



RETAIL/MEDICAL/FITNESS/EDUCATION

BRONX, NY

1451 WESTCHESTER AVENUE
SOUNDVIEW NEIGHBORHOOD

SIZE

Ground Floor:	
Unit 1	1,443 SF (Corner)
Unit 2	3,979 SF (In-Line)
Total	5,422 SF (Can be combined)

ASKING RENT

Upon Request

CO-TENANTS

Genius Therapy School

FRONTAGE

Unit 1: 27 FT 3 IN on Westchester Avenue & 54 FT 7 IN on Colgate Avenue
Unit 2: 40 FT 9 IN on Westchester Avenue

CEILING HEIGHTS

13 FT on Ground Floor
9 FT in Basement

NEIGHBORS

Food Dynasty Supermarkets, Domino's, 99 Cents Rush, Extreme Department Stores, Clean Rite Cleaners, Boost Mobile, Bank of America, Cookie's Department Store

COMMENTS

- Brand new retail development on prime Westchester Avenue that is anchored by Genius Therapy School on the second floor
- Two ground floor spaces available; Unit 1 (Corner) of 1,443 SF and Unit 2 (In-Line) of 3,979 SF and can be combined for one tenant use for total of 5,422 SF
- Full basement with 9 foot ceilings
- **2**, **5** subway lines at Freeman Street & **6** subway line at Elder Avenue
- Ideal for a variety of different uses, including retail, medical, fitness, and education
- Landlord is capable of building out space for tenants

