



For Lease

**RIPCO**  
RETAIL LEASING

# 806 East Tremont Avenue

Between Mapes and  
Marmion Avenue

Crotona/West Farms,  
Bronx, NY

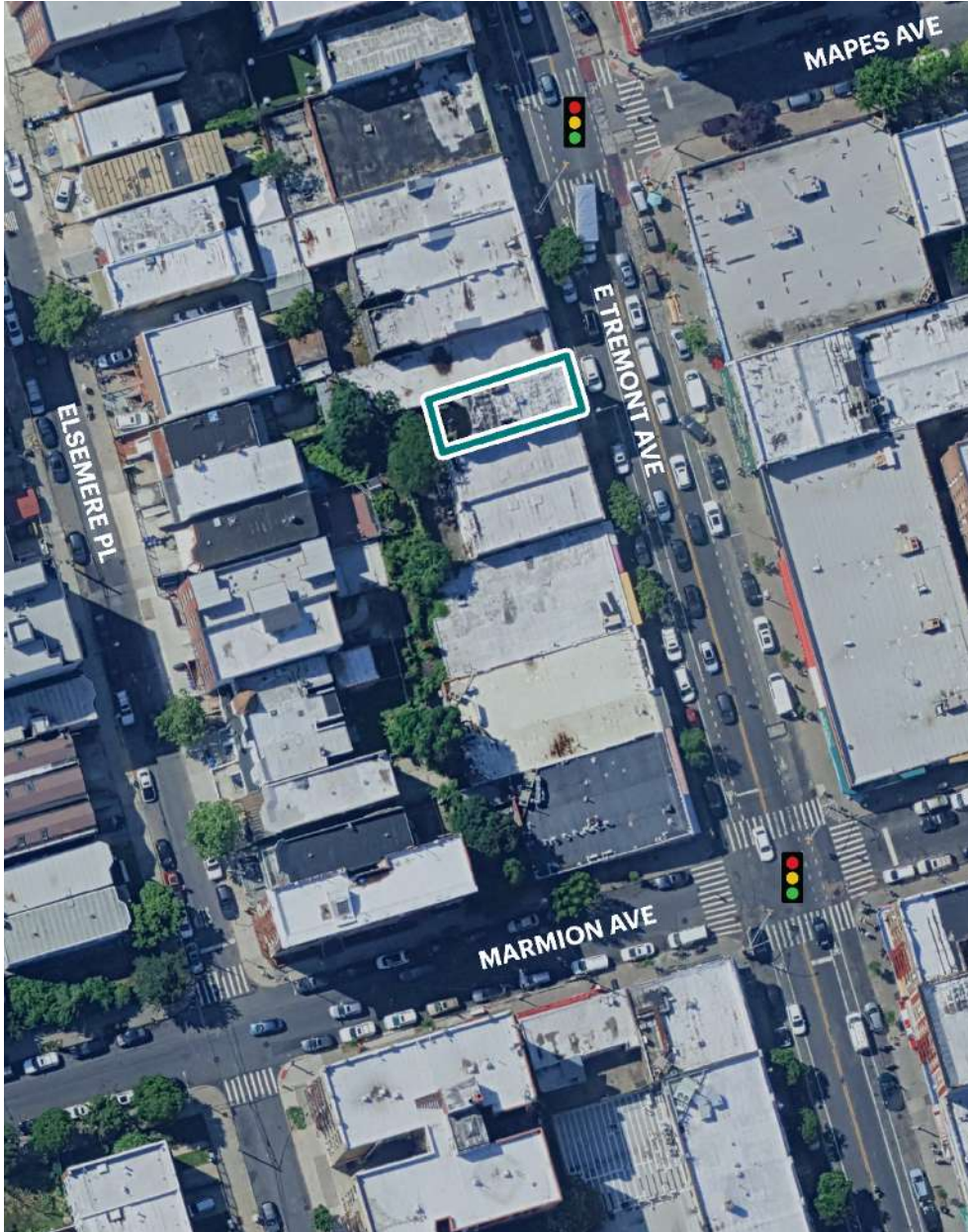
1,202 SF

