



BRONX, NY/ THE HUB

3012 3RD AVENUE

LOCATED ON 3RD AVENUE AT EAST 156TH STREET

SIZE

16,447 SF

DELIVERY DATE

9/1/2024

HIGHLIGHTS

Prime space currently occupied by Walgreens in the heart of The Hub, one of the most densely populated and busiest area's in the Bronx

Adjacent to Aldi Supermarket in a new, modern building

Close to all mass transit

TRANSPORTATION

2023 Ridership

Third Avenue/149 Street	2 5
Annual	3,330,977
Weekday	10,966
Weekend	9,835

CONTACT EXCLUSIVE AGENT

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Please visit us at [ripcony.com](https://www.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



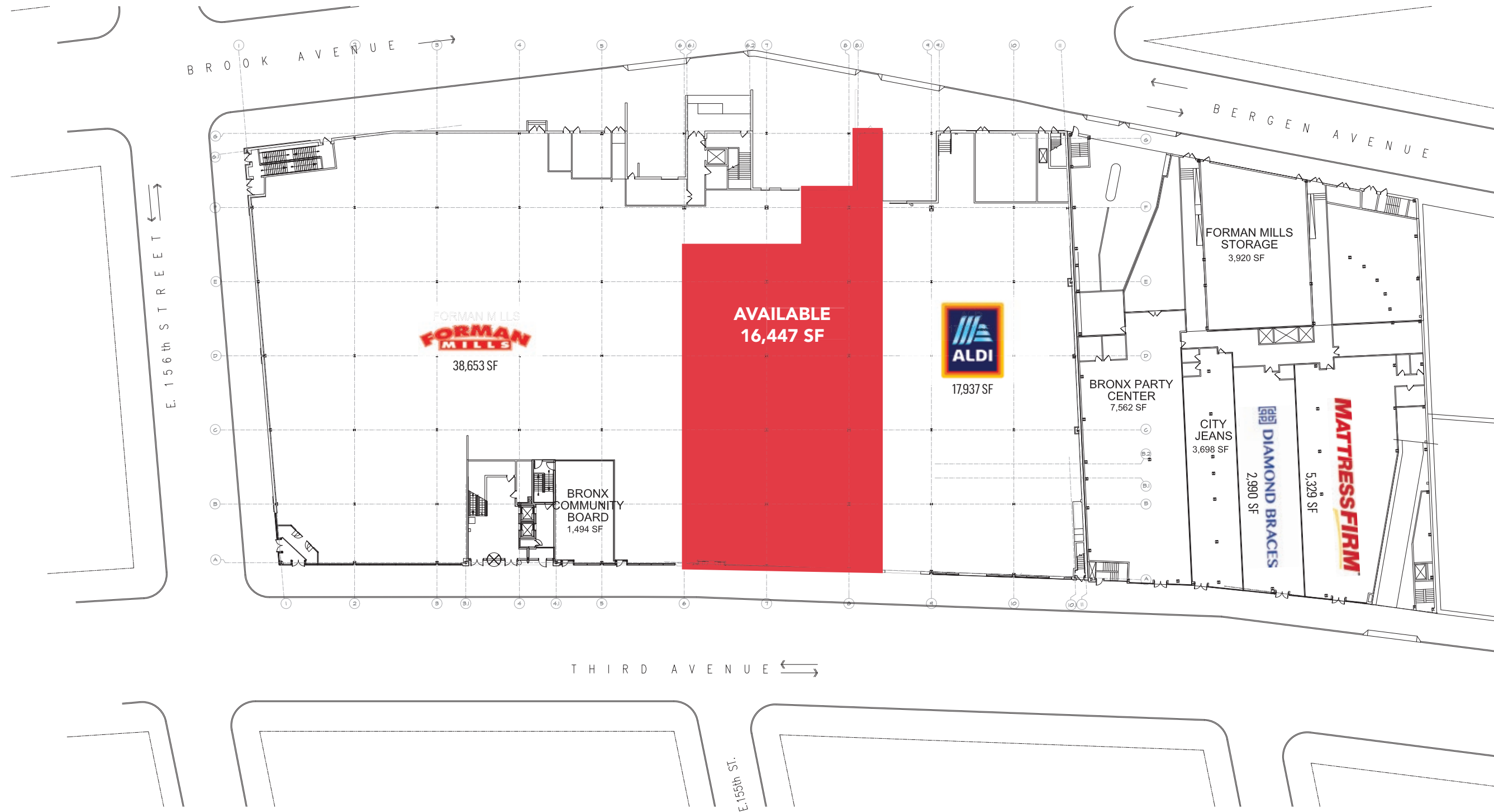
AERIAL



3012 3RD AVENUE
16,447 SF AVAILABLE

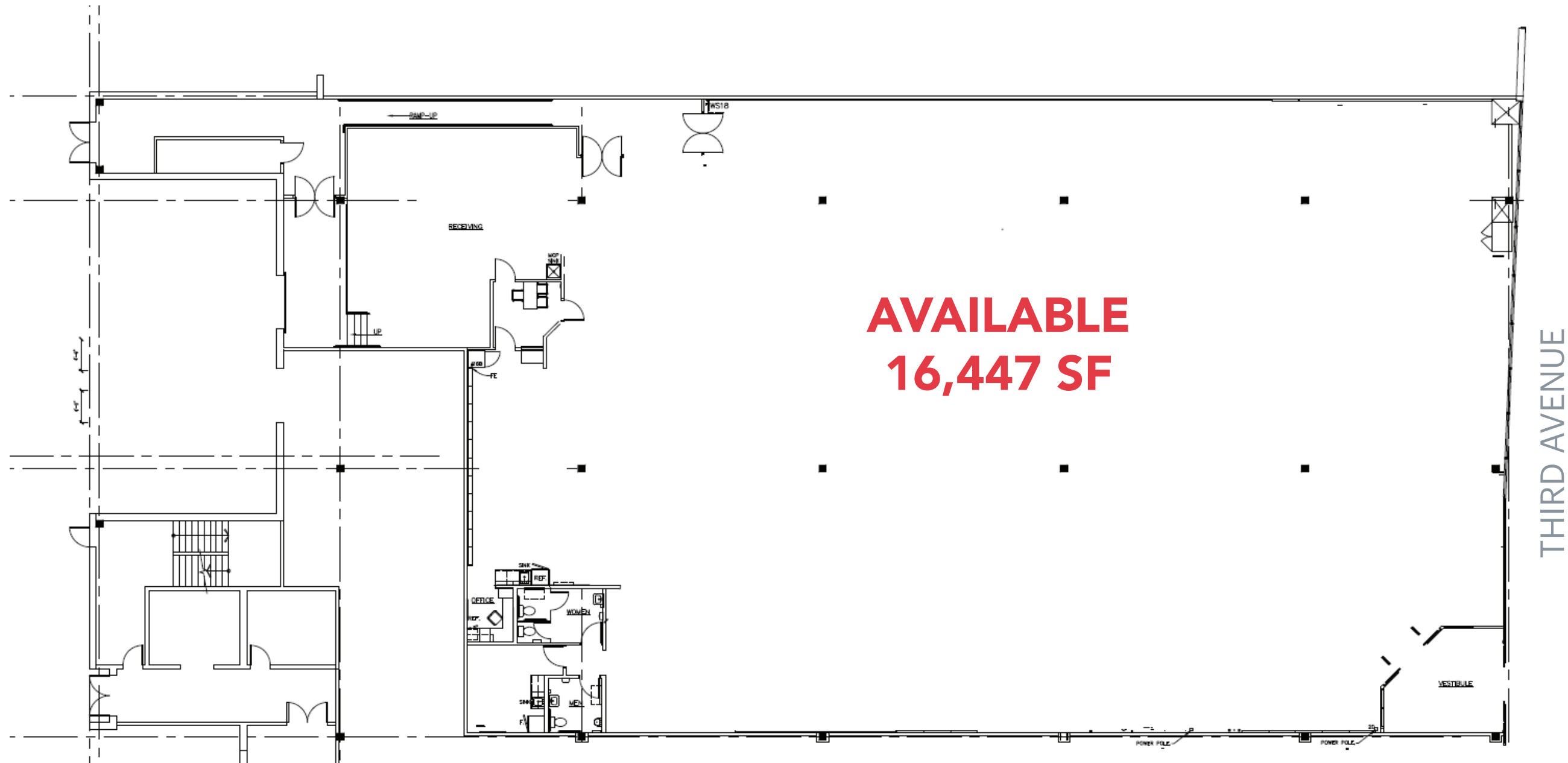
SITE PLAN

GROUND FLOOR



FLOOR PLAN

GROUND FLOOR



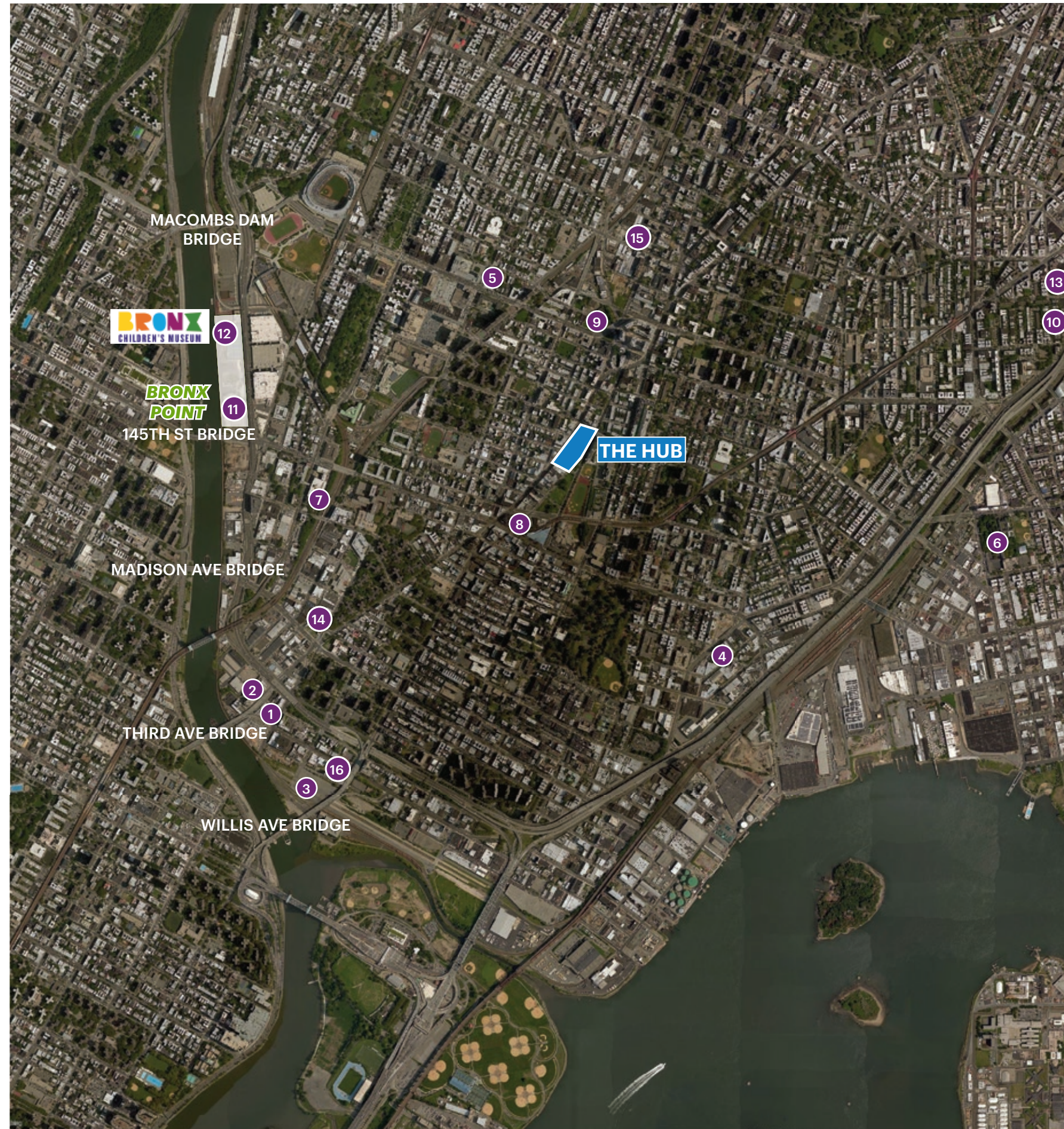
**AVAILABLE
16,447 SF**

THIRD AVENUE

NEW PROJECTS

Future development projects around the area...