CONTACT EXCLUSIVE AGENTS

MICHELLE ABRAMOV
mabramov@ripcony.com
D: 718.663.2652

GREG BATISTA
gbatista@ripcony.com
D: 516.342.8277

SCOTT ROTHSTEIN
srothstein@ripcony.com
D: 718.704.1450
C: 516.754.0884

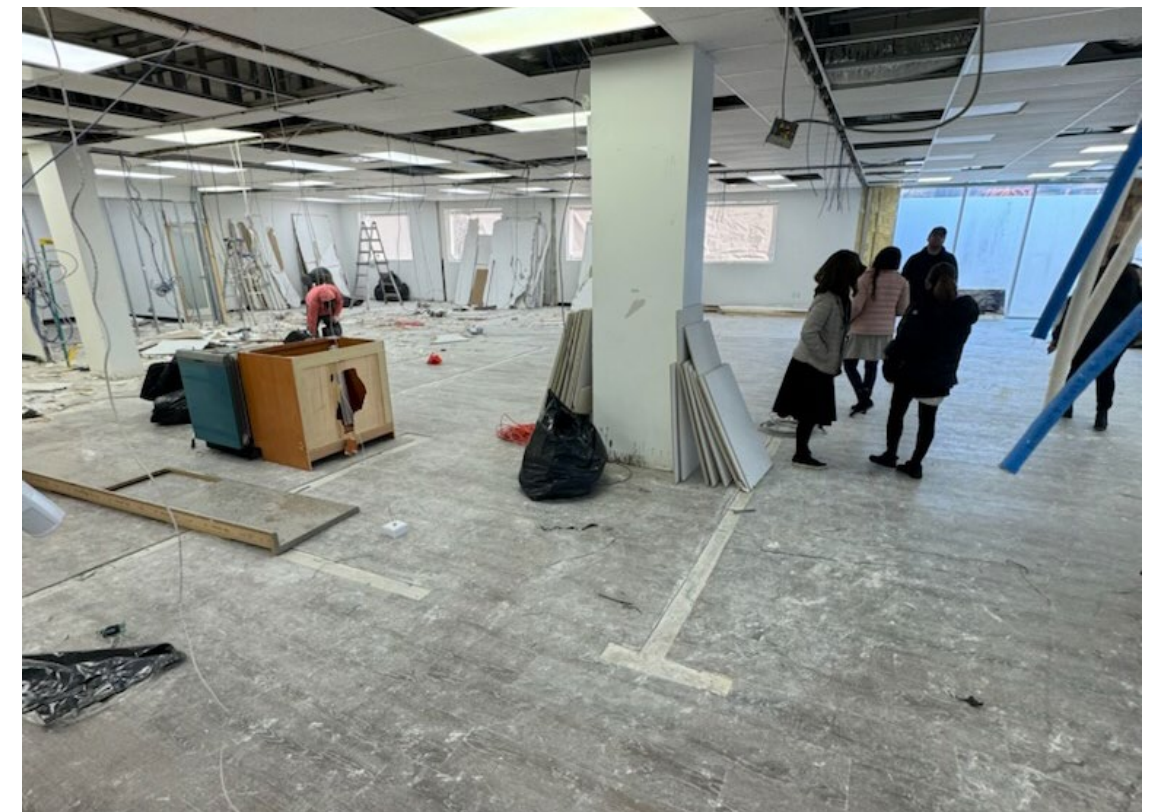


80-02 Kew Gardens Road
3rd Floor
Queens, NY 11415
718.663.2650

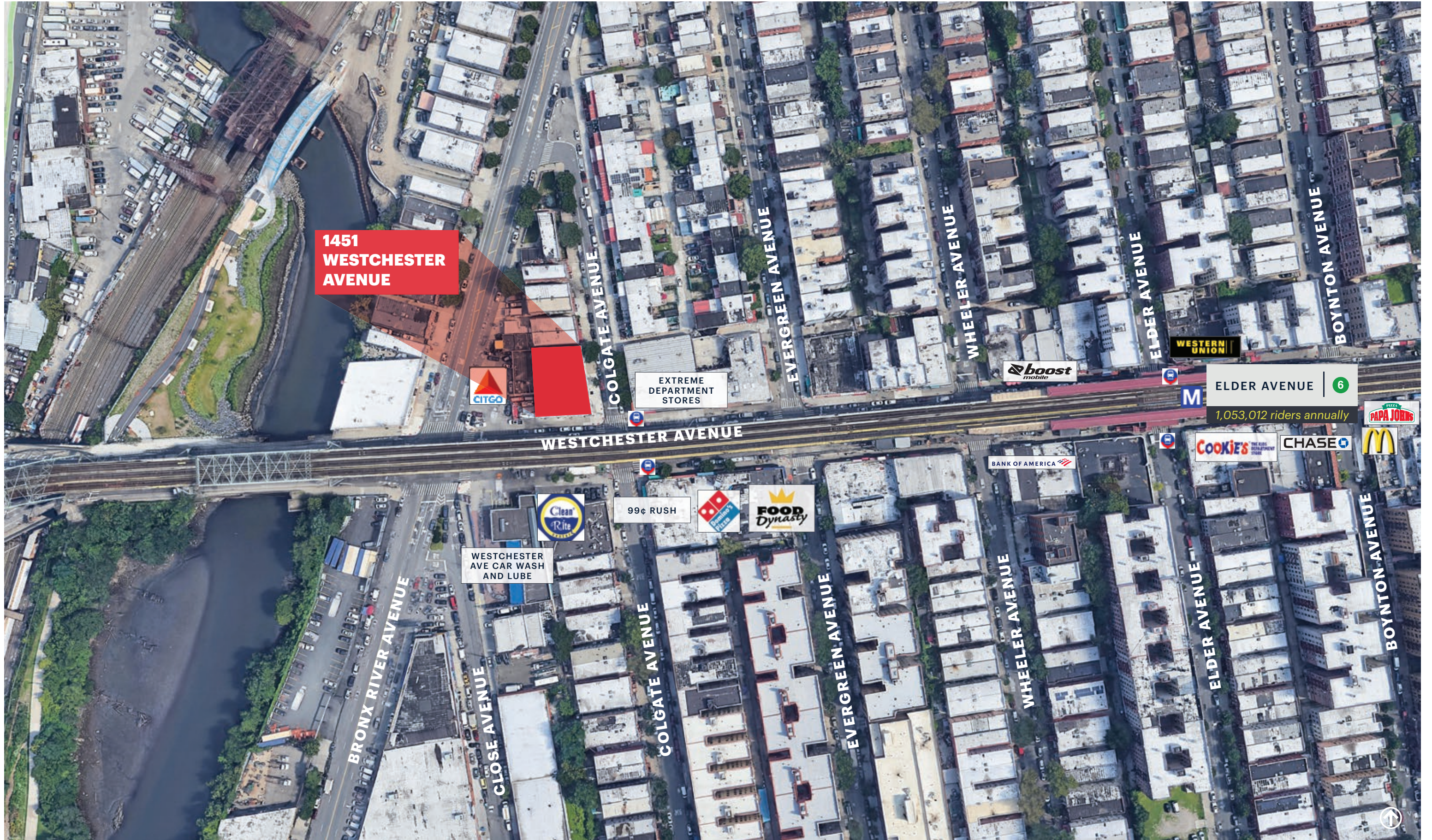
Please visit us at ripcony.com for more information

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.

