3261 Westchester Avenue

RIPCO
RETAIL LEASING

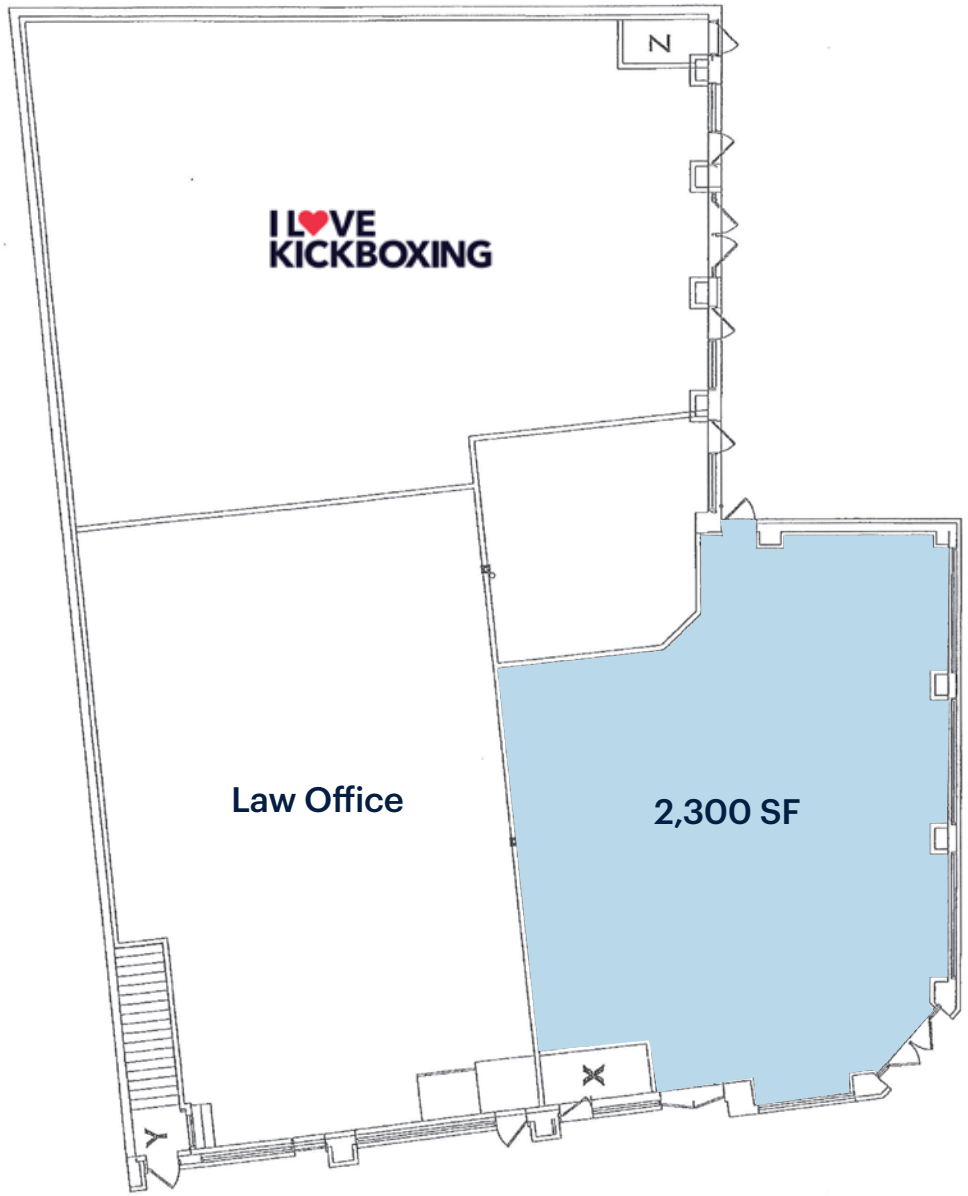
Corner of Westchester and Colonial Avenues
The Bronx, NY



