RESTAURANT/CAFE/MARKET/FITNESS/LOCAL SERVICE

414 & 445 GERARD AVENUE

Between East 146th and East 144th Streets

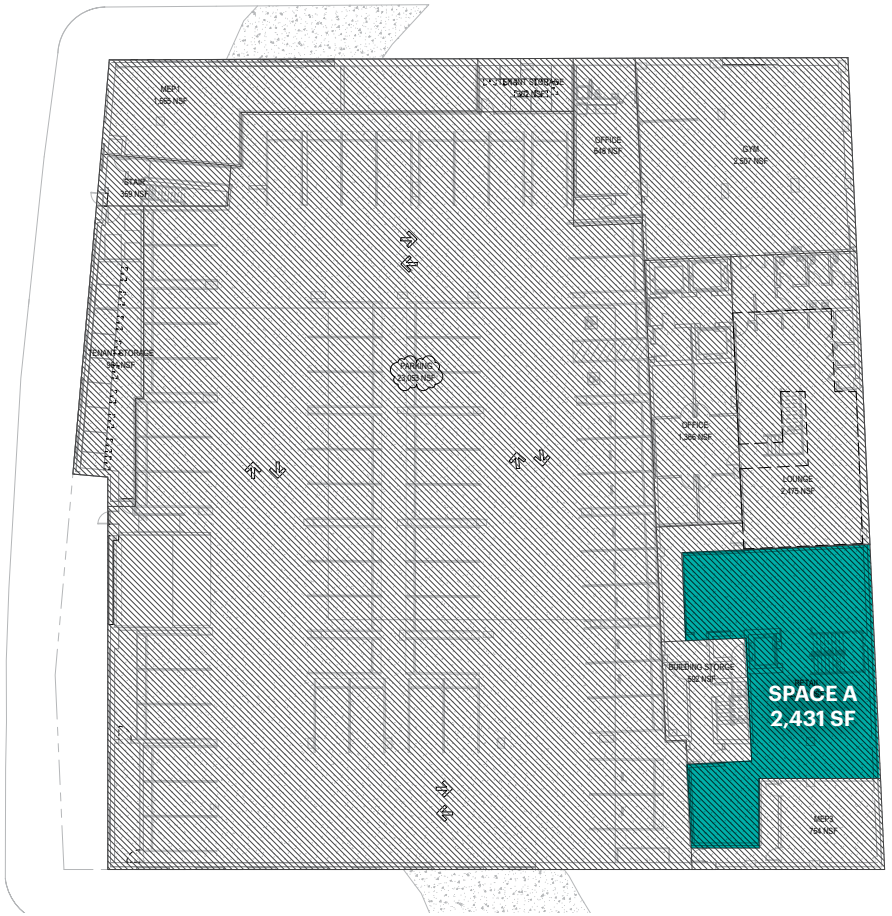
MOTT HAVEN
BRONX | NY

Up to
10,263 SF
Available for Lease

FLOORPLAN - 445 GERARD AVENUE

GROUND FLOOR

LOWER LEVEL



SIZE

Space A - 445 Gerard Avenue