Second Generation Restaurant Space in the  
Crotona/West Farms Neighborhood

Contact Exclusive Agent

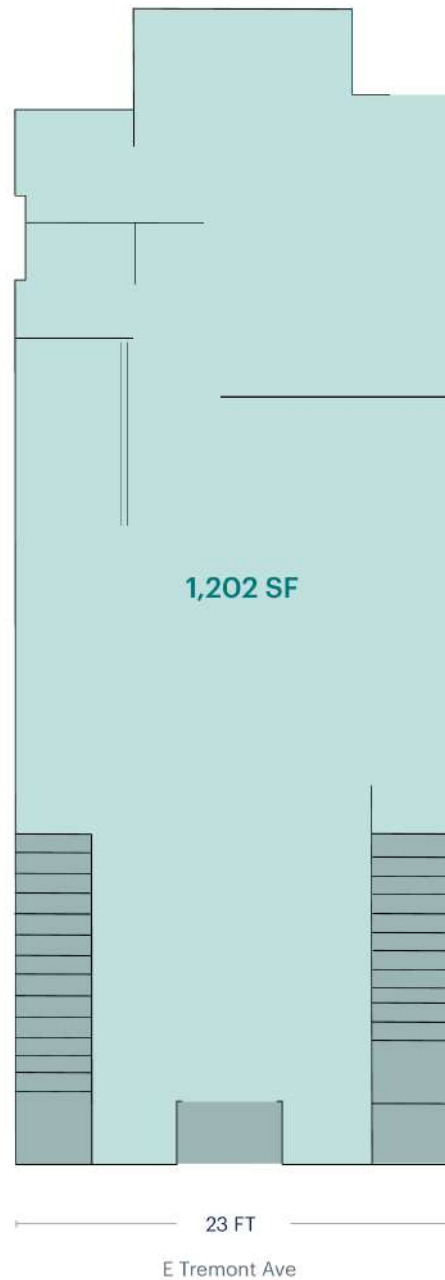
Jessica Hedrington  
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# Space Details

