

3217
WESTCHESTER
AVENUE
BRONX, NY

3,300 SF
SECOND FLOOR RETAIL

1,100 SF
GROUND FLOOR RETAIL

FOR LEASE
IN NEW MIXED-USE
DEVELOPMENT

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PROPERTY IMAGES



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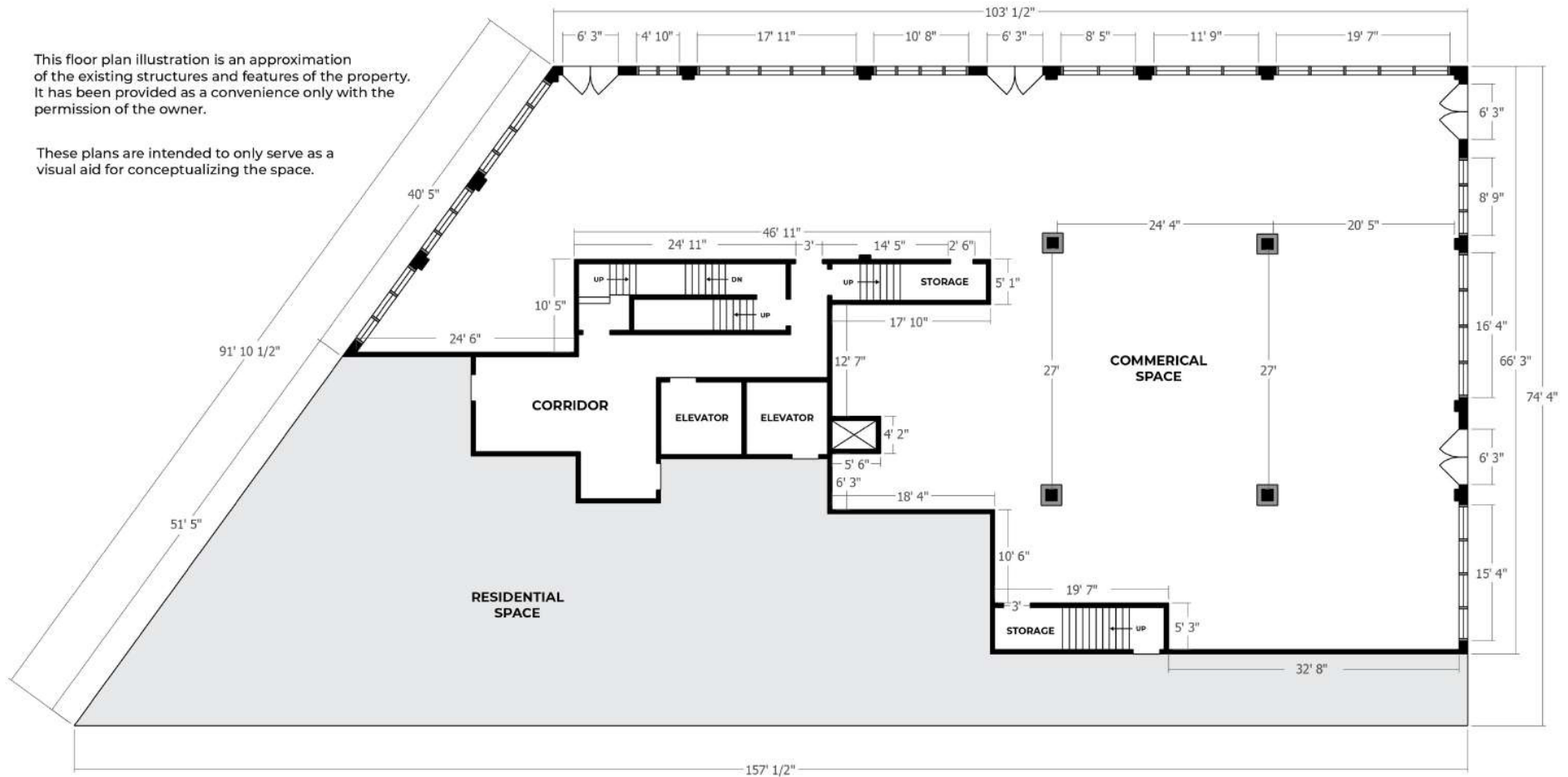
Contact Exclusive **Mia Abdou**
Listing Agent: 914.968.8500 x326
mabdou@rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

GROUND FLOOR – 1,100 SF

This floor plan illustration is an approximation of the existing structures and features of the property. It has been provided as a convenience only with the permission of the owner.

These plans are intended to only serve as a visual aid for conceptualizing the space.



