

NEIGHBORHOOD SHOPPING CENTER

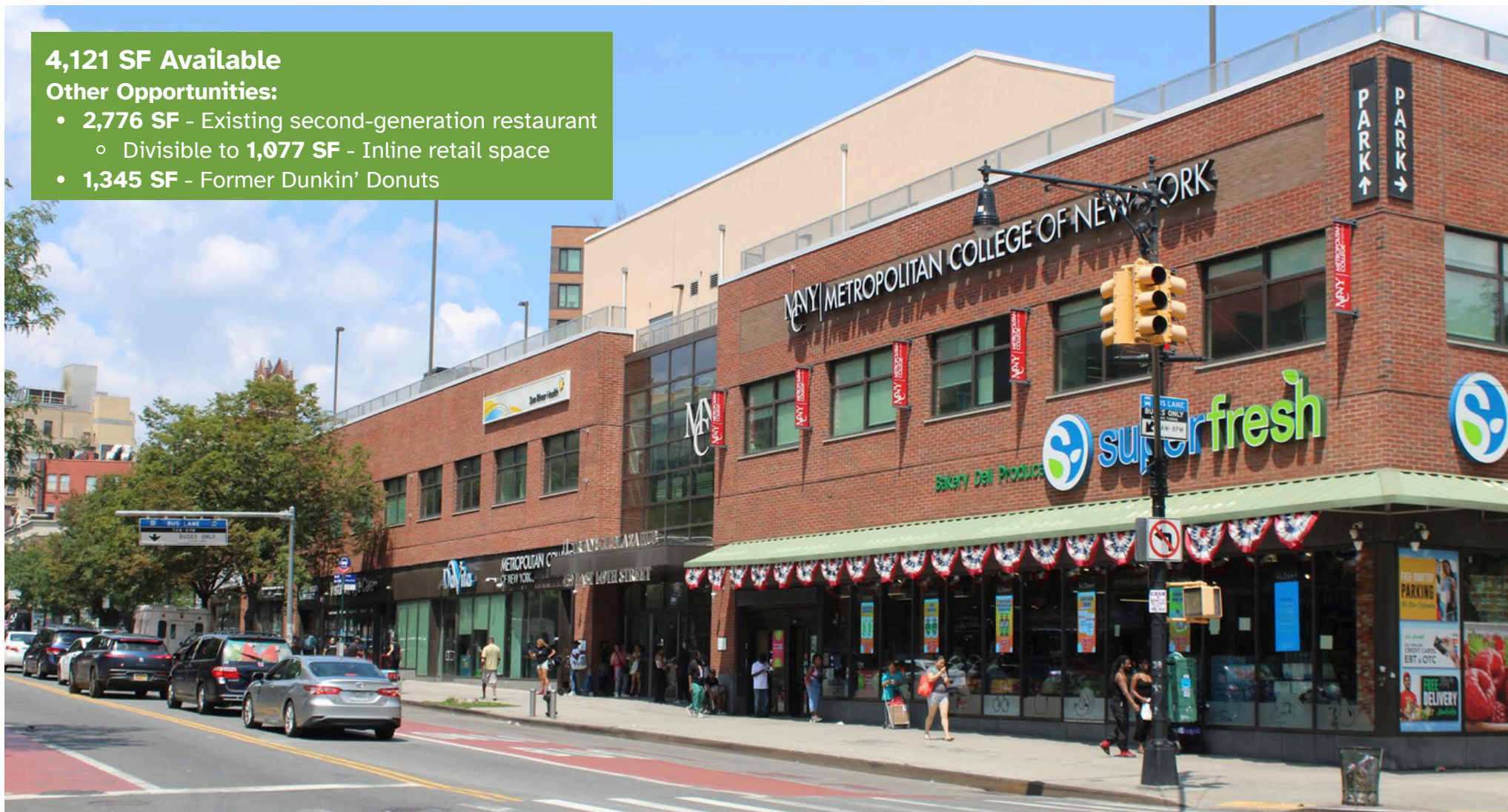
459 East 149th Street, Bronx, NY, 10455

(Between Bergen & Brook Avenues)

4,121 SF Available

Other Opportunities:

- **2,776 SF** - Existing second-generation restaurant
 - Divisible to **1,077 SF** - Inline retail space
- **1,345 SF** - Former Dunkin' Donuts



CONTACT: Rick Stassa

Emerald Commercial Properties, LLC

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(Between Bergen & Brook Avenues)