Ground Floor	1,950 SF
Lower Level	2,431 SF

Space B - 414 Gerard Avenue

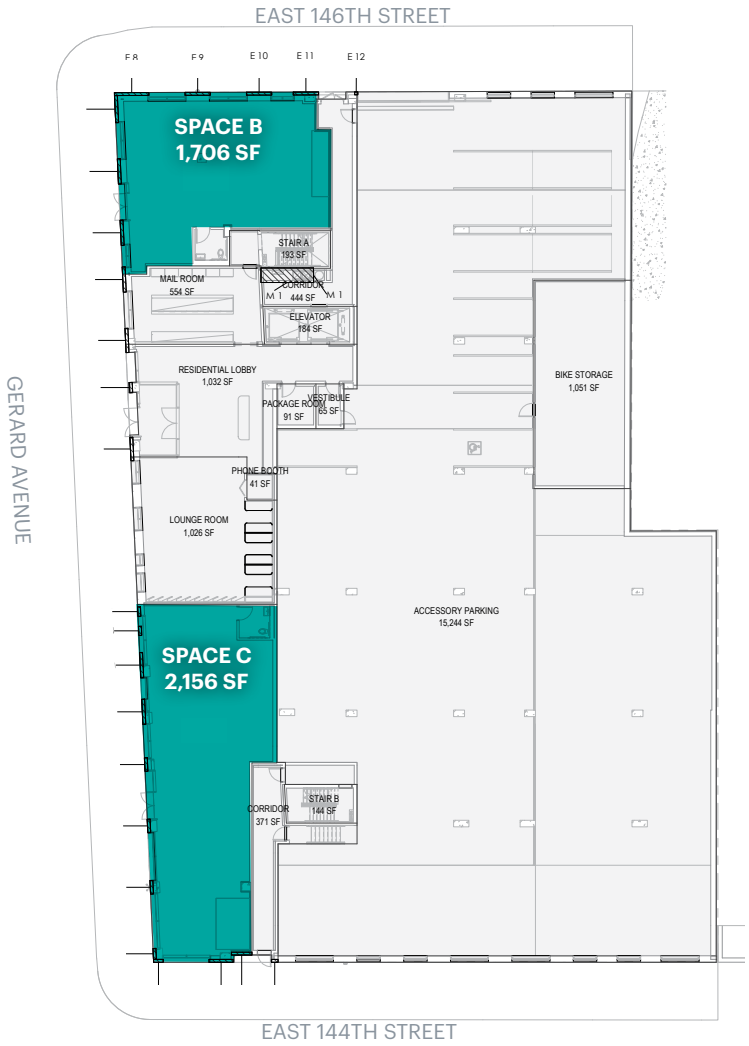
Ground Floor	1,706 SF
Lower Level	1,133 SF

Space C - 414 Gerard Avenue

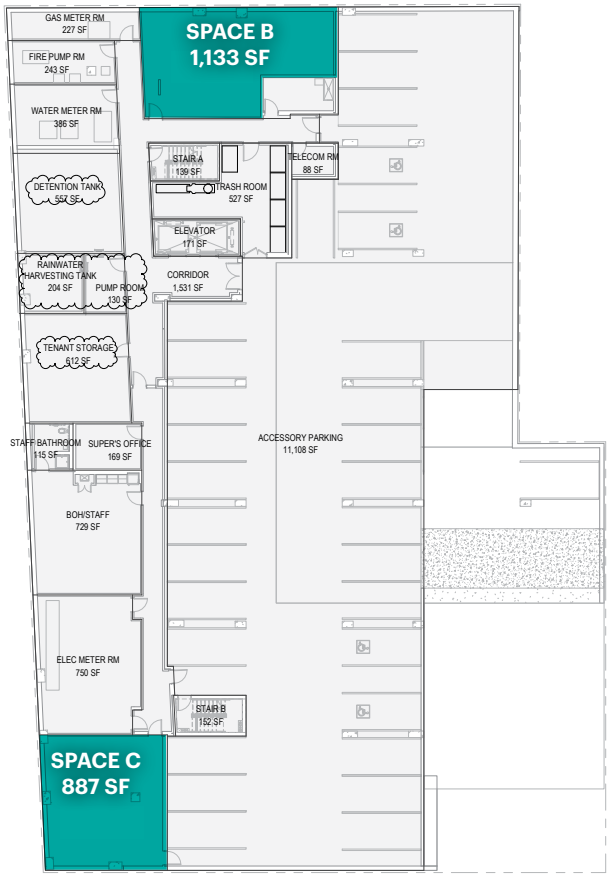
Ground Floor	2,156 SF
Lower Level	887 SF
Total	**10,628 SF**