2,300 SF QSR Available - Half block from Subway

2nd Generation Restaurant space with basement

Space Details



Size	Ground Floor	2,300 SF with basement
Rent	TBD	
Possession	Q4 2026	
Term	Negotiable	
Status	Currently Burger King	
Frontage	85 FT wrap around	
Ceiling Heights	10 FT	
Taxes	Approx. $5,100 annually	
Co-Tenants	I Love Kick Boxing, Tri-State Medical, Law Office	
Neighbors	Dunkin', Popeyes, Kennedy Chicken & Burgers, North Bronx Paint & Hardware, Empire Taxes, Bristol Pharmacy & more	
Comments	2nd generation restaurant space Corner site with 85 FT of wrap around frontage Less than 1 block away from Pelham Bay subway stop with approx. 1.2M riders annually Less than a block away from 8 bus lines	

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Contact Exclusive Agents

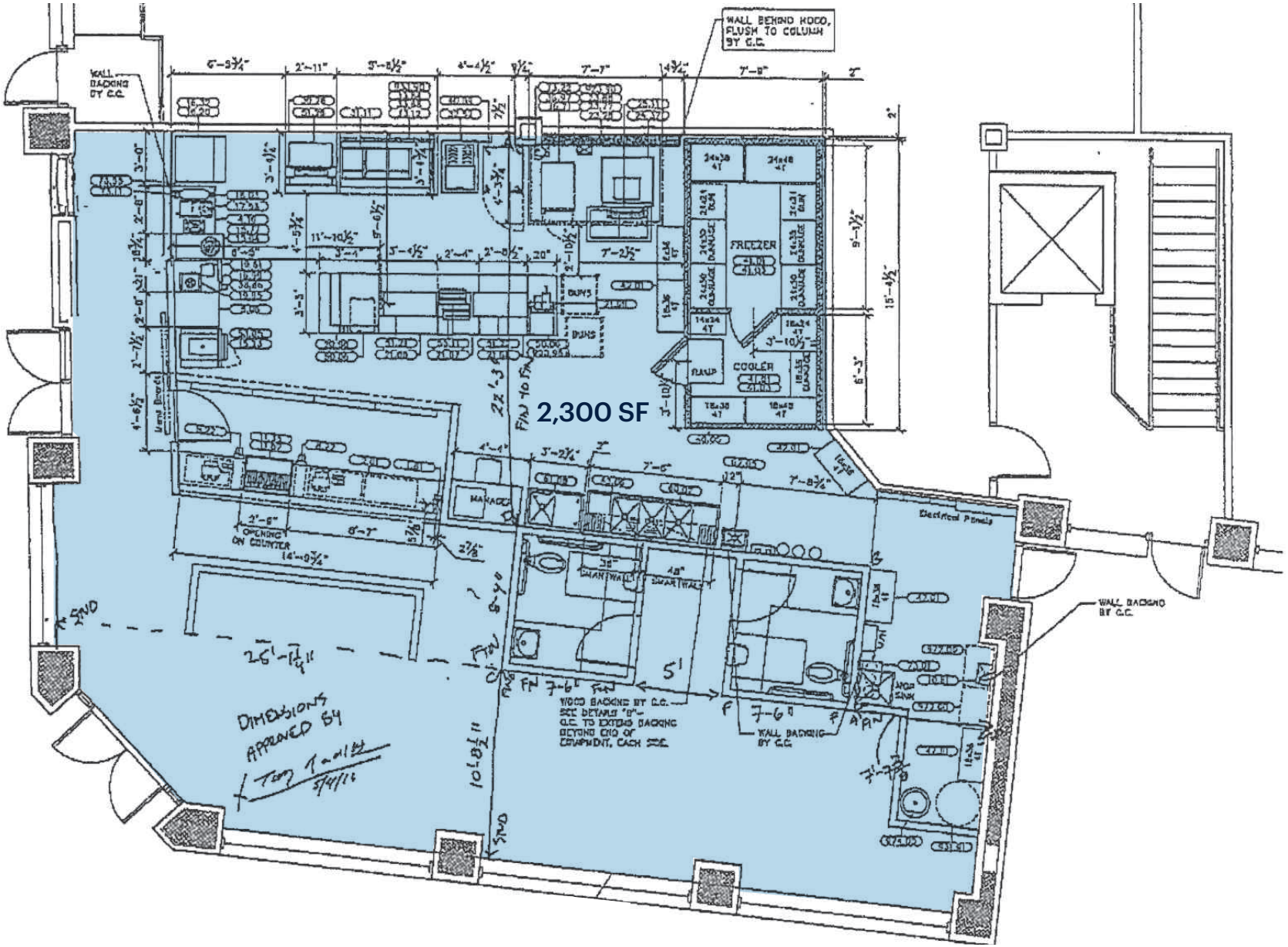
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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Floor Plan



