

# 2472 WEBSTER AVENUE







## The Opportunity

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

HIGHLY VISIBLE CORNER RETAIL ON WEBSTER AVE

**ONE BLOCK OFF FORDHAM** 

**OUTDOOR SPACE AVAILABLE** 

**ALL USES CONSIDERED** 





2472 Webster Avenue is an **1,000 sf** single-story, and highly visible, corner retail building available for lease.





# **Retail Map**











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## Demographics

	population 61,846	households 19,584
owner occupied	renter occupied	vacant
housing units	housing units	housing units
528	19,055	1,274
median age 29.6	AVERAGE HOUSEHOLD INCOME \$48,610	MEDIAN HOUSEHOLD INCOME \$34,049
AREA MEDIAN	AVERAGE OWNER	MEDIAN OWNER
HOUSEHOLD INCOME	occupied housing	OCCUPIED HOUSING
2022-2027 TREND	value	VALUE
2.87%	\$552,114	\$492,632



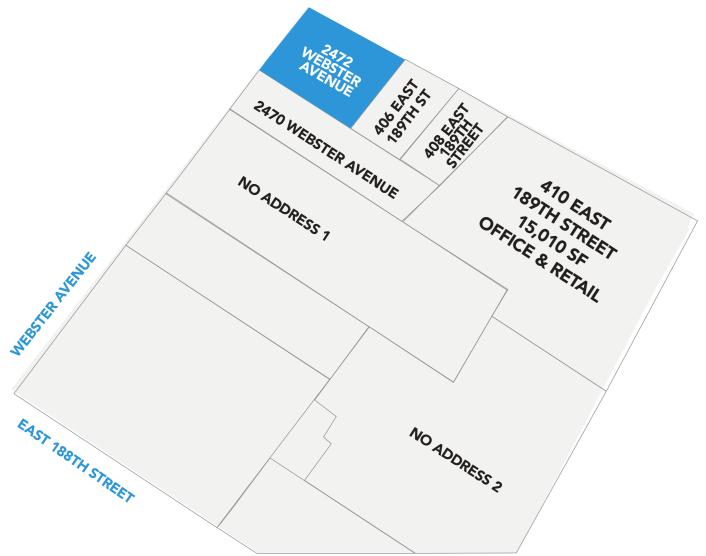


#### 2472 Webster Avenue 1,000 SF SINGLE STORY, CORNER RETAIL BUILDING FOR LEASE

#### **PROPERTY INFO**

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





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FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

#### STEVE LORENZO

PRINCIPAL 845.629.1640 SLORENZO@LEE-ASSOCIATES.COM JLOPEZ@LEE-ASSOCIATES.COM

#### **JEFFREY LOPEZ**

DIRECTOR 646.284.4047



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