

Bronx, NY

3100 3rd Avenue at 158th Street



FOR LEASE: Retail Space

Up to 8,955 SF Available in Class A Development



3rd Ave Frontage: 125 Feet
Use: Retail, Office, Food

\$30.00 PSF
15-Yr Tax Abatement

Pre-construction – make planning decisions for your space!

Located at the intersection of E. 158th Street & 3rd Avenue in the Melrose Commons section of the Bronx, this building is only blocks from the “Hub.” The building will have eight floors and 107 units of housing with a parking garage. The ground floor space will have high ceilings as well as storage space.

Great opportunity for retailer or restaurant to satisfy the increasing consumer demand in this flourishing, high-traffic area, or for an office user who needs a strong street presence. Nearby retailers include Rite Aid, Staples, Nine West, Sleepy's, Little Caesars & Subway. Great access via subway and bus lines, daily traffic count over 8,000 cars.

Additional new development in the area includes Boricua College's planned expansion: a new campus located across from the subject site which will include a 14-story tower, 350-seat theater, museum, library & cultural center. The new campus will also contain 700 units of affordable housing with underground parking.

| By Radius | 1/8-Mile | 1/4-Mile | 1/2-Mile |
|------------------------|-------------|--------------|---------------|
| Median HH Income | \$30,432 | \$21,292 | \$24,122 |
| Average HH Income | \$43,576 | \$34,914 | \$35,590 |
| Population | 2,253 | 6,442 | 45,041 |
| Total Households | 704 | 1,991 | 15,670 |
| Aggregate Retail Sales | \$5,999,964 | \$28,278,015 | \$169,037,015 |

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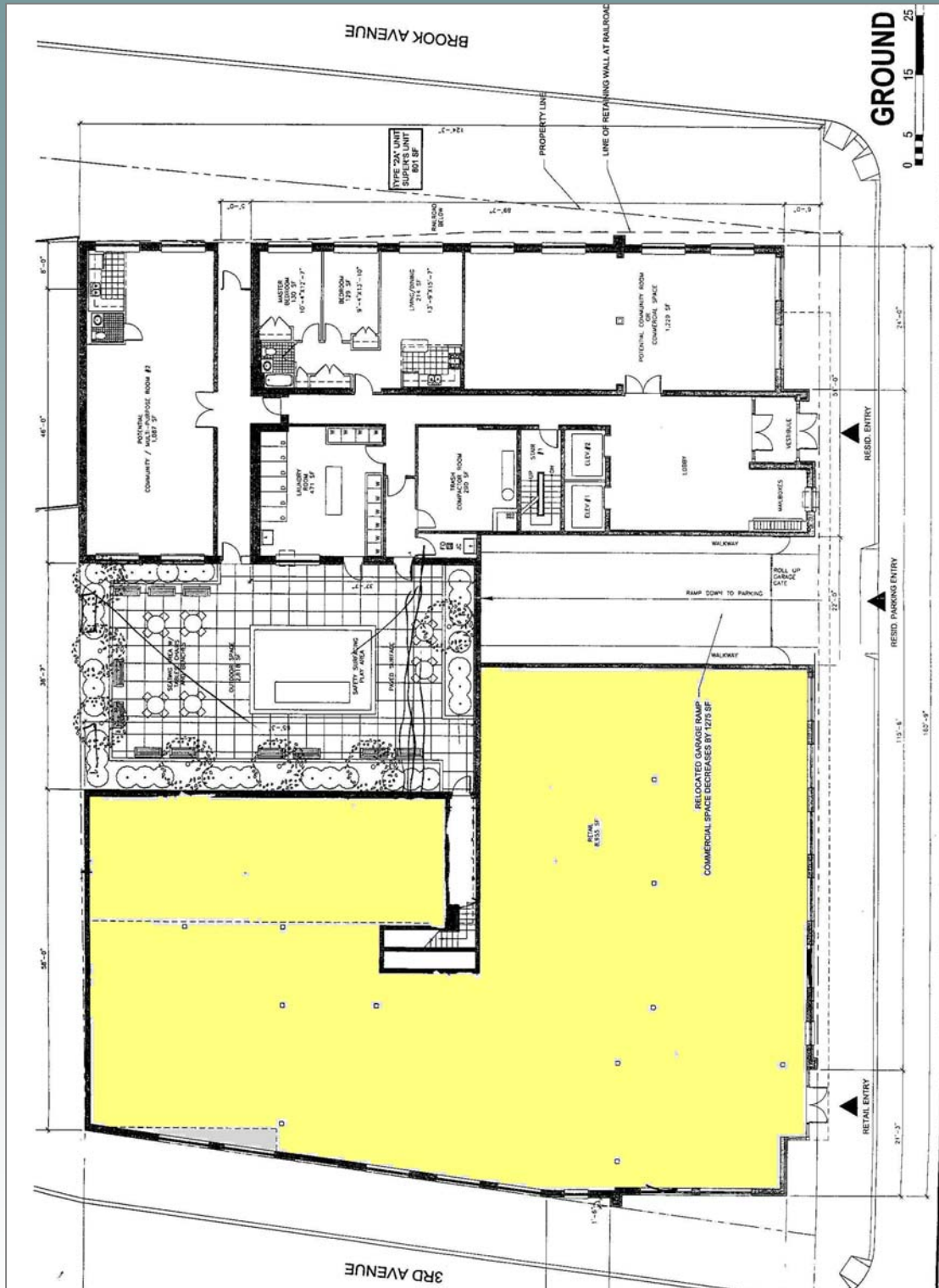
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