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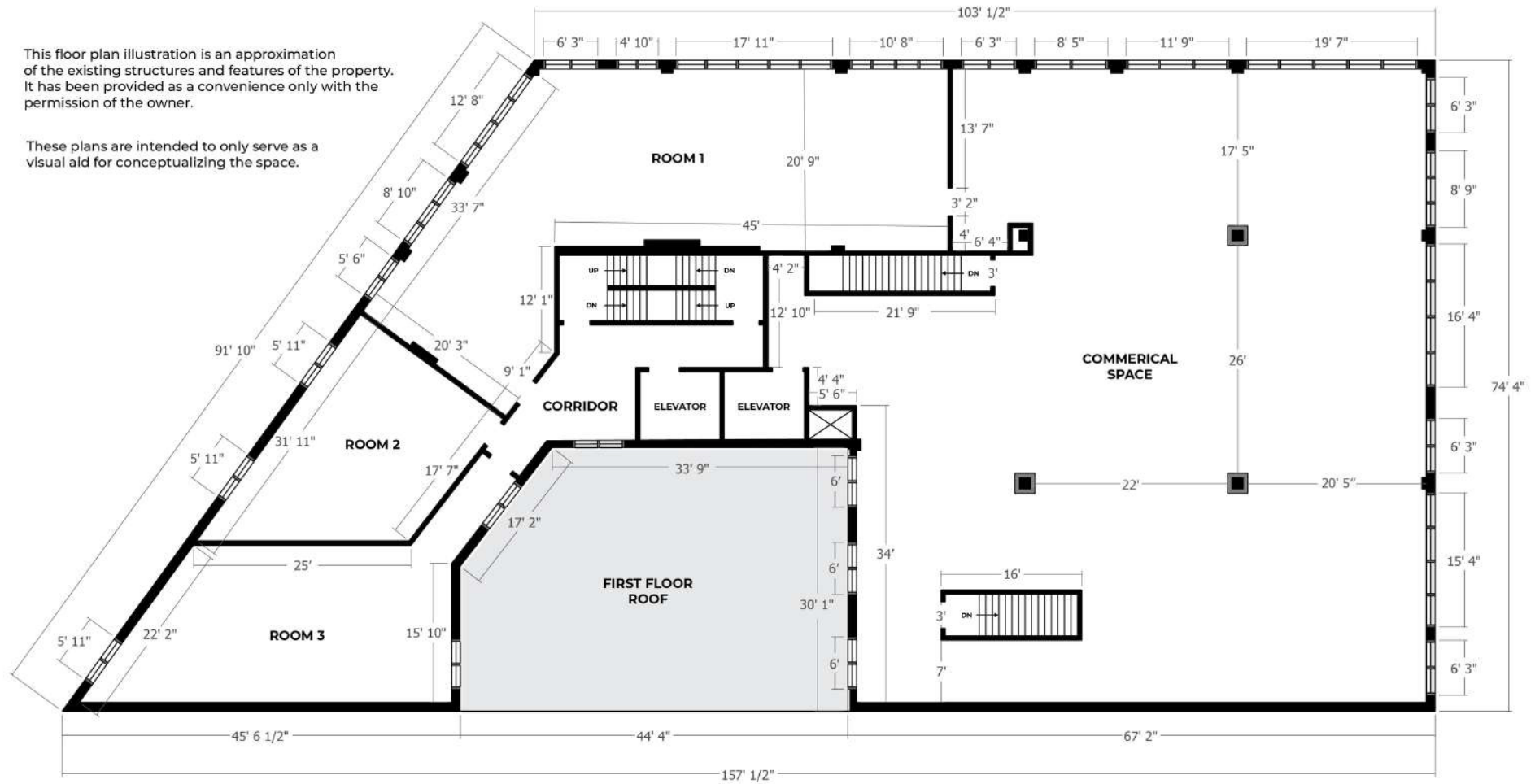
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SECOND FLOOR – 3,300 SF

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BUILDING FEATURES



- **7-STORY MIXED-USE BUILDING**
- **55 RESIDENTIAL UNITS ABOVE**
- **+/- 1,100 SF USABLE ON GRADE**
- **2 EGRESSSES**
- **PRIVATE ELEVATOR**
- **LOWER LEVEL PARKING GARAGE**
- **24 HOUR LAUNDROMAT ON GROUND FLOOR**
- **HVAC IN PLACE**
- **SEPARATE METERS**

DEMOGRAPHICS

POPULATION	13,078	24,668	102,897
NUMBER OF HOUSEHOLDS	5,740	10,220	40,106
AVG. ANNUAL HH INCOME	\$94,965	\$102,368	\$107,220
ANNUAL HH EXPENDITURE	\$476.96 M	\$893.88 M	\$3.62 B
ANNUAL MEDICAL EXPENDITURES	\$38.52 M	\$69.26 M	\$276.01 M

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AREA MAP



TRANSPORTATION



STEPS TO
BX24



4 MIN WALK
(0.1 M)



2 MIN DRIVE
(0.5 M)



4 MIN DRIVE
(0.7 M)



7 MIN DRIVE
(2.6 M)

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