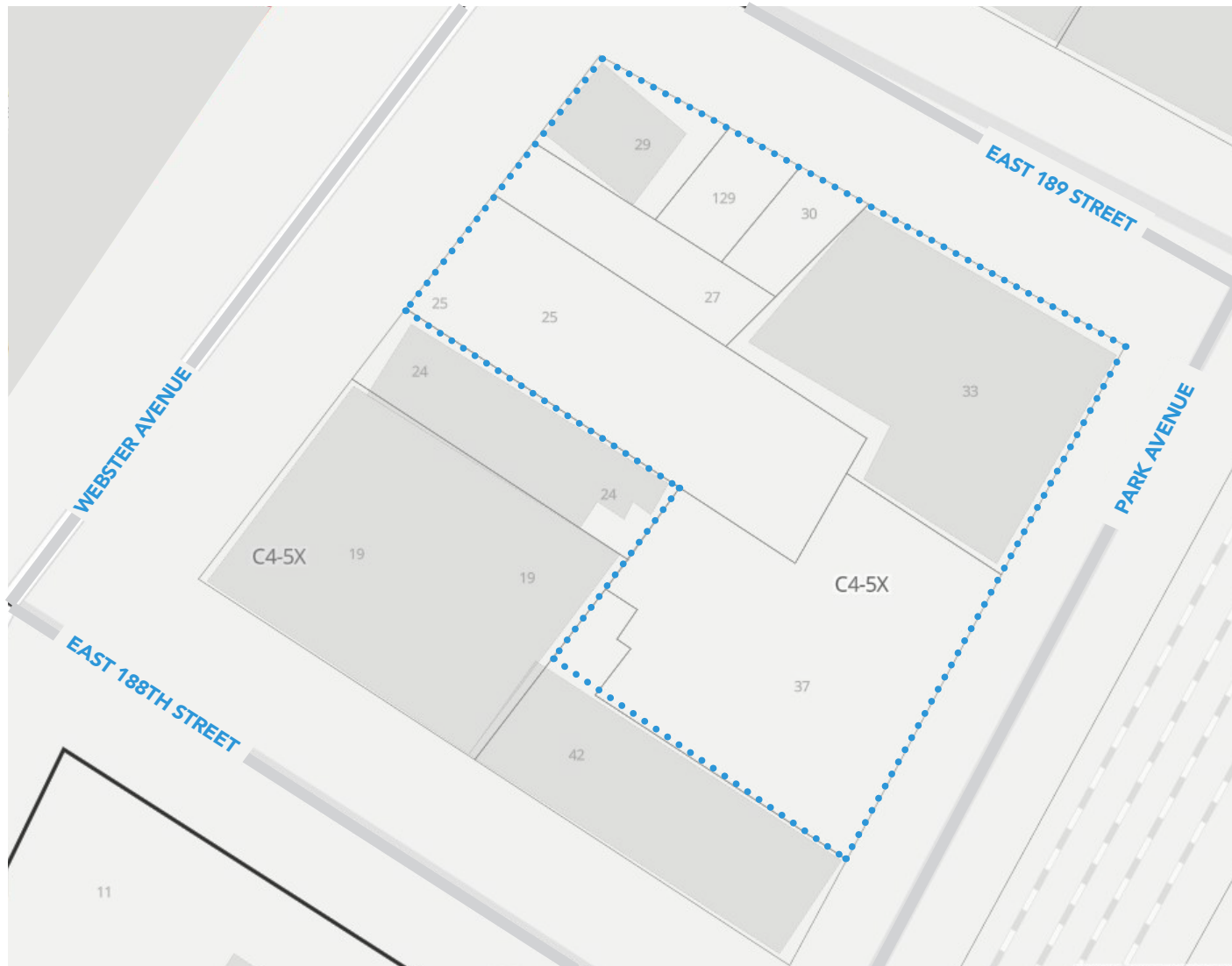
	<p><b>POPULATION</b> 61,846</p>	<p><b>HOUSEHOLDS</b> 19,584</p>
<p><b>OWNER OCCUPIED HOUSING UNITS</b> 528</p>	<p><b>RENTER OCCUPIED HOUSING UNITS</b> 19,055</p>	<p><b>VACANT HOUSING UNITS</b> 1,274</p>
<p><b>MEDIAN AGE</b> 29.6</p>	<p><b>AVERAGE HOUSEHOLD INCOME</b> \$48,610</p>	<p><b>MEDIAN HOUSEHOLD INCOME</b> \$34,049</p>
<p><b>AREA MEDIAN HOUSEHOLD INCOME 2022-2027 TREND</b> 2.87%</p>	<p><b>AVERAGE OWNER OCCUPIED HOUSING VALUE</b> \$552,114</p>	<p><b>MEDIAN OWNER OCCUPIED HOUSING VALUE</b> \$492,632</p>