FLOORPLAN - 414 GERARD AVENUE

GROUND FLOOR



LOWER LEVEL



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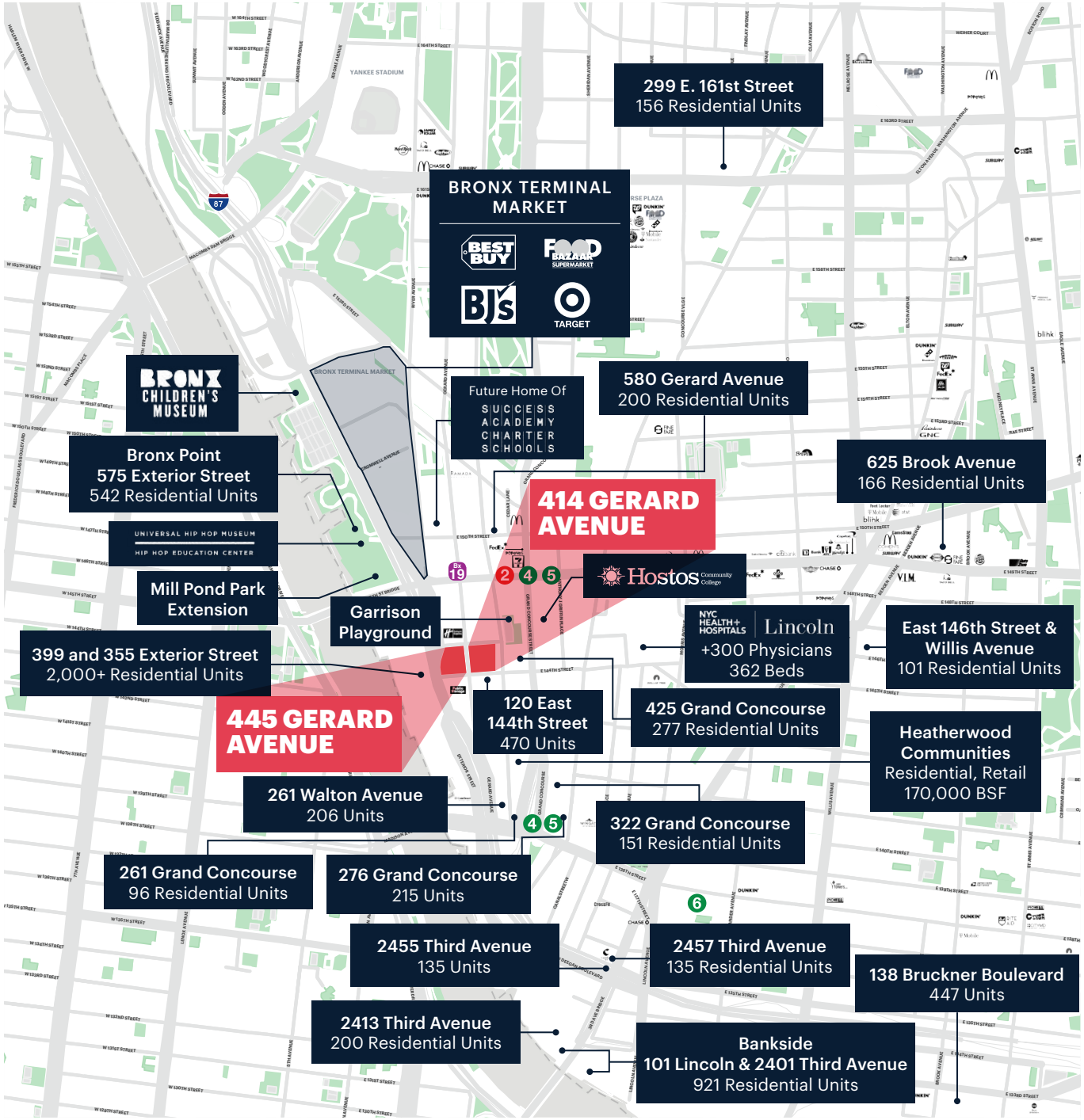
DEVELOPMENT MAP



NEIGHBORS

- Hostos Community College (6,500 students)
- Bronx Terminal Market (Target, Food Bazaar, BJ's, Best Buy)
- Lincoln Hospital
- Bronx Children's Museum
- Mill Pond Park/Expansion
- Hip Hop Museum (coming soon)