EXTERIOR & INTERIOR PHOTOS



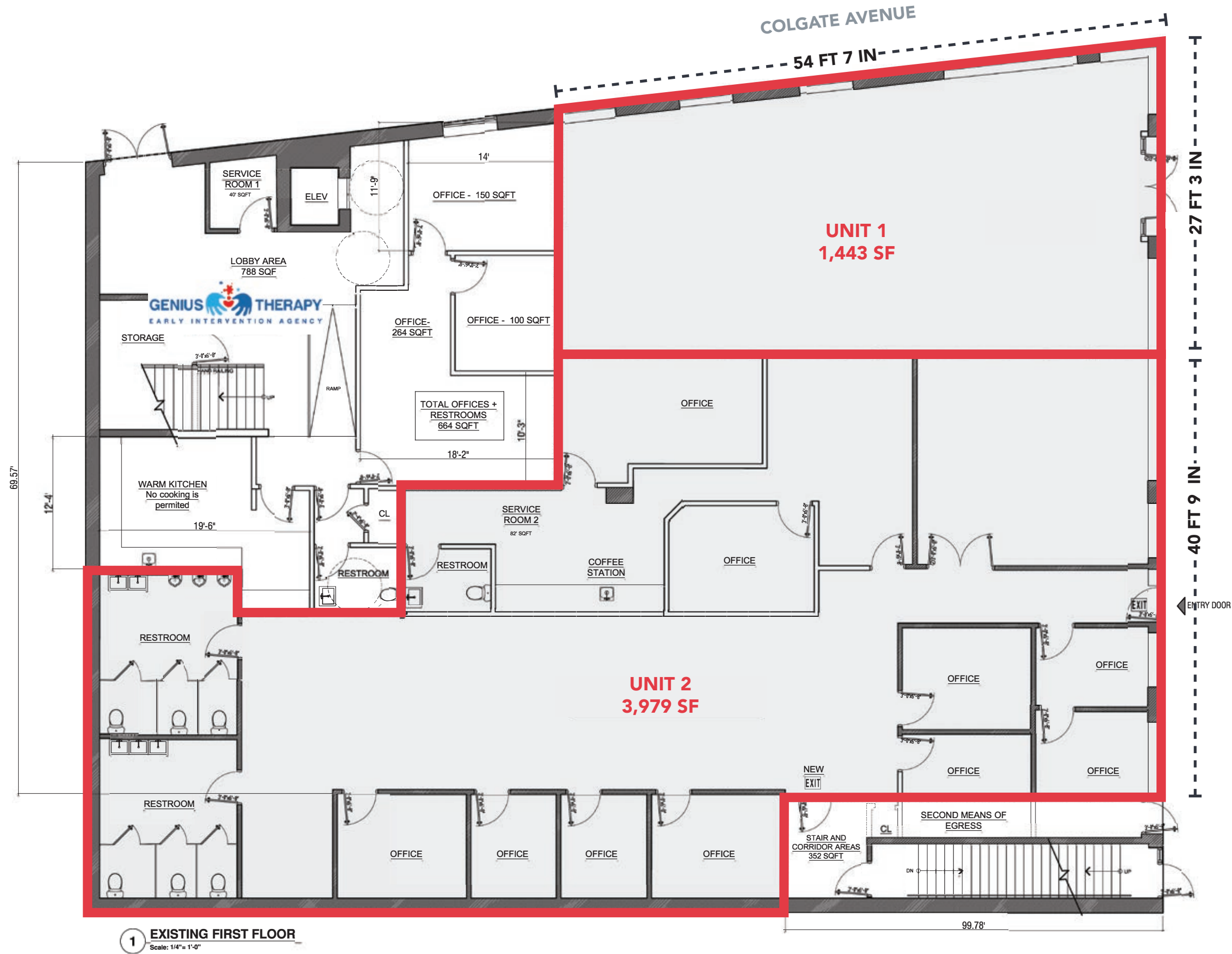
MARKET AERIAL



AERIAL



FLOOR PLAN



1 EXISTING FIRST FLOOR
Scale: 1/4" = 1'-0"

COLGATE AVENUE

54 FT 7 IN

UNIT 1
1,443 SF

27 FT 3 IN

40 FT 9 IN

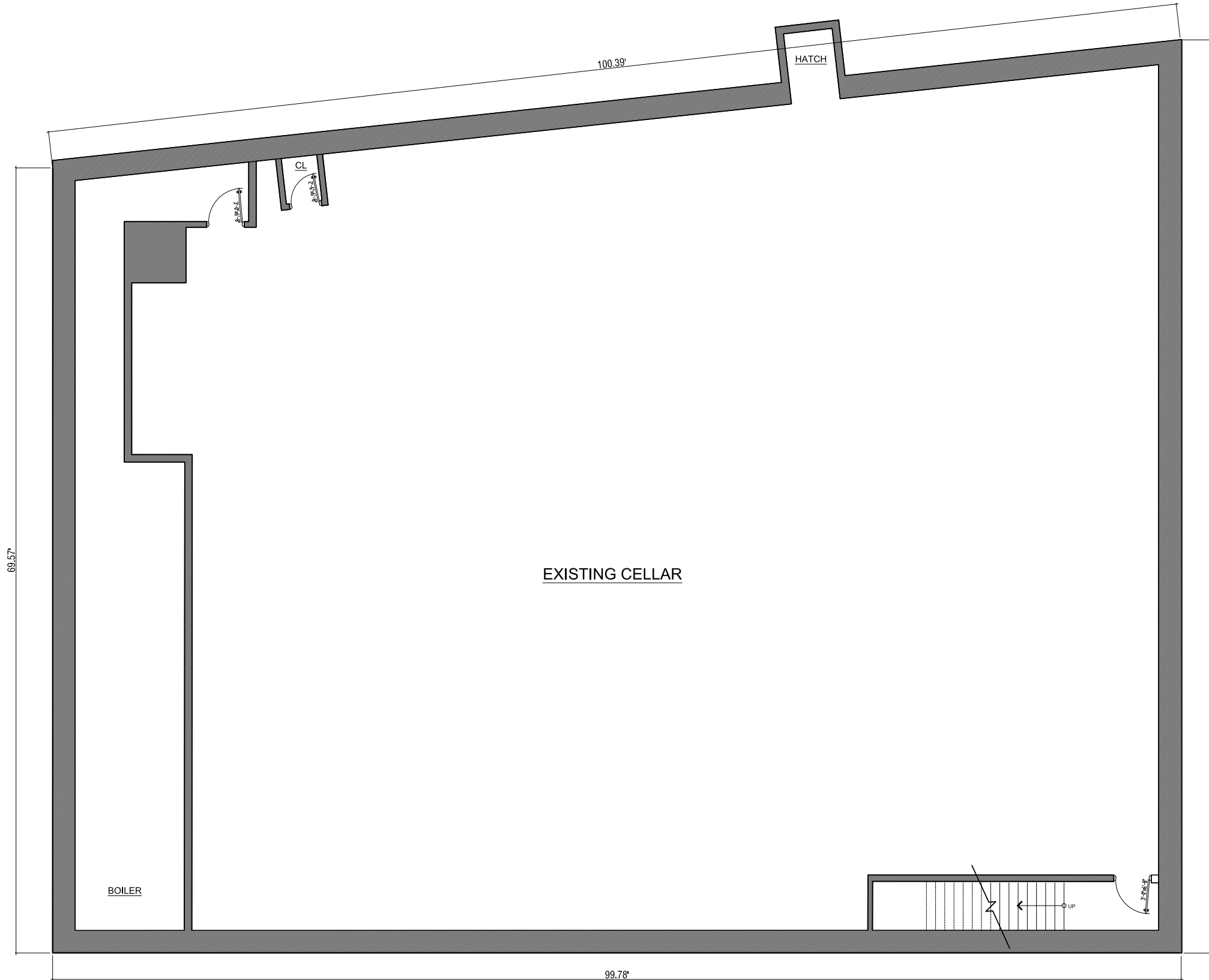
WESTCHESTER AVENUE

CAN BE COMBINED
5,422 SF

FRONTAGE: 68 FT

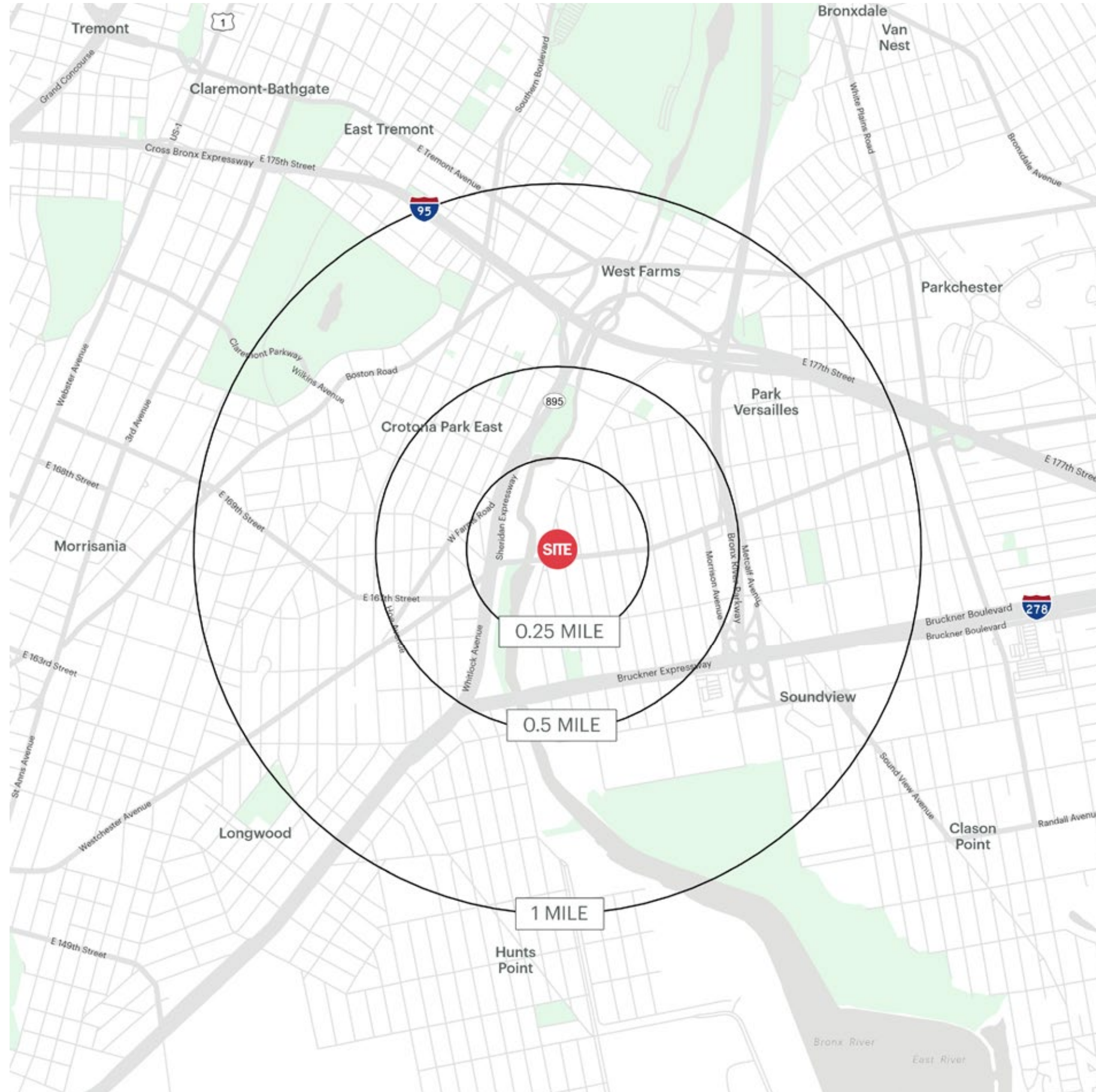
FLOOR PLAN

CELLAR



1 EXISTING CELLAR
Scale: 1/4" = 1'-0"