# 410 EAST 189TH

## Site Map



## Tax Lot Profiles



# 410 EAST 189TH

## 410 East 189th Street **27,000 SF AVAILABLE FOR LEASE**

9,000SF 2ND FLOOR

9,000SF GROUND

9,000SF LOWER-LEVEL

### PROPERTY INFO

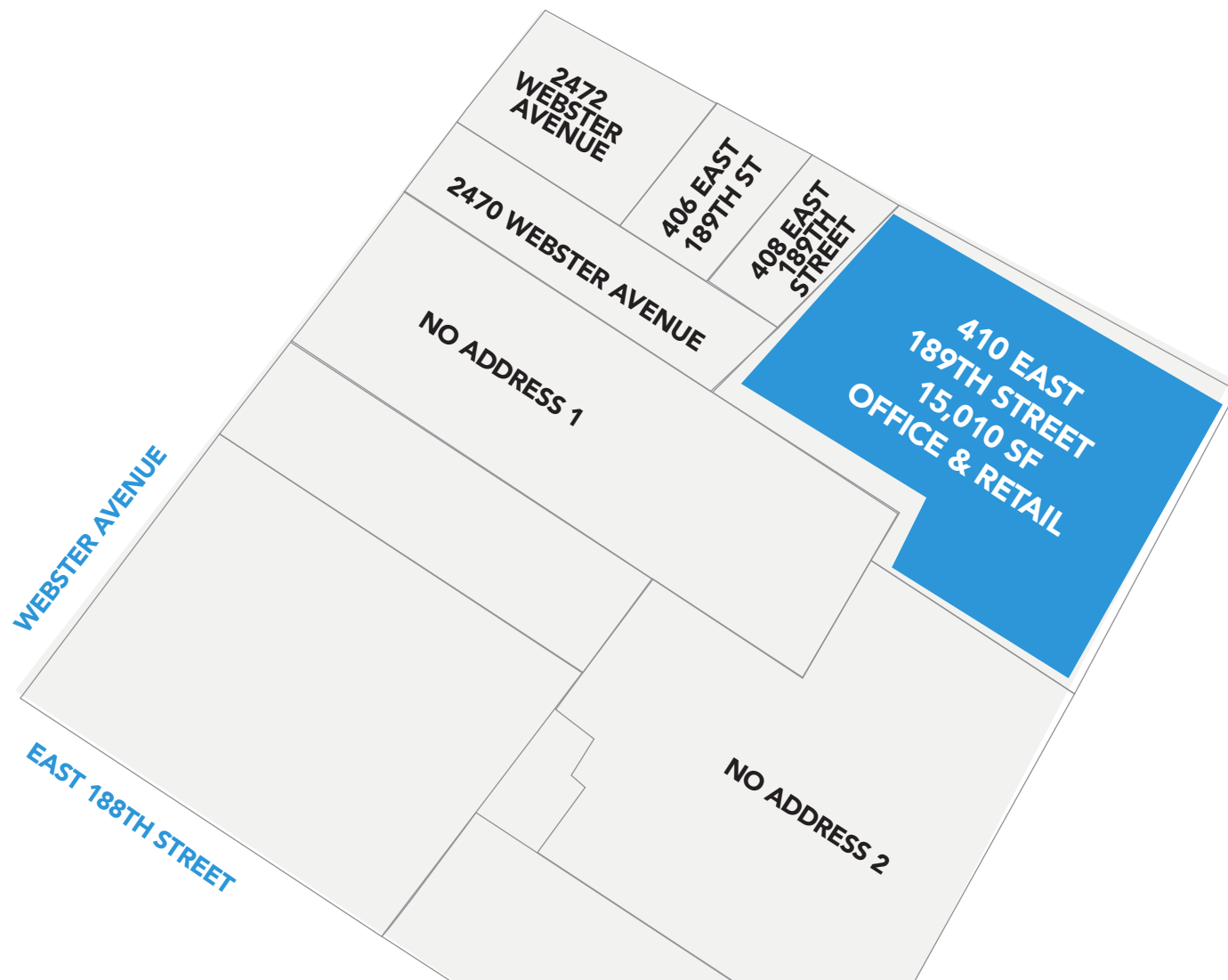
Block & lot 03032-0033

Zoning districts C4-5X i

Residential FAR 5

Commercial FAR 4

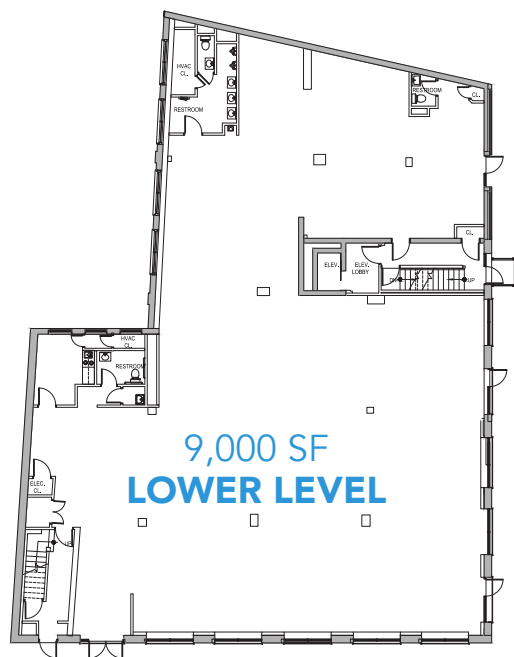
Unused FAR 24,253





# 410 EAST 189TH

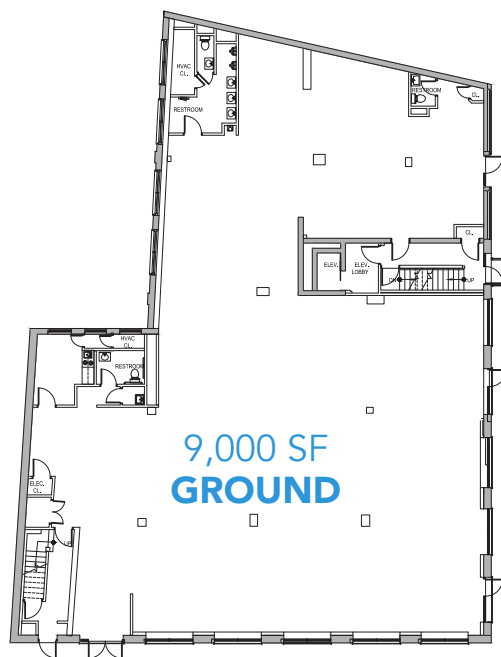
## 410 East 189th Street FLOOR PLANS - 27,000 SF AVAILABLE



