



**PERFECT FOR RETAIL,
MEDICAL, FITNESS &
FOOD USES**

BRONX, NY FORDHAM HEIGHTS

2034 JEROME AVENUE

SIZE

Ground - 5,000 SF (Divisible)
Lower Level - Approx. 3,419 SF

POSSESSION

Immediate

ASKING RENT

Upon Request

CEILING HEIGHTS

15 FT on the ground floor
8 FT in the lower level

FRONTAGE

Approx. 50 FT along Jerome Avenue

NEIGHBORS

Taco Bell, Western Union, Total by Verizon, Gabi's Hardware, Dollar Power, Alico Pharmacy

COMMENTS

- At the entrance of the Burnside Avenue **4** Subway with over 3.1 Million Annual Ridership
- Steps away from the busy intersection of Burnside Ave and Jerome Ave
- Space is within several blocks of the Bronx Community College and the Jerome Medical Center
- Single-story building which can easily be vented for food use
- Existing gas meter in-place
- High ceilings of over 15 feet throughout the space
- Neighborhood has a strong mix of both National and Local Tenants
- Strong retail corridor with heavy pedestrian and car traffic
- Over 18,000 vehicles pass per day on Jerome Avenue
- Lower Level is sprinklered
- Population of over 228,000 people within a 1-mile radius
- Space is perfect for all types of retail uses including medical, fitness and food uses and can be divided

CONTACT EXCLUSIVE AGENTS

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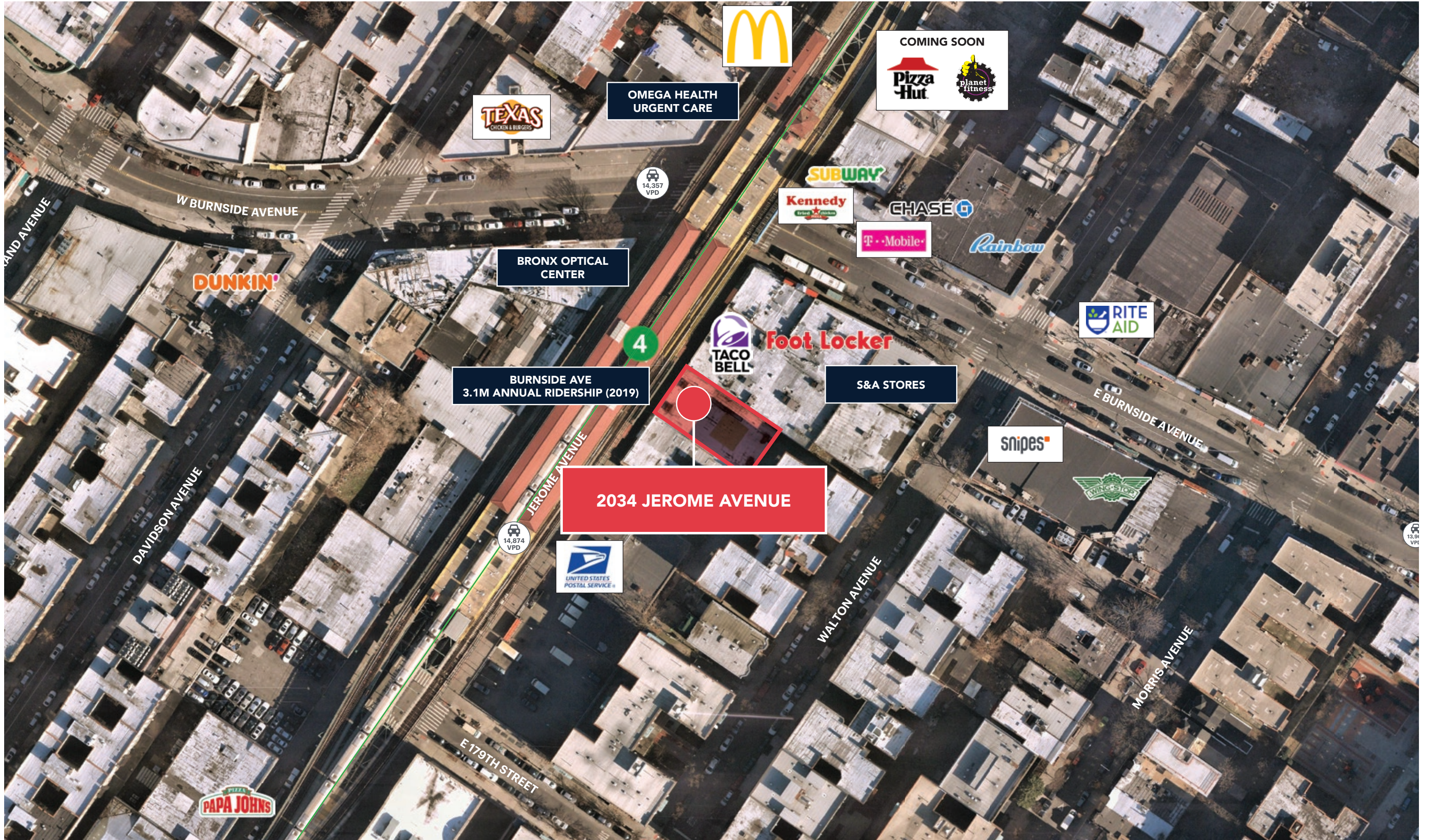
Please visit us at ripcony.com for more information