AREA DEMOGRAPHICS



1451 WESTCHESTER AVENUE BRONX, NEW YORK

0.25 MILE RADIUS

POPULATION
11,394
HOUSEHOLDS
3,682
AVERAGE HOUSEHOLD INCOME
\$48,756
MEDIAN HOUSEHOLD INCOME
\$35,233

COLLEGE GRADUATES (BACHELOR'S +)
740 - 11.0%
TOTAL BUSINESSES
210
TOTAL EMPLOYEES
1,398
DAYTIME POPULATION (W/ 16 YR +)
8,460

0.50 MILE RADIUS

POPULATION
48,034
HOUSEHOLDS
15,994
AVERAGE HOUSEHOLD INCOME
\$54,040
MEDIAN HOUSEHOLD INCOME
\$34,392

COLLEGE GRADUATES (BACHELOR'S +)
4,570 - 16.0%
TOTAL BUSINESSES
736
TOTAL EMPLOYEES
5,801
DAYTIME POPULATION (W/ 16 YR +)
36,235

1 MILE RADIUS

POPULATION
159,910
HOUSEHOLDS
55,364
AVERAGE HOUSEHOLD INCOME
\$52,045
MEDIAN HOUSEHOLD INCOME
\$33,096

COLLEGE GRADUATES (BACHELOR'S +)
16,521 - 16.0%
TOTAL BUSINESSES
2,744
TOTAL EMPLOYEES
26,350
DAYTIME POPULATION (W/ 16 YR +)
132,061

AREA DEMOGRAPHICS