9,000 SF  
**LOWER LEVEL**

PARK AVENUE

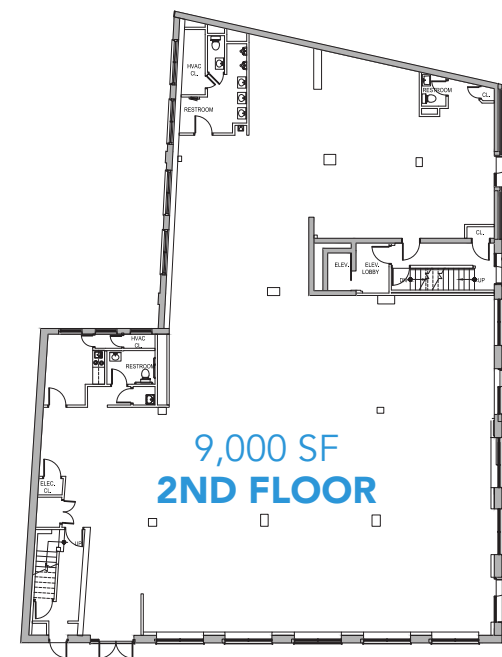
EAST 189TH STREET



9,000 SF  
**GROUND**

PARK AVENUE

EAST 189TH STREET



9,000 SF  
**2ND FLOOR**

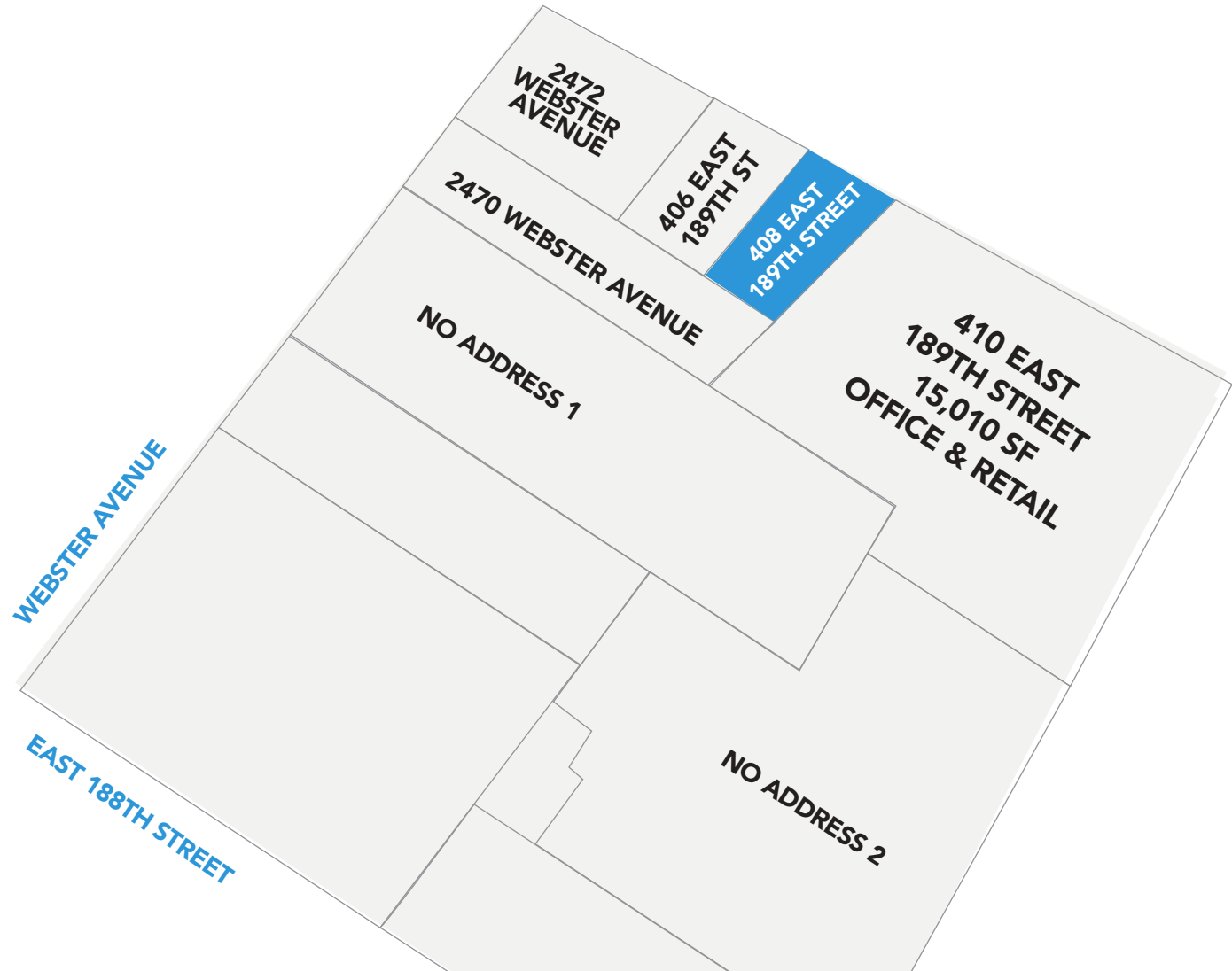
PARK AVENUE

EAST 189TH STREET