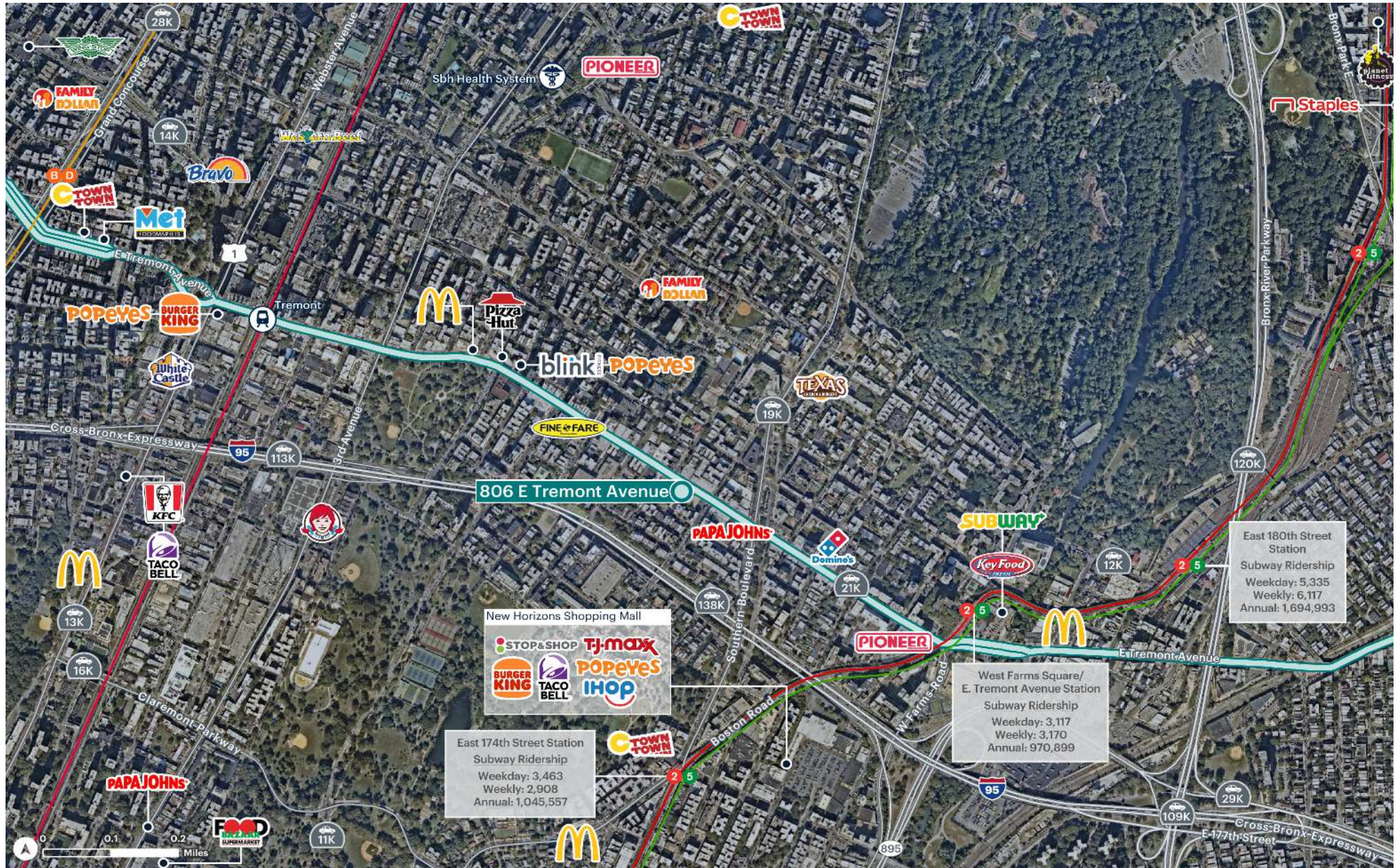


<b>Location</b>	Between Mapes and Marmion Avenue
<b>Size</b>	Ground Floor: 1,202 SF
<b>Frontage</b>	23 FT of frontage on E Tremont Avenue
<b>Possession</b>	Immediate
<b>Term</b>	Long term
<b>Rent</b>	Upon request
<b>Neighbors</b>	Foot Locker, Blink Fitness, Chase Bank, Popular Bank, Popeyes, Dunkin', Metro by T-Mobile, VIM, Rainbow, Price Choice Foodmarkets, Fine Fare, Boost Mobile, Domino's, McDonald's, NYC Health + Hospitals, DaVita, CTown Supermarkets, Stop & Shop, T.J. Maxx, Tremont Hotel
<b>Comments</b>	<p>Second generation restaurant space with gas and venting in place</p> <p>Located on heavily trafficked E Tremont Avenue next to Bx36 bus stop</p> <p>A few blocks away from the West Farms / E Tremont Subway Station servicing the <b>2</b> &amp; <b>5</b> and the Tremont Station</p> <p>Close proximity to Cross Bronx Expressway that sees over 110,000 Vehicles Per Day</p> <p>Open to all uses including restaurant, retail, medical and office</p>