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.

MARKET AERIAL



AERIAL



2034 JEROME AVENUE

**BURNSIDE AVE
3.1M ANNUAL RIDERSHIP (2019)**

4

**OMEGA HEALTH
URGENT CARE**

COMING SOON
Pizza Hut **planet fitness**

Kennedy **CHASE**
T-Mobile **Rainbow**

**RITE
AID**

S&A STORES

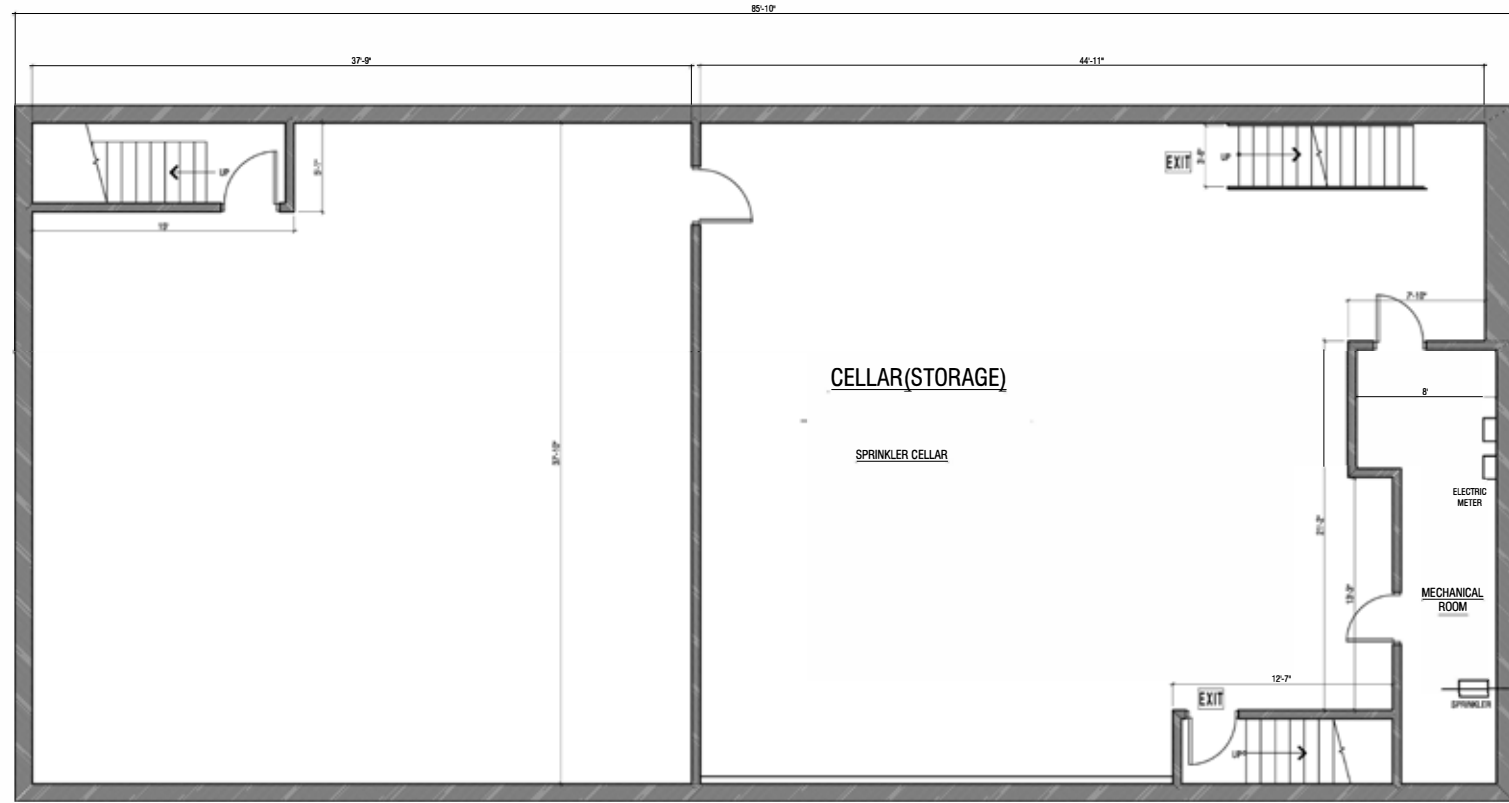
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**UNITED STATES
POSTAL SERVICE**