## 408 East 189th Street (VACANT LAND)

### PROPERTY INFO

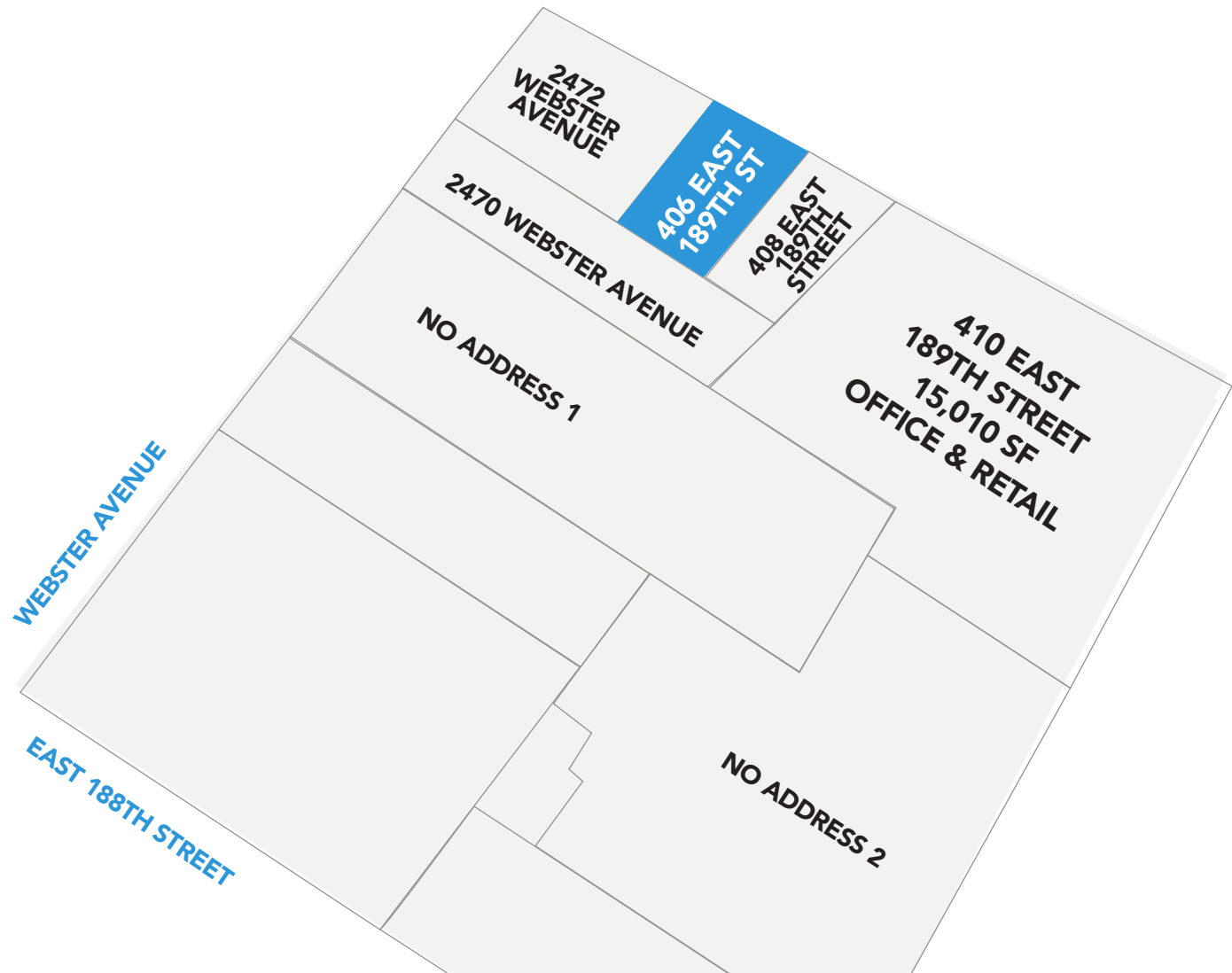
Block & lot	03032-0030
Zoning districts	C4-5X i
Building class Unlicensed Parking Lot	(G7) i
Lot sqft	943
Lot dimensions	24 ft x 40 ft
Residential	FAR 5
Commercial	FAR 4
Facility	FAR 5
Unused FAR	4,710