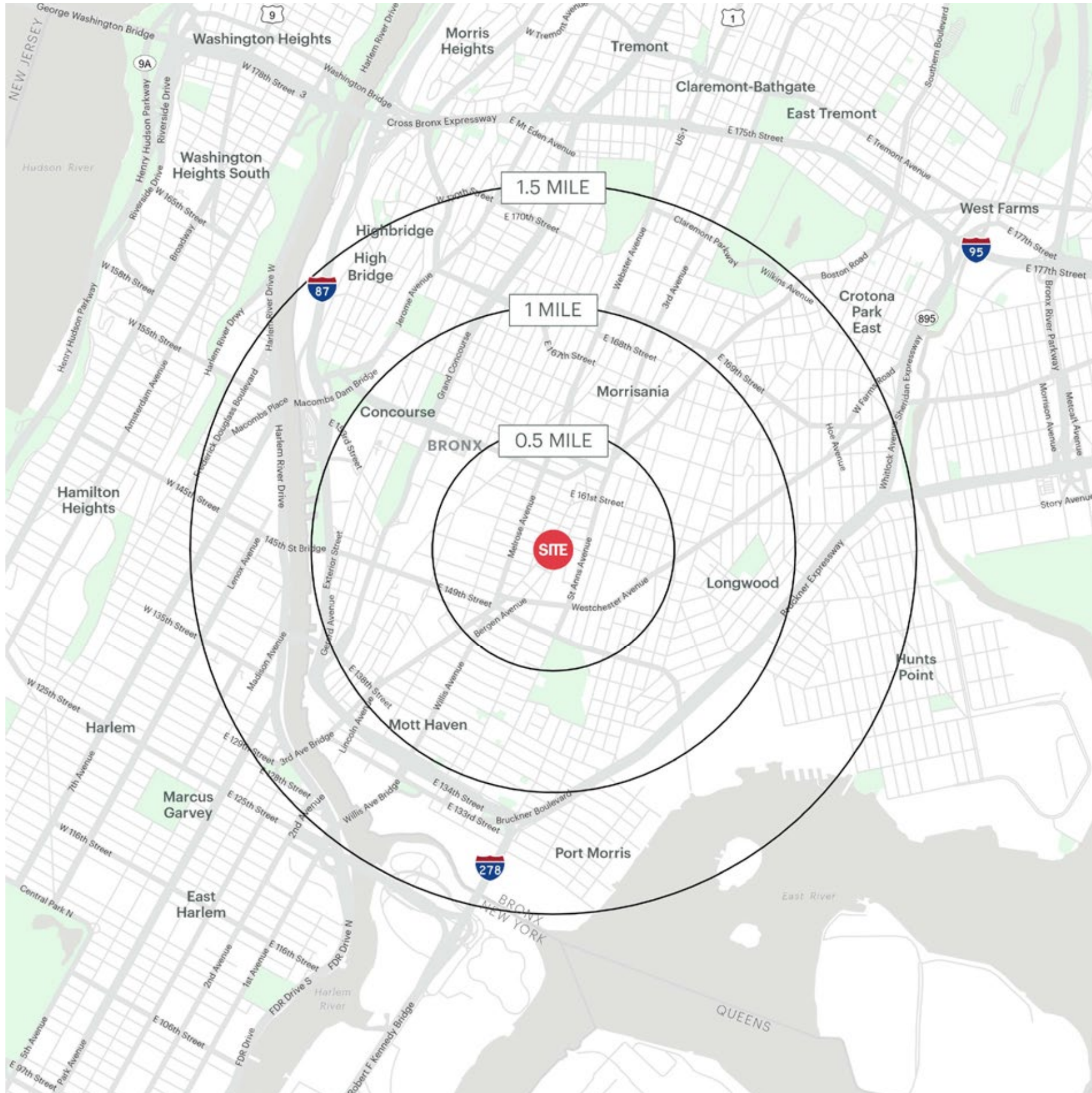
- 1 101 Lincoln Avenue - Brookfield Properties**
Three 24-story buildings and a 22-story building that will sit on top of a six and seven-story base. 849 apartments, 20,500 SF of retail.
- 2 2401 Third Ave - Brookfield Properties**
25-story standalone tower, and a 25-story and 16-story building that will sit on top of an eight-story base. This phase of development will also include 430 apartment rentals (studios through three-bedrooms) and a 175-car garage.
- 3 Soccer Stadium Development - Related Cos and Somerset Partners**
\$700m mixed use development which will include a 26,000 seat stadium, 550 affordable apartments, a 25,000 SF medical facility and 150,000 SF retail.
- 4 Crossroads Plaza - Douglaston Dev Co**
425-unit mixed-use development consisting of 3 apartment buildings, 60,000 sf of retail and a children's playground.
- 5 Concourse Village - L&M Development**
12-story building with 126 apartments.
- 6 The Peninsula - The Point CDC**
740 apartment units and 50,000 SF of light industrial space, 15,000 SF of commercial space and 53,000 SF of community facility space.
- 7 425 Grand Concourse - Trinity Financial**
24-story building with 241 apartments and space for a supermarket, social services, a cultural center and charter school.