**Former
Boston Market**

**Former
Dunkin' Donuts**

2,776 SF - Former Boston Market

- Divisible to approximately 1,077 SF
- Existing 2nd-Generation Restaurant
- Prominent Corner Location
- Approximately 42'9" of Frontage
- Operational Hood
- Walk-in Box
- Two ADA-Compliant Bathrooms
- Adjacent Outdoor Area
- 3-Inch Sewer Line

1,345 SF - Former Dunkin' Donuts

- Two 5-Ton HVAC Units
- 18 Feet of Frontage
- Two 200-Amp Electrical Panels
- 3-Inch Sewer Line



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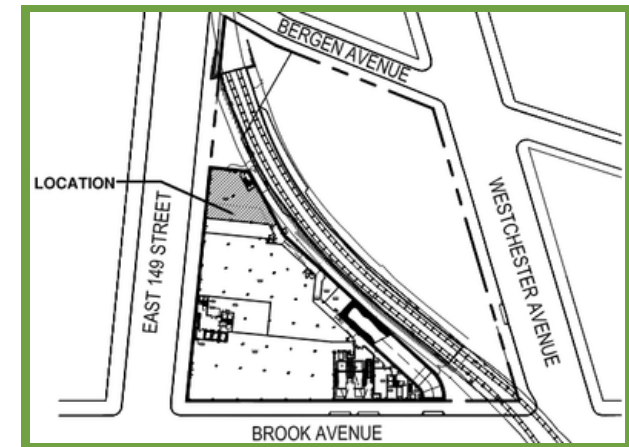
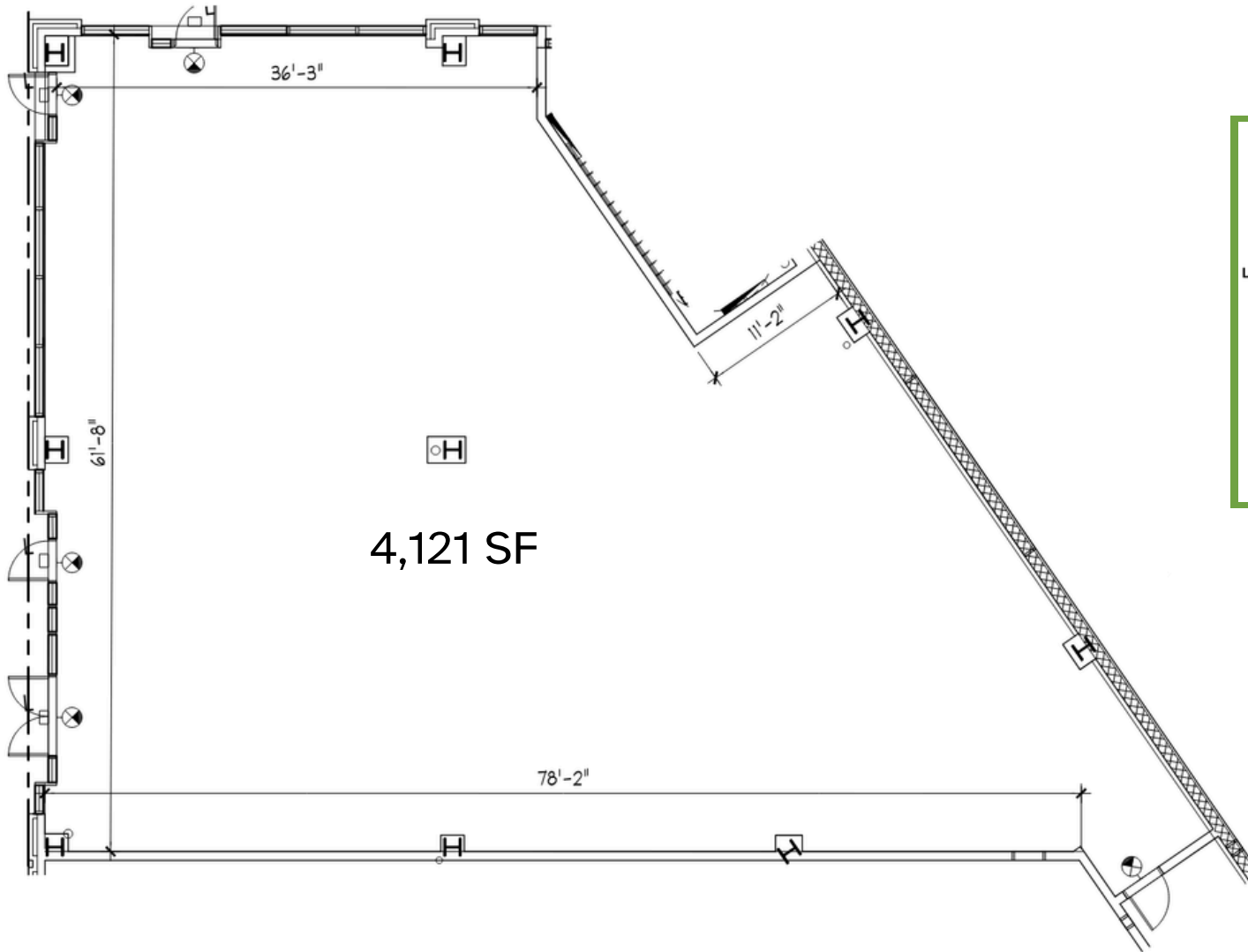
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459 EAST 149TH STREET, BRONX, NY, 10455