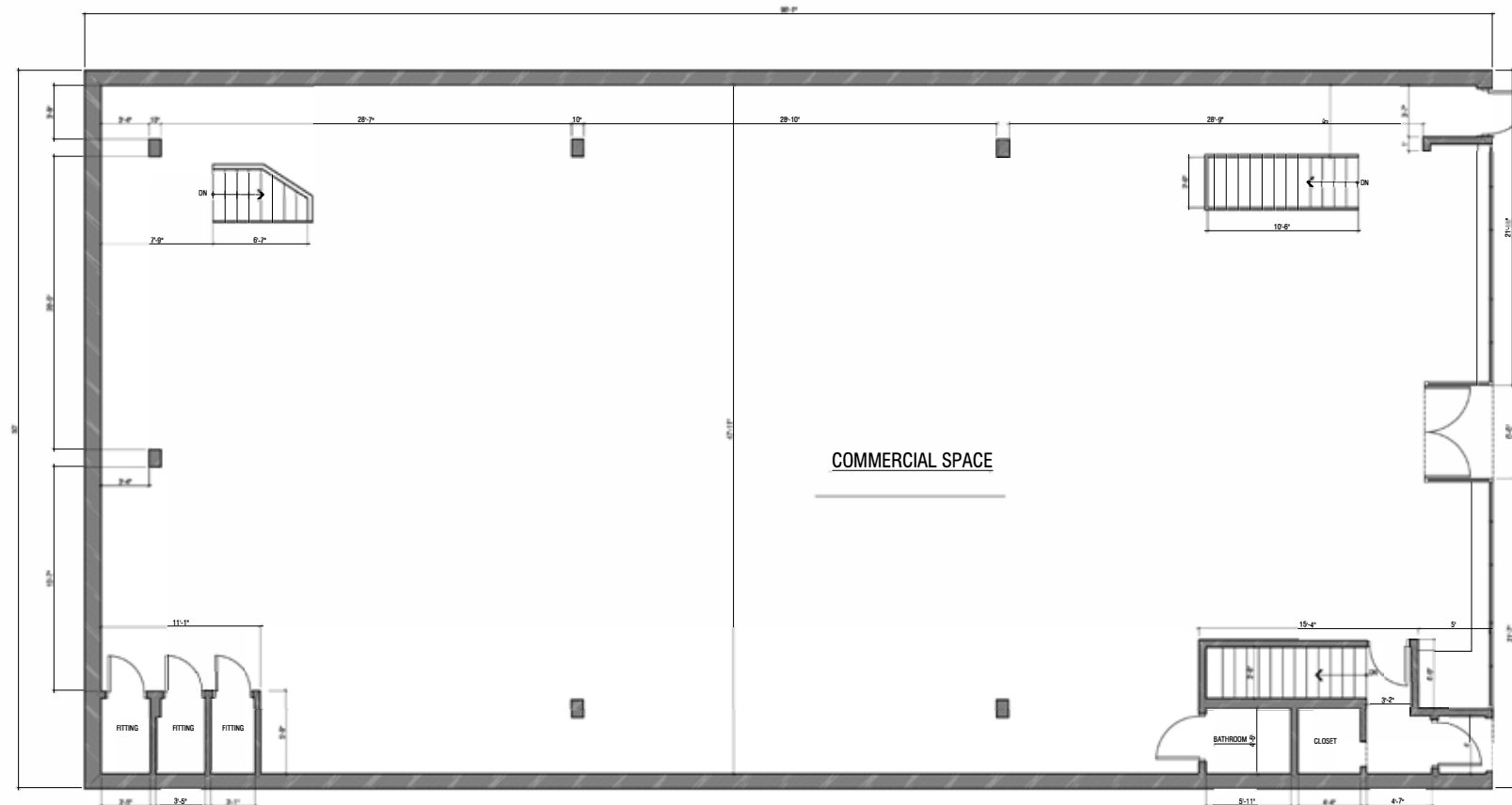
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SITE PLAN

