The Retail At

PARKCHESTER

CONDOMINIUMS

BRONX, NEW YORK

PERFECTLY LOCATED IN THE CENTER OF THE PARKCHESTER CONDOMINIUMS.
The entire complex is comprised of 171 buildings with 12,271 apartments, and over 50,000 residents with over 500,000 SF of retail space anchored by Macy's Department Store.

Parkchester's retail component dominates the area with major apparel, convenience, and service-based offerings.

RIPCO REAL ESTATE | OLSHAN PROPERTIES

PARKCHESTER CONDOMINIUMS

Parkchester, located in Central Bronx, is easily accessible via the Cross Bronx Expressway (I-95) and Bronx River Parkway, with multiple subway and bus lines serving the area. It is a self-contained community with a range of resources, including public transportation, schools, churches, retail and office spaces, and proximity to major medical centers like Westchester Square Medical Center, Jacobi Medical Center, and Saint Barnabas Hospital. The area features over 12,000 residential units with over 50,000 residents, 60 street-level retail units, and 32 upper-level office spaces across 129 acres.

Local retailers include Macy's, Starbucks, Walgreens, Bank of America, Marshall's, as well as various restaurants and clothing stores. A 170,000 SF Macy's anchors the retail part of Parkchester. There are numerous doctors' offices, community centers, daycare centers, and a beauty school. The surrounding area is home to about 150,000 residents within a 1-mile radius.



PRIME RETAIL LOCATION











$1B
TOTAL CONSUMER SPENDING



IN GOOD COMPANY





AERIAL VIEW OF PARKCHESTER CONDOMINIUMS

AREA DRIVERS

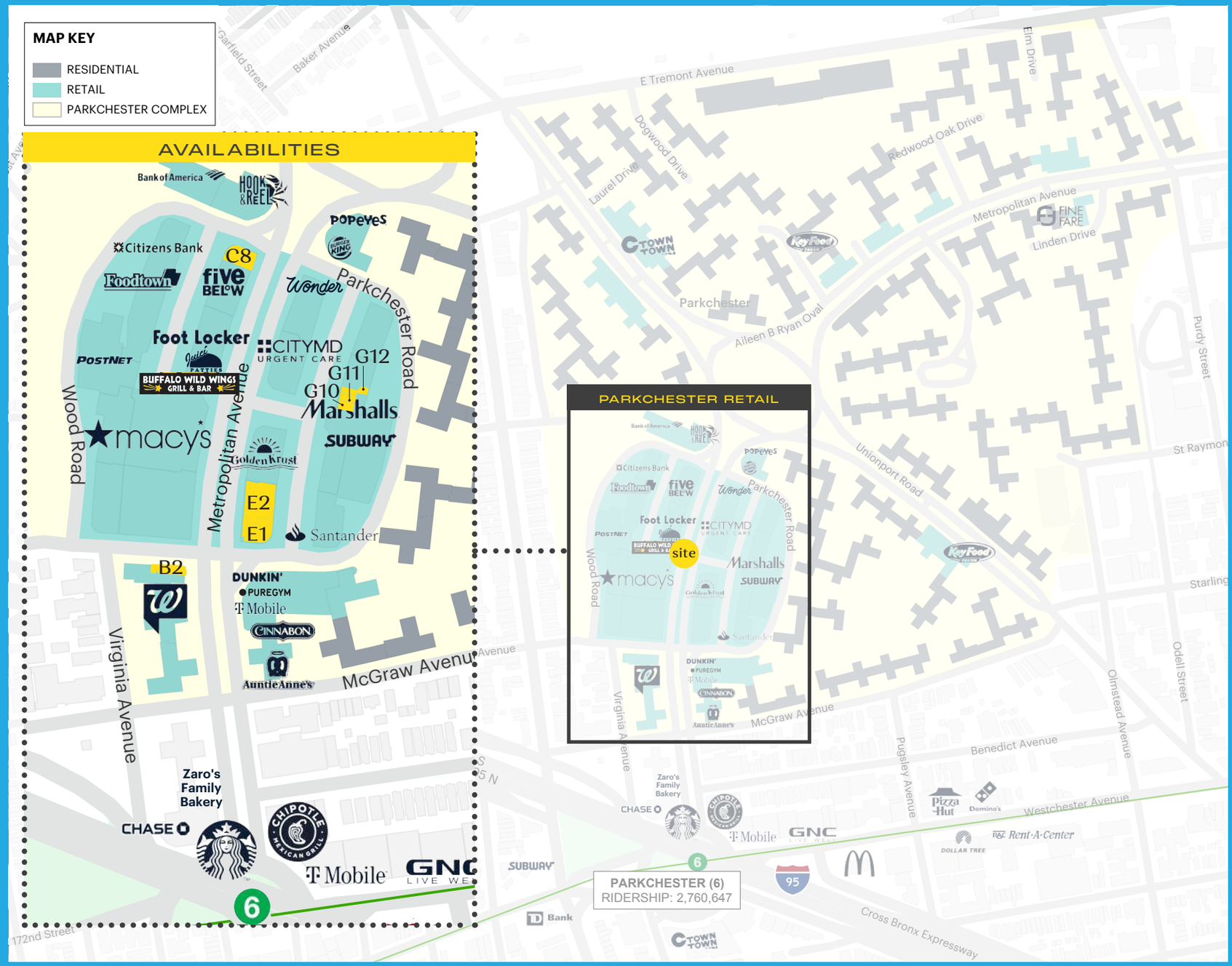
- Boasting over 500,000 SF of retail and service-based offerings
- Easily accessible via the Cross Bronx Expressway (i-95) and Bronx River Parkway
- Near bustling 6 train subway
- At entrance of residential dense Parkchester Condominiums (50,000 residents)
- Big-box co-tenancy
- Multiple access points from major roads like White Plains Road