Floor Plan - Former Boston Market & Dunkin Donuts



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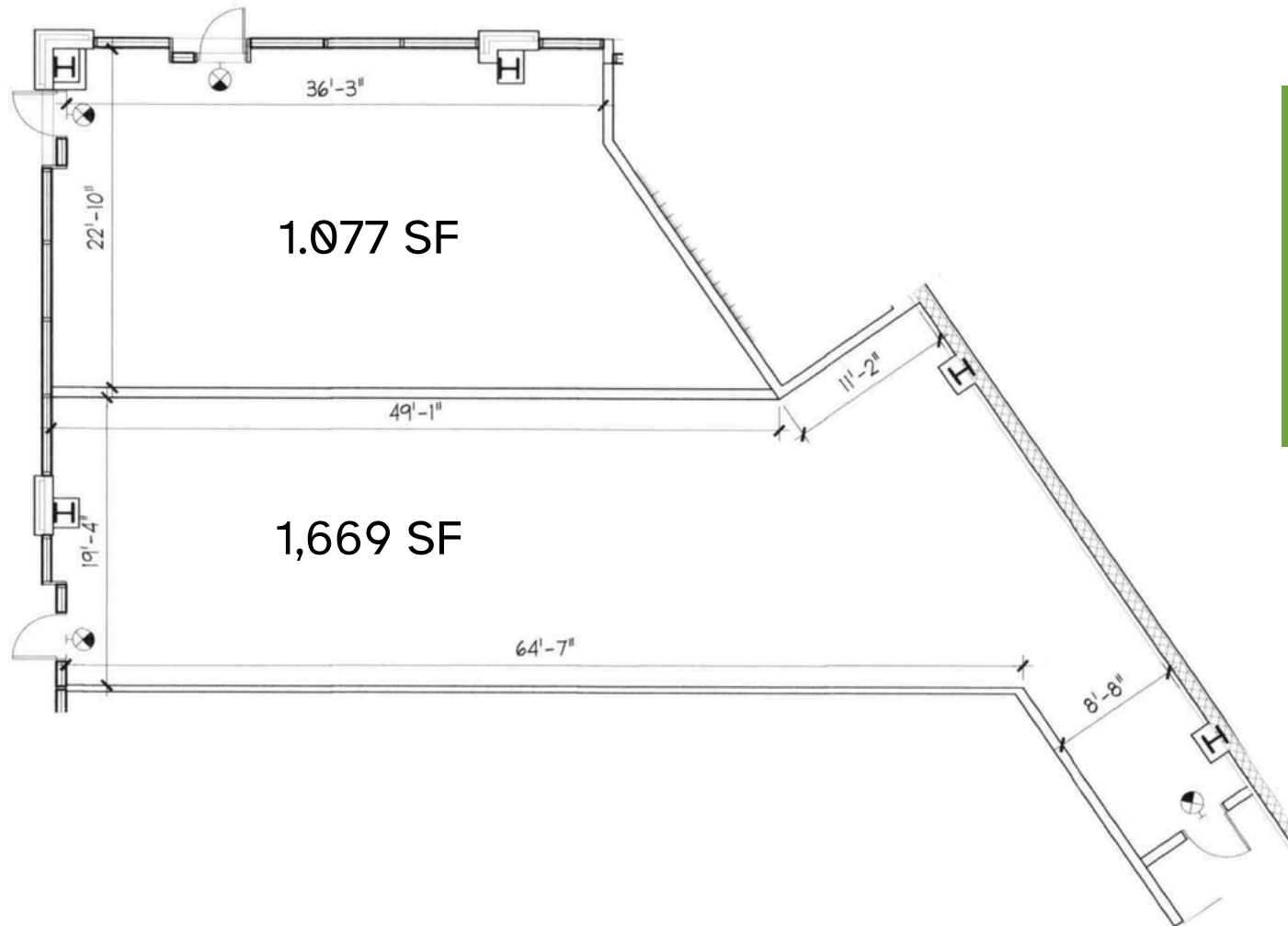
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Former Boston Market