CELLAR FLOOR PLAN

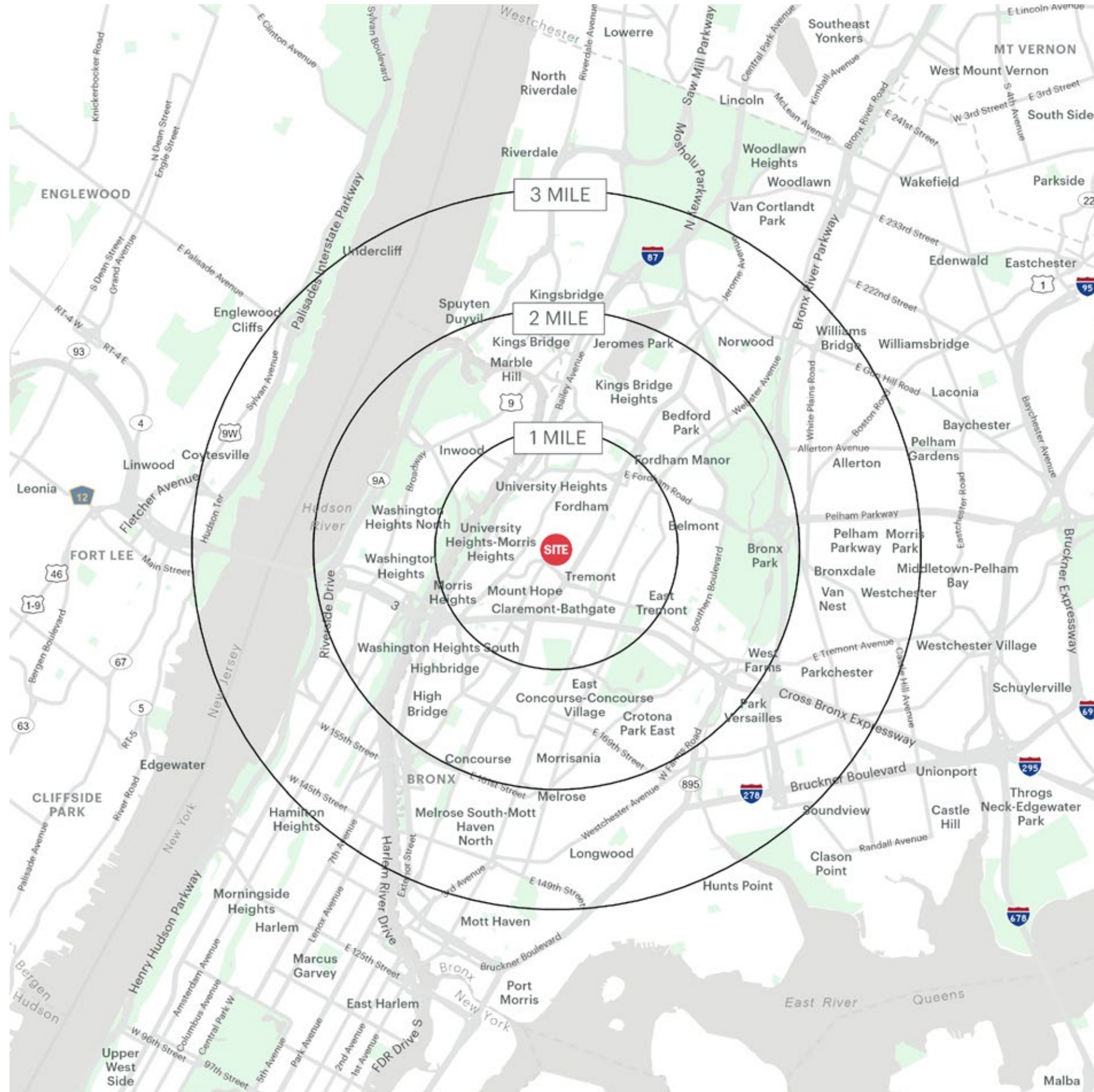


GROUND FLOOR PLAN



**50 FT OF FRONTAGE
ON JEROME AVE**

AREA DEMOGRAPHICS



2034 JEROME AVENUE BRONX, NY

1 MILE RADIUS

POPULATION

228,677

HOUSEHOLDS

77,303

AVERAGE HOUSEHOLD INCOME

\$47,366

MEDIAN HOUSEHOLD INCOME

\$31,487

COLLEGE GRADUATES (BACHELOR'S +)

22,200 - 11.4%

TOTAL BUSINESSES

4,198

TOTAL EMPLOYEES

55,480

DAYTIME POPULATION (W/ 16 YR +)

204,690

2 MILE RADIUS

POPULATION

740,832

HOUSEHOLDS

263,964

AVERAGE HOUSEHOLD INCOME

\$59,840

MEDIAN HOUSEHOLD INCOME

\$38,419

COLLEGE GRADUATES (BACHELOR'S +)

105,593 - 16.0%

TOTAL BUSINESSES

13,038

TOTAL EMPLOYEES

177,396

DAYTIME POPULATION (W/ 16 YR +)

645,274

3 MILE RADIUS

POPULATION

1,323,468

HOUSEHOLDS

482,930

AVERAGE HOUSEHOLD INCOME

\$65,541

MEDIAN HOUSEHOLD INCOME

\$42,272

COLLEGE GRADUATES (BACHELOR'S +)

213,601 - 17.4%

TOTAL BUSINESSES

24,887

TOTAL EMPLOYEES

337,589

DAYTIME POPULATION (W/ 16 YR +)

1,163,240

AREA DEMOGRAPHICS