- 8 La Central**
5 buildings with 992 apartments, a YMCA, skate park and an observatory for the Bronx High School of Science.
- 9 Bronx Commons - BFC Partners**
305 apartments, Bronx Music Hall, a 14,000 SF cultural and educational space with approximately 300 seats; and 22,000 SF of commercial space.
- 10 1125 Whitlock Avenue - Ader Group**
Two 14-Story buildings with 474 apartments.
- 11 Bronx Point - L&M Development**
A mixed use development on one of the largest remaining City owned parcels of land which will be completed in 2024 and will include:

 - a) the Universal Hip-Hop Museum
 - b) 1,045 housing units
 - c) Multiplex Theatre
 - d) Food and beverage hall and incubator
 - e) Education space
 - f) Waterfront esplanade and outdoor performance venue
- 12 BRONX CHILDREN'S MUSEUM**
Across the street from Bronx Terminal Market; Now Open. Will serve 75,000 Bronx residents per year, many of whom will park at BTM.
- 13 The Bryant**
62 Units 8 Stories
- 14 The Joinery**
47 Units 7 Stories
- 15 Hellow W**
104 Units 11 Stories
- 16 Bridgeline**
New apartment development by JCAL Development Group LLC and Altmark Group
91 Units 12 Stories

AREA DEMOGRAPHICS



0.5 MILE RADIUS

POPULATION
57,170
HOUSEHOLDS
21,377
AVERAGE HOUSEHOLD INCOME
\$49,946
MEDIAN HOUSEHOLD INCOME
\$29,304

COLLEGE GRADUATES (BACHELOR'S +)
6,017- 17.0%
TOTAL BUSINESSES
1,303
TOTAL EMPLOYEES
15,912
DAYTIME POPULATION (W/ 16 YR +)
53,264

1 MILE RADIUS

POPULATION
213,747
HOUSEHOLDS
76,616
AVERAGE HOUSEHOLD INCOME
\$50,467
MEDIAN HOUSEHOLD INCOME
\$31,008

COLLEGE GRADUATES (BACHELOR'S +)
21,723 - 16.0%
TOTAL BUSINESSES
4,216
TOTAL EMPLOYEES
66,424
DAYTIME POPULATION (W/ 16 YR +)
207,038

1.5 MILE RADIUS

POPULATION
396,934
HOUSEHOLDS
145,532
AVERAGE HOUSEHOLD INCOME
\$53,633
MEDIAN HOUSEHOLD INCOME
\$34,113

COLLEGE GRADUATES (BACHELOR'S +)
47,515 - 19.0%
TOTAL BUSINESSES
7,678
TOTAL EMPLOYEES
116,646
DAYTIME POPULATION (W/ 16 YR +)
371,863