



2472 WEBSTER AVENUE

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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



Lease

2472 Webster Avenue


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

2472 WEBSTER AVENUE

Retail Map



Demographics

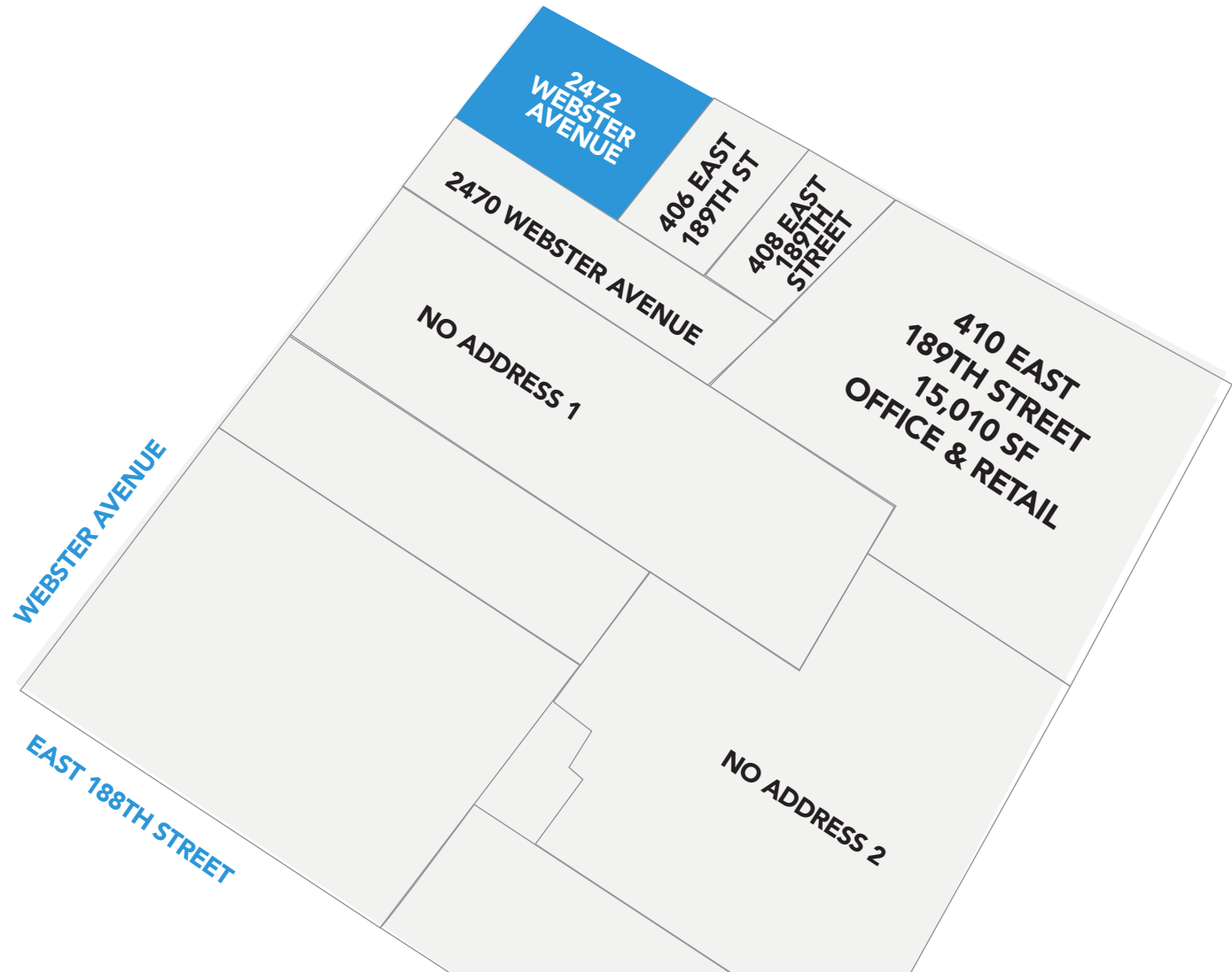
	<p>POPULATION 61,846</p>	<p>HOUSEHOLDS 19,584</p>
<p>OWNER OCCUPIED HOUSING UNITS 528</p>	<p>RENTER OCCUPIED HOUSING UNITS 19,055</p>	<p>VACANT HOUSING UNITS 1,274</p>
<p>MEDIAN AGE 29.6</p>	<p>AVERAGE HOUSEHOLD INCOME \$48,610</p>	<p>MEDIAN HOUSEHOLD INCOME \$34,049</p>
<p>AREA MEDIAN HOUSEHOLD INCOME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

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2472 Webster Avenue 1,000 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





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FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

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