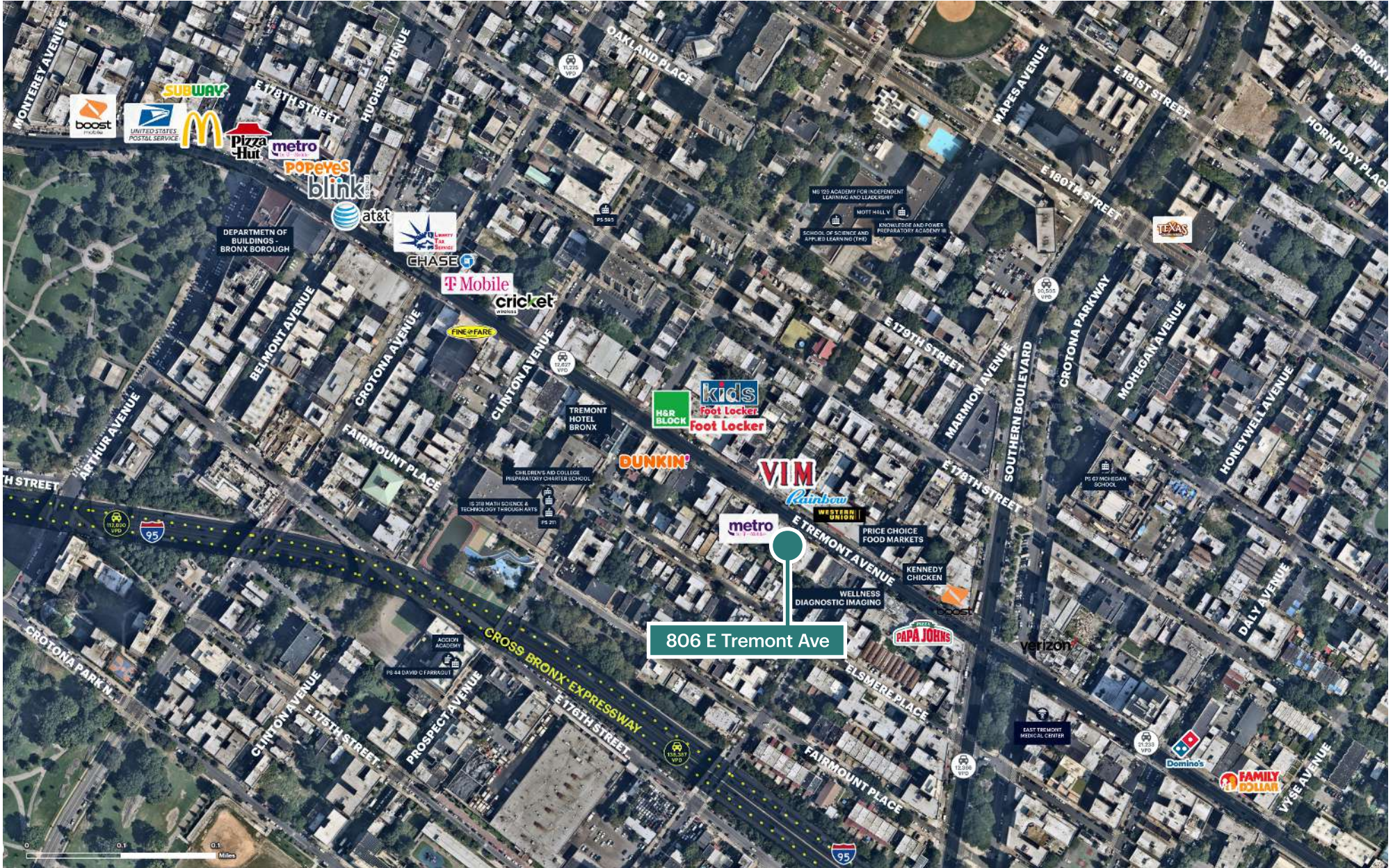
# Floor Plan



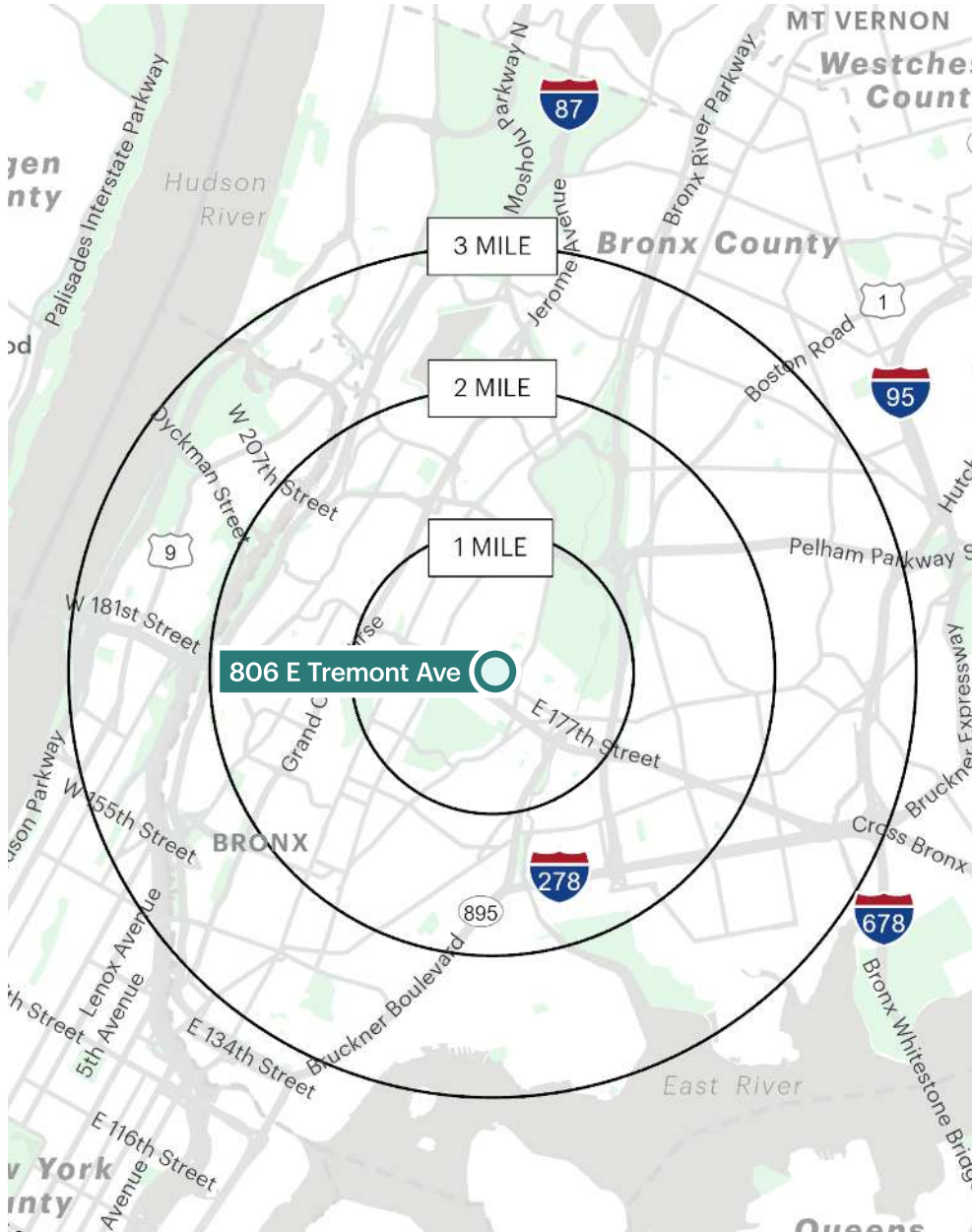
# Market Aerial



# Aerial



# Area Demographics



<b>Population</b>	1 mile	162,314	<b>College Graduates (Bachelor's +)</b>	1 mile	12.4%
	2 miles	768,932		2 miles	13.7%
	3 miles	1,357,328		3 miles	16.3%
<b>Households</b>	1 mile	59,181	<b>Total Businesses</b>	1 mile	2,586
	2 miles	273,938		2 miles	11,258
	3 miles	500,214		3 miles	23,641
<b>Average Household Income</b>	1 mile	\$54,881	<b>Total Employees</b>	1 mile	34,414
	2 miles	\$58,640		2 miles	167,453
	3 miles	\$68,034		3 miles	417,641
<b>Median Household Income</b>	1 mile	\$37,885	<b>Daytime Population (W/ 16 YR +)</b>	1 mile	136,828
	2 miles	\$42,689		2 miles	637,321
	3 miles	\$47,823		3 miles	1,219,002