COMMENTS

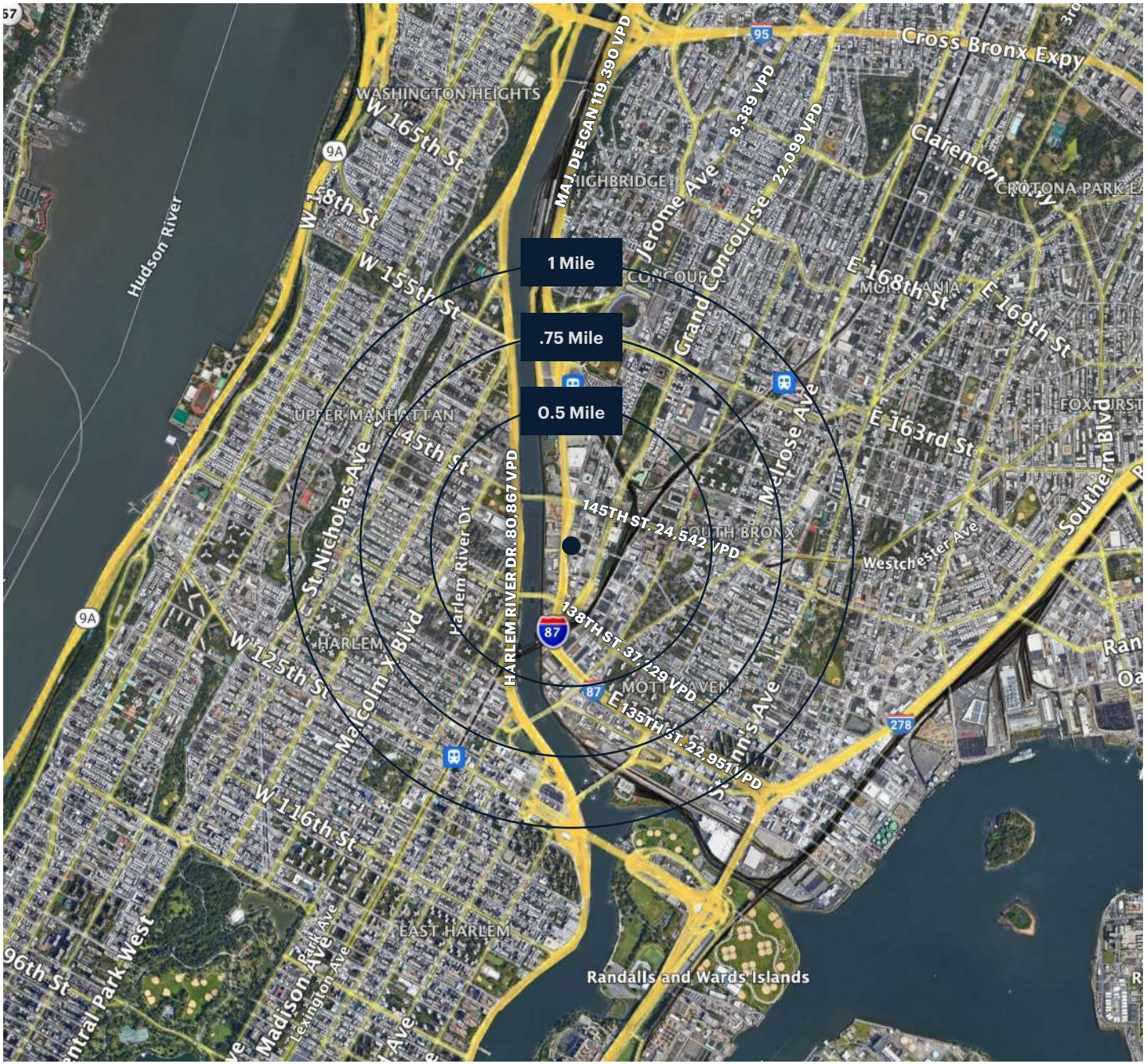
- 544 residential units between 414 and 445 Gerard Avenue
- 5,000 new residential units under development within ½ mile
- Delivery expected Q1 2023
- In the heart of Mott Haven
- Over 10,000 SF of retail

TRANSPORTATION

2019 Ridership Report

149th Street	
Grand Concourse	2 4 5
Annual	3,931,908
Weekday	12,960
Weekend	11,647
Bx19	Bx19
Annual	6,978,379
Weekday	21,475
Weekend	27,719
138th Street	
Grand Concourse	4 5
Annual	1,035,878
Weekday	3,324
Weekend	3,537
3rd Avenue - 138th Street	6 6
Annual	2,503,850
Weekday	8,100
Weekend	8,110