## 406 East 189th Street (VACANT LAND)

### PROPERTY INFO

Block & lot	03032-0129
Zoning districts	C4-5X i
Building class	(G7) i
Unlicensed Parking Lot	
Lot sqft	1,040
Lot dimensions	22 ft x 39 ft
Residential FAR	5
Commercial FAR	4
Facility FAR	5
Unused FAR	5,195



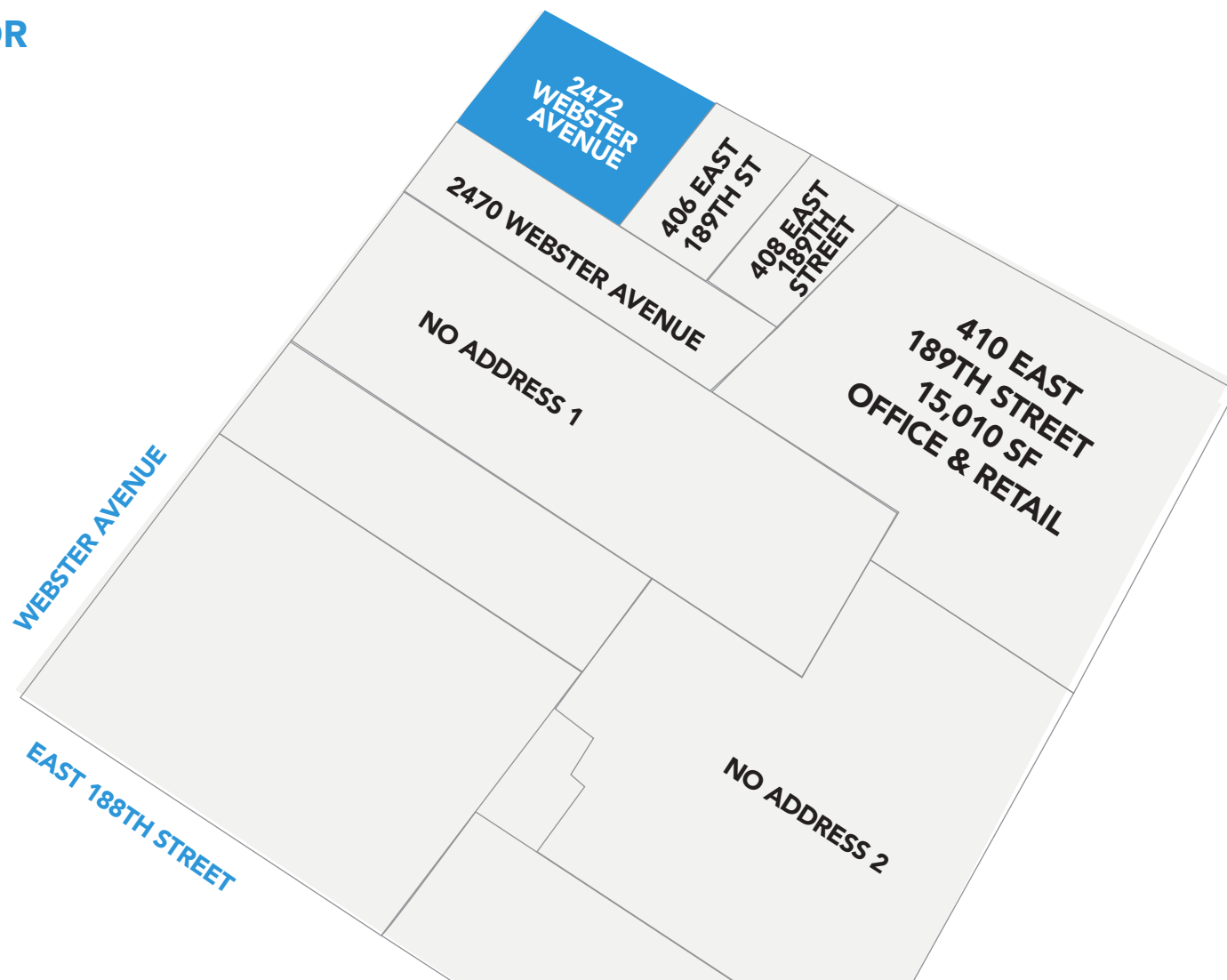
