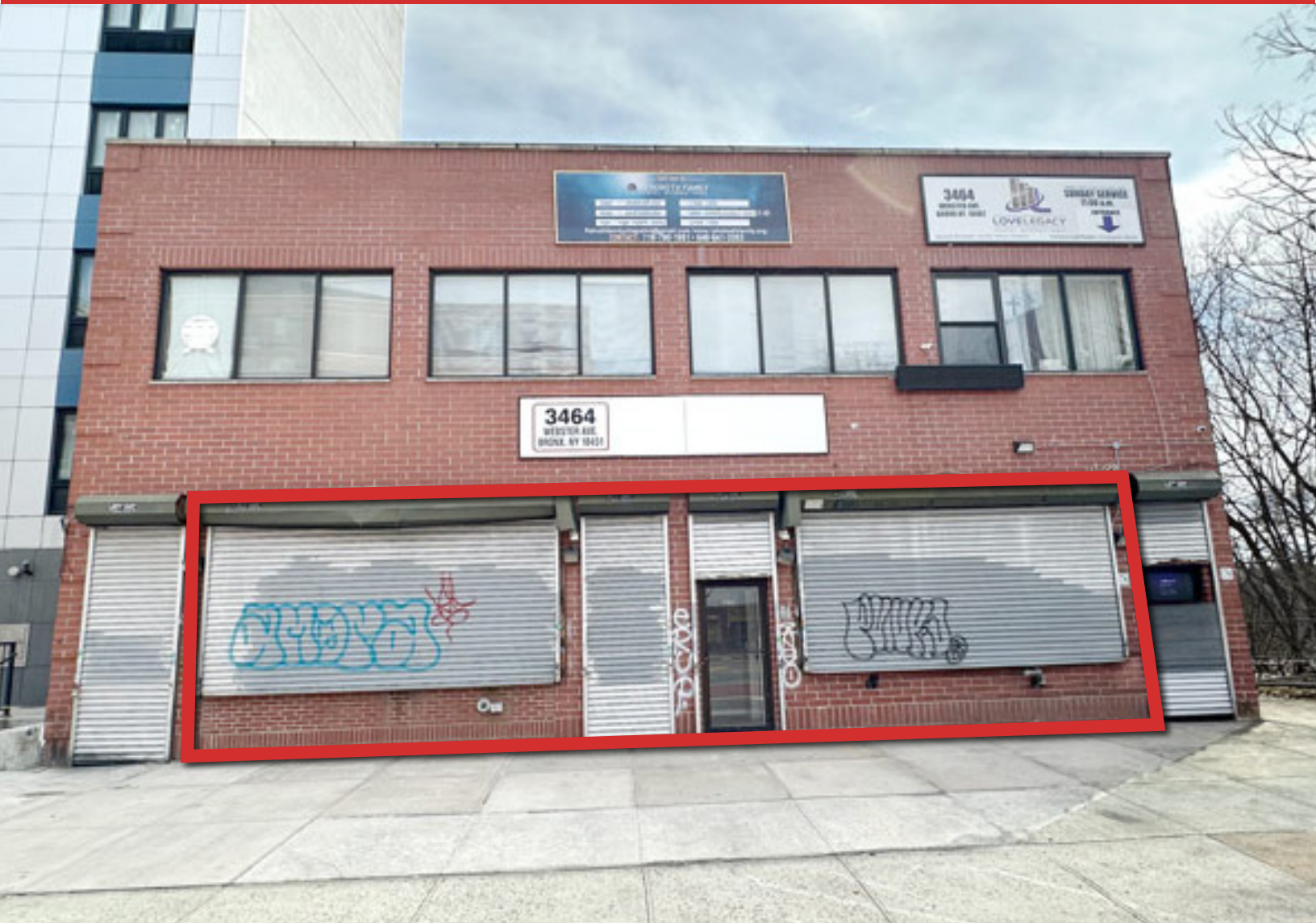


3464 WEBSTER AVENUE

Bronx, NY

2,616 RSF OFFICE SPACE FOR LEASE



INCLUDES
**LOWER
LEVEL**

WALK TO

WILLIAMS STATION
HARLEM LINE

WALK TO
Bx41
BUS

WALK TO
 
SUBWAY

\$11,800
RENT PER MONTH

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

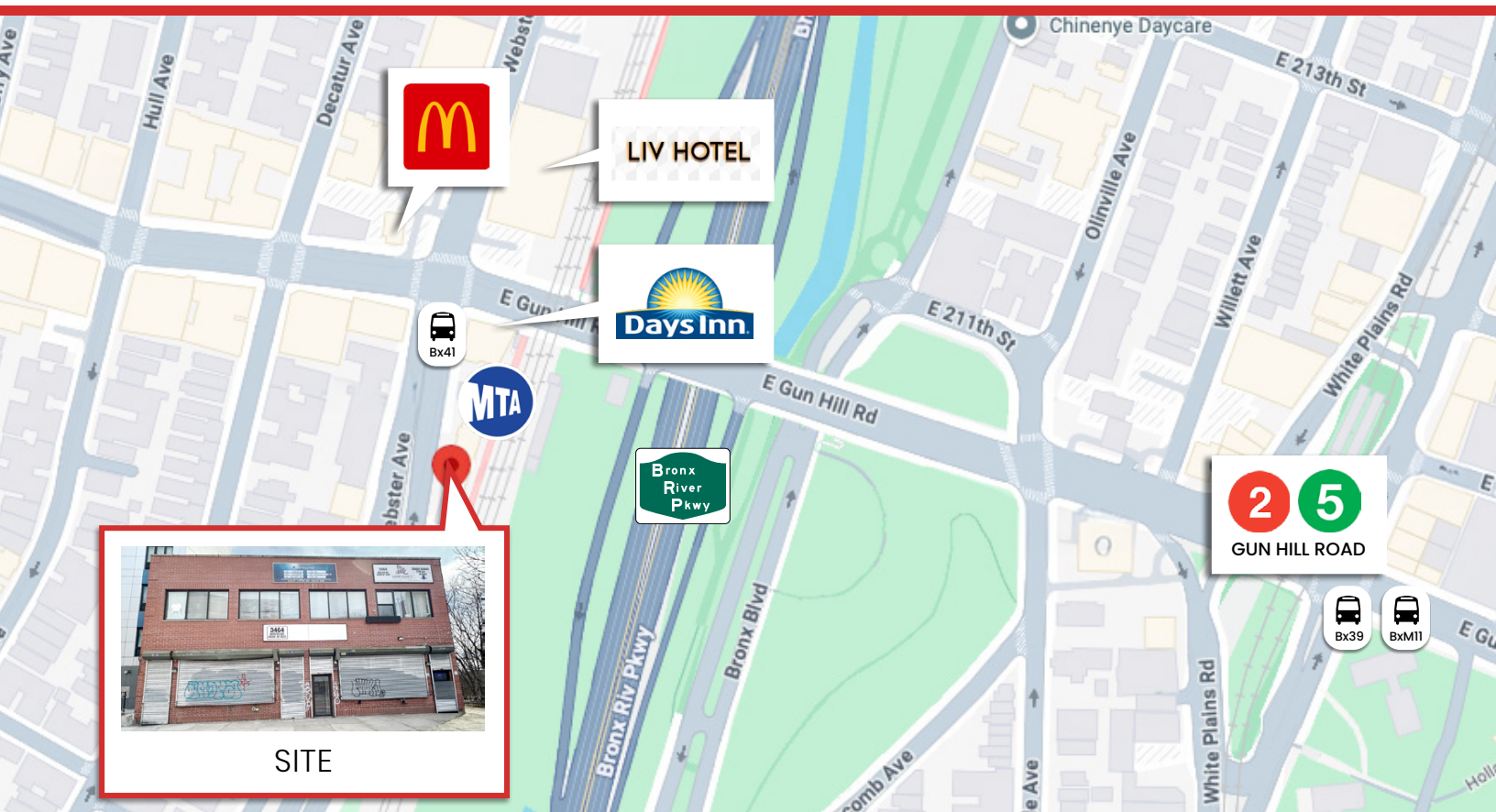
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Contact Exclusive Listing Agent:
Stephen Kaufman
914.968.8500 x315
skaufman@rmfriedland.com

3464 WEBSTER AVENUE

Bronx, NY

AREA MAP



TRANSPORTATION



STEPS TO
BX41 BUS



STEPS TO
WILLIAMS BRIDGE STATION
HARLEM LINE



0.3 M TO
GUN HILL ROAD
STATION



EASY ACCESS TO
BRONX RIVER PARKWAY

DEMOGRAPHICS

	0.5 MILES	0.5 MILES	1 MILE
POPULATION	9,875	38,587	130,190
NUMBER OF HOUSEHOLDS	3,782	14,293	48,879
AVERAGE HH INCOME	\$73,788	\$83,279	\$80,493
TOTAL HH EXPENDITURE	\$273.42 M	\$1.07 B	\$3.6 B
ANNUAL RETAIL EXPENDITURE	\$135.77 M	\$524.9 M	\$1.8 B
ANNUAL DINE-IN/TAKE-OUT EXPENDITURE	\$24.38 M	\$92.58 M	\$318.48 M