DEMOGRAPHICS MAP



ESTIMATED DAYTIME POPULATION

.5 mile	28,453
.75 mile	99,739
1 mile	177,932

AVERAGE HOUSEHOLD INCOME

.5 mile	$55,961
.75 mile	$53,322
1 mile	$58,483

TOTAL HOUSEHOLDS

.5 mile	12,162
.75 mile	39,552
1 mile	71,159

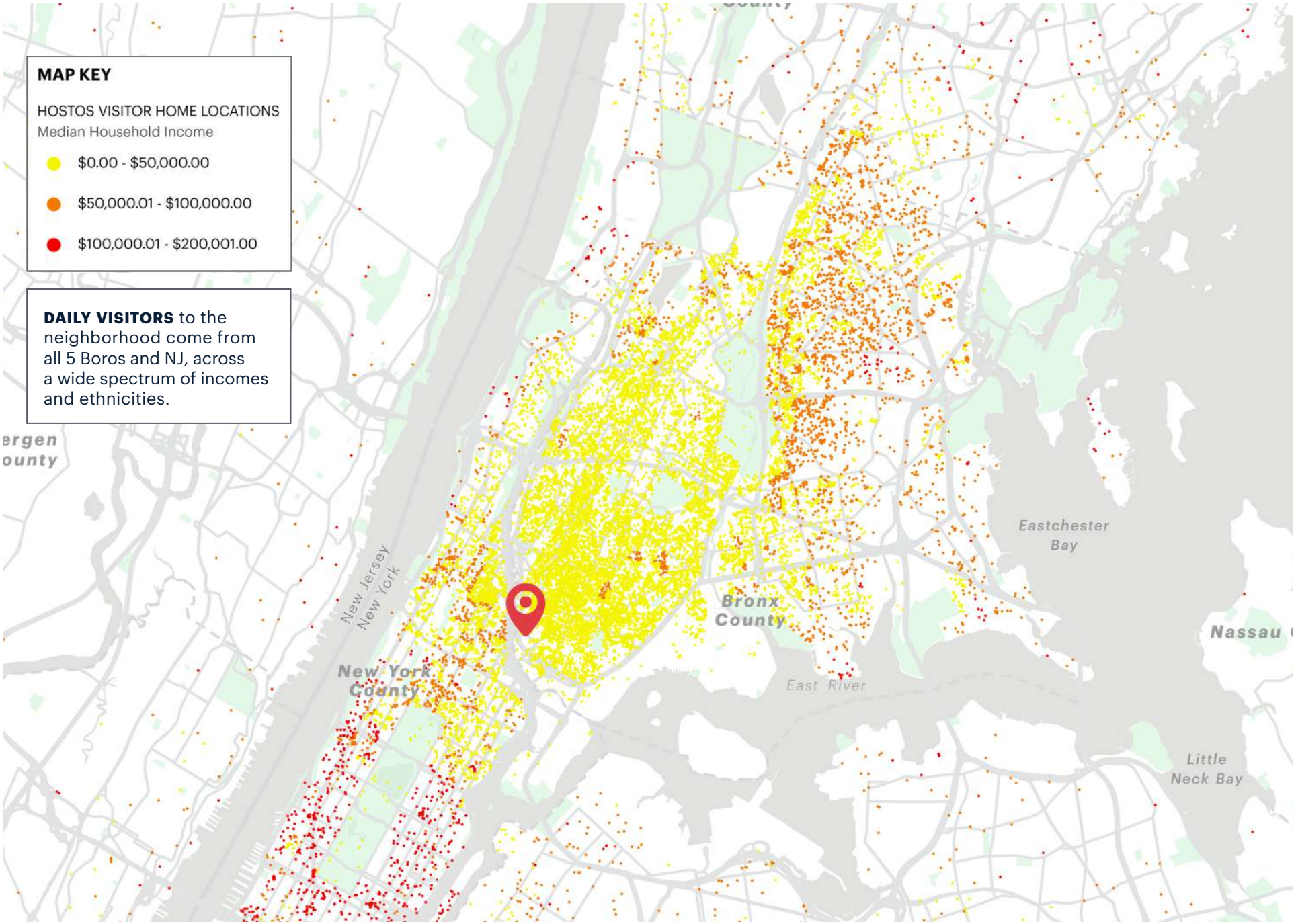
TOTAL APPAREL & RETAIL SPENDING

.5 mile	$18,333,301
.75 mile	$57,455,812
1 mile	$112,985,696

SPENDING AT RESTAURANTS

.5 mile	$30,321,994
.75 mile	$94,807,438
1 mile	$187,481,542

GPS DEMOGRAPHICS MAP



AREA NEIGHBORS/ADDITIONAL PHOTOS

AREA NEIGHBORS/ADDITIONAL PHOTOS

CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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