# 410 EAST 189TH

2472 Webster Avenue

**1000 SF SINGLE STORY,  
CORNER RETAIL BUILDING FOR  
LEASE**

## PROPERTY INFO

Block & lot	03032-0029
Zoning districts	C4-5X i
Residential FAR	5
Commercial FAR	4
Unused FAR	6,968

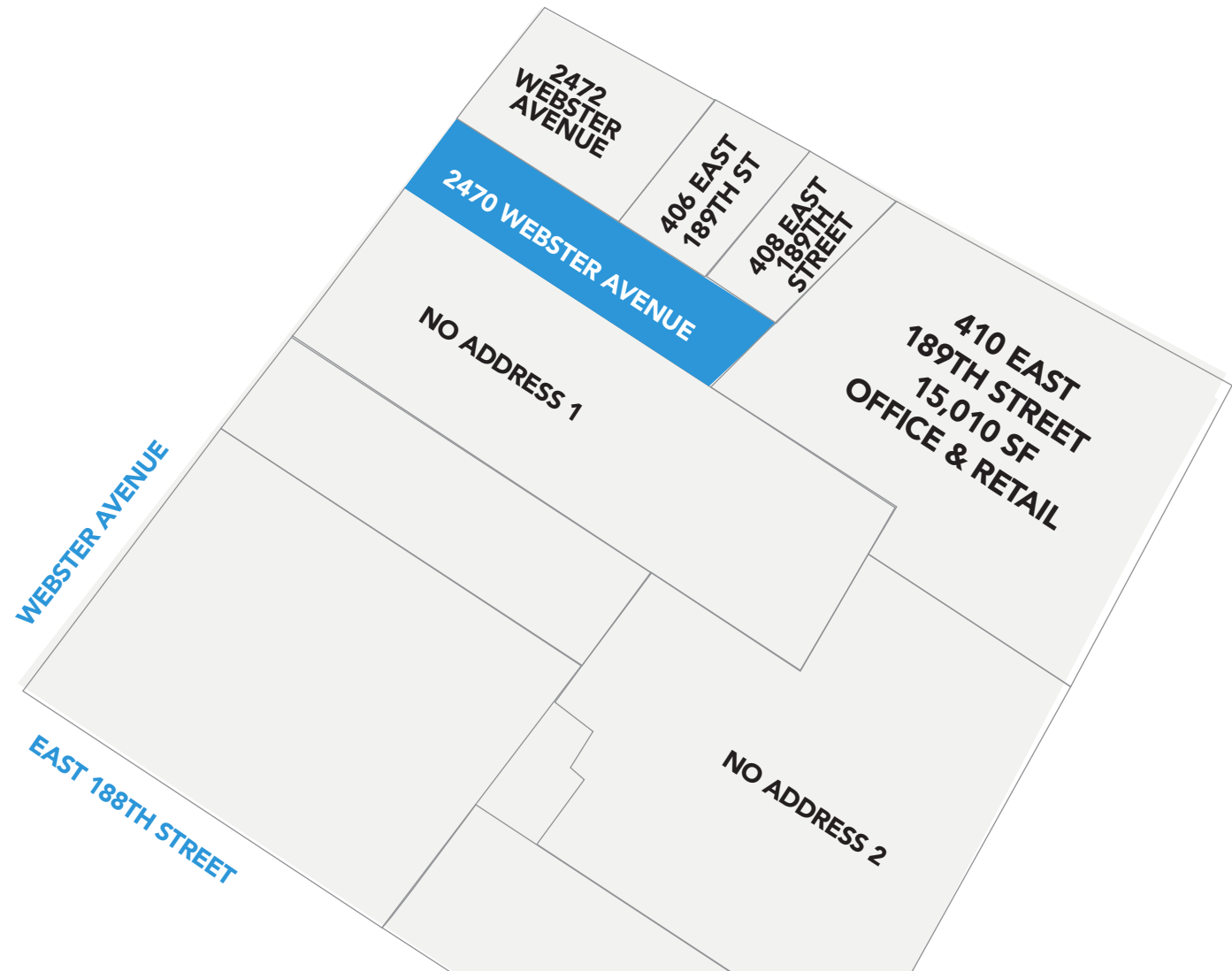


## 2470 Webster Avenue

(VACANT LAND)