THE OPPORTUNITY

AREA MARKET MAP

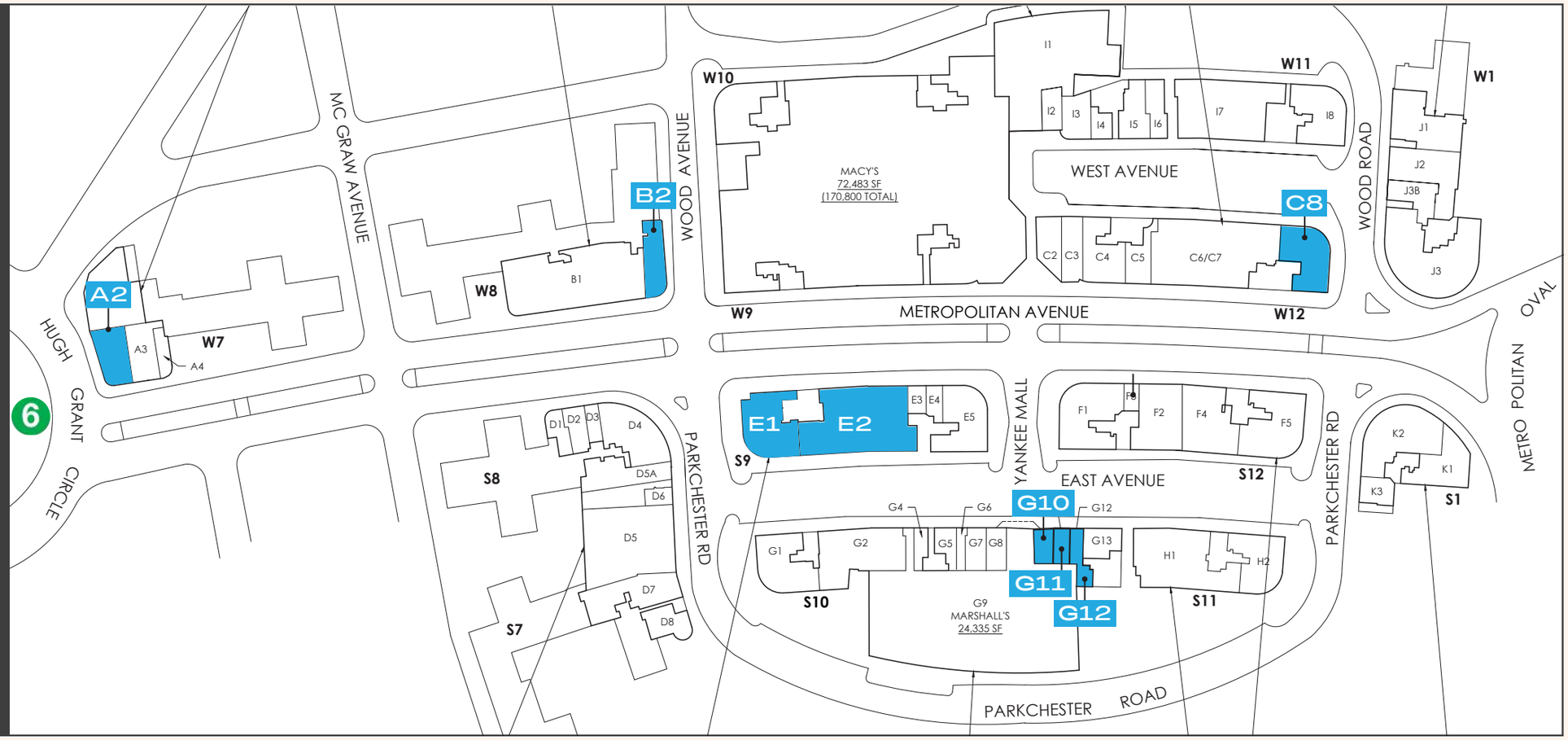
BIG–BOX & CHAIN STORE CO–TENANCY



PARKCHESTER RETAIL LEASING PLAN

AVAILABILITIES

UNIT	SIZE
A2	2,204 SF (2ND FL)
A2	1,328 SF (2ND FL)
B2	1,387 SF
C8	4,206 SF
E1	3,800 SF
E2	7,550 SF
G10	1,137 SF
G11	700 SF
G12	974 SF



TRADE AREA MARKET MAP

BRONX, NEW YORK

Easily Accessible by Train, Bus or Car with Ample Parking.