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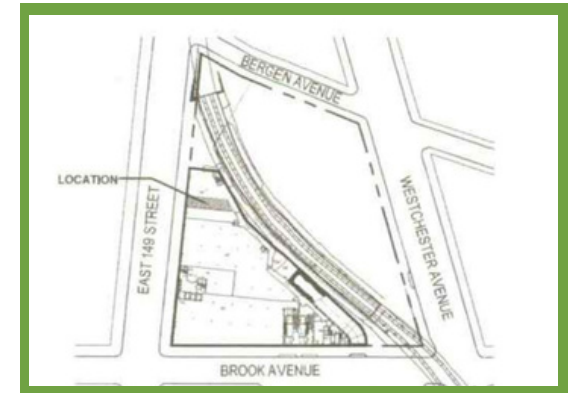
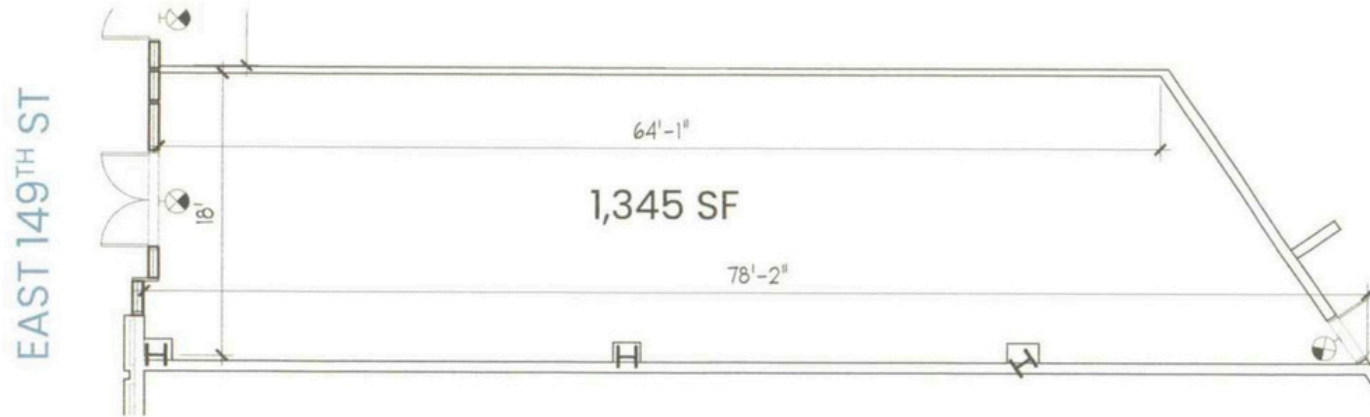
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Floor Plan - Former Dunkin' Donuts



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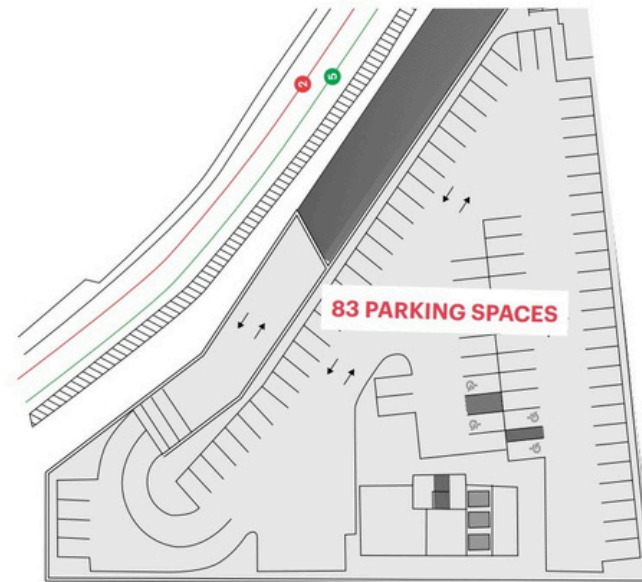
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GROUND FLOOR



ROOFTOP PARKING



2-MILE DEMOGRAPHICS

Population: 599,198 (2025)

Average Household Income: \$63,087

Median Household Income: \$40,359

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