### PROPERTY INFO

Block & lot	03032-0027
Building class	(G7) i
Unlicensed Parking Lot	
Zoning districts	C4-5X i
Lot sqft	2,053
Lot dimensions	21.67ft x 94.75 ft
Residential FAR	5
Commercial FAR	4
Facility FAR 5	5
Unused FAR	10,260



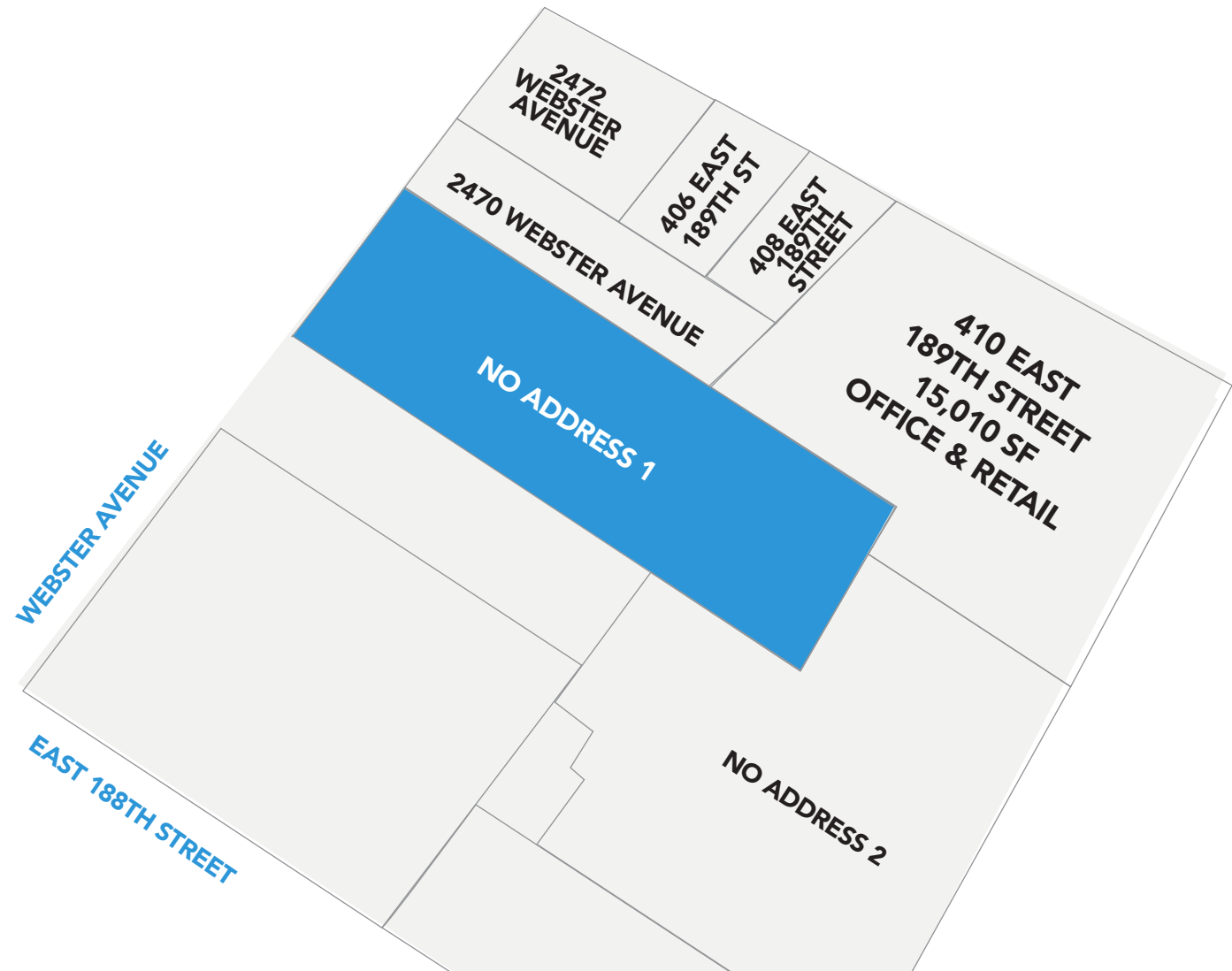
# 410 EAST 189TH

## No Address 1

(VACANT LAND)