AREA DEMOS+ POPULATION/ INCOME BIVARIATE MAP

BY THE NUMBERS

1-mile radius from site

54K
households

49K
population density

154K
total population

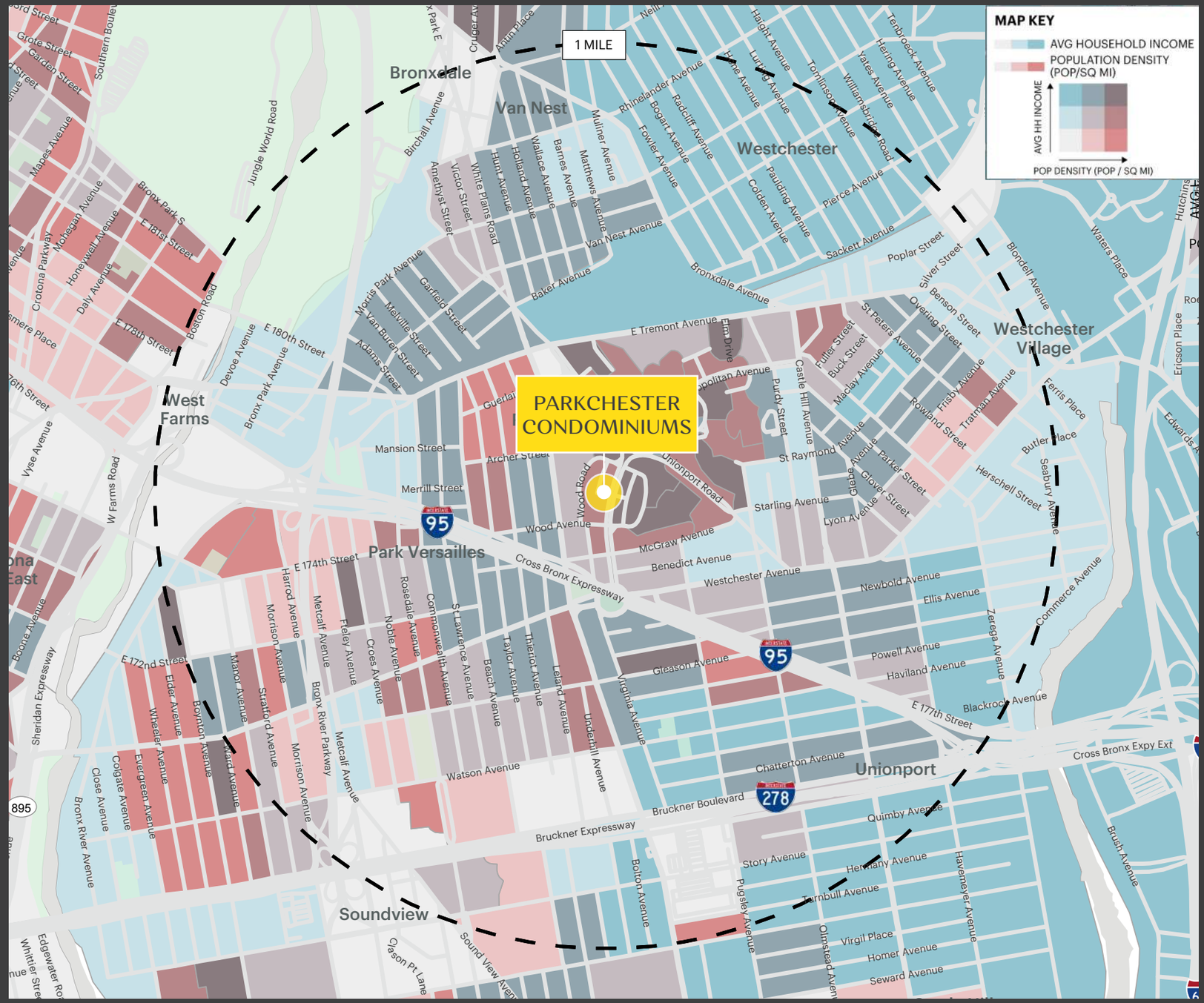
3K
businesses

116K
daytime population

$74K
avg household income

$1B
total consumer spending

$3.5B
total annual budget expenditures



The Retail At

PARKCHESTER

CONDOMINIUMS

BRONX, NEW YORK

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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.

OLSHAN PROPERTIES