### PROPERTY INFO

Block & lot	03032-0025
Building class Unlicensed Parking Lot	(G7) i
Zoning districts	C4-5X i
Lot sqft	7,539
Lot dimensions	50 ft x 146.42 ft
Residential FAR	5
Commercial FAR	4
Facility FAR	5
Unused FAR	37,695



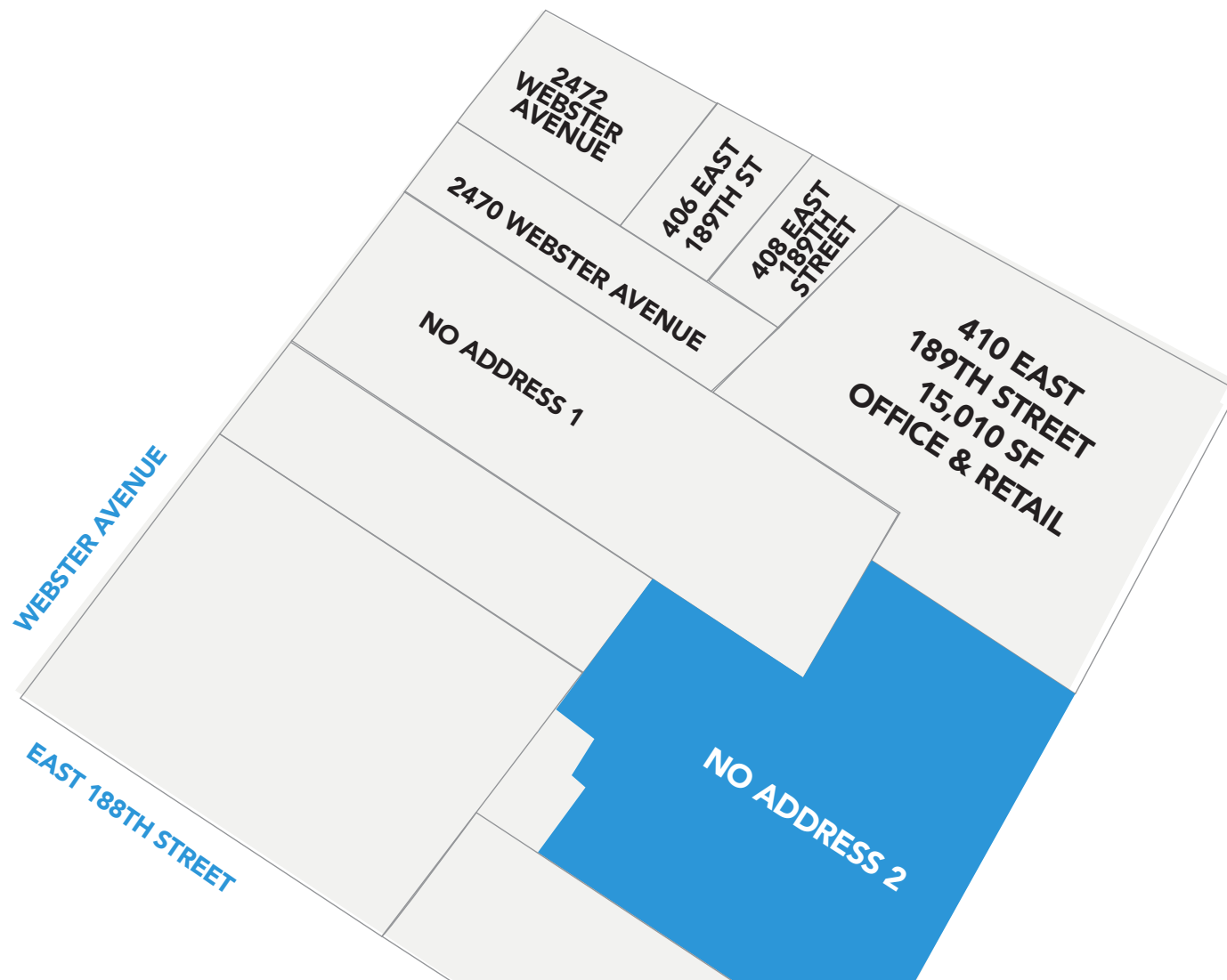
# 410 EAST 189TH

## No Address 2

(VACANT LAND)

### PROPERTY INFO

Block & lot	03032-0037
Building class	(G7) i
Unlicensed Parking Lot	
Zoning districts	C4-5X i
Lot sqft	9,375
Lot dimensions	109.83ft x 101.5 ft
Residential FAR	5
Commercial FAR	4
Facility FAR	5
Unused FAR	46,870





# 410 EAST 189TH

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

## LEASE

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