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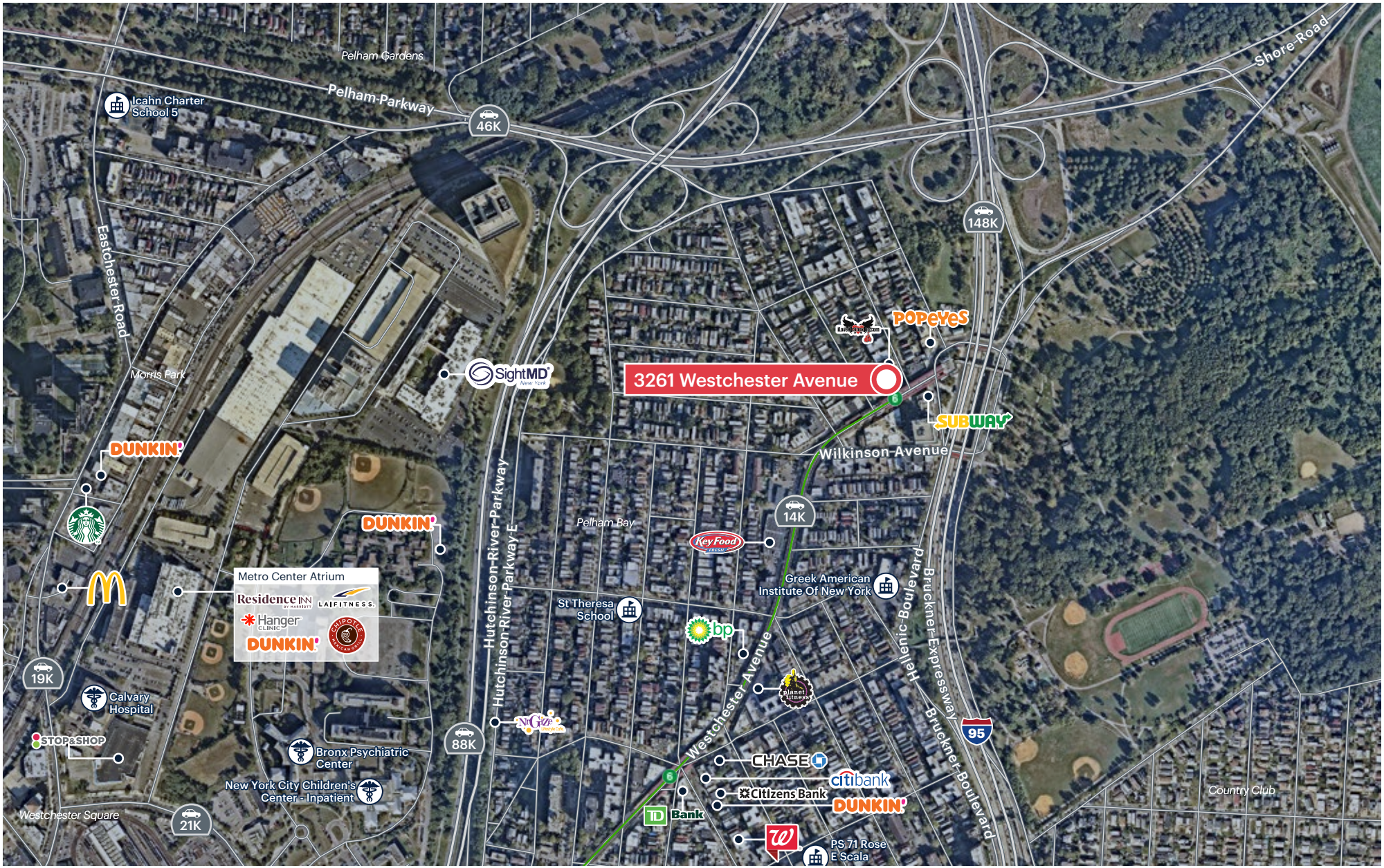
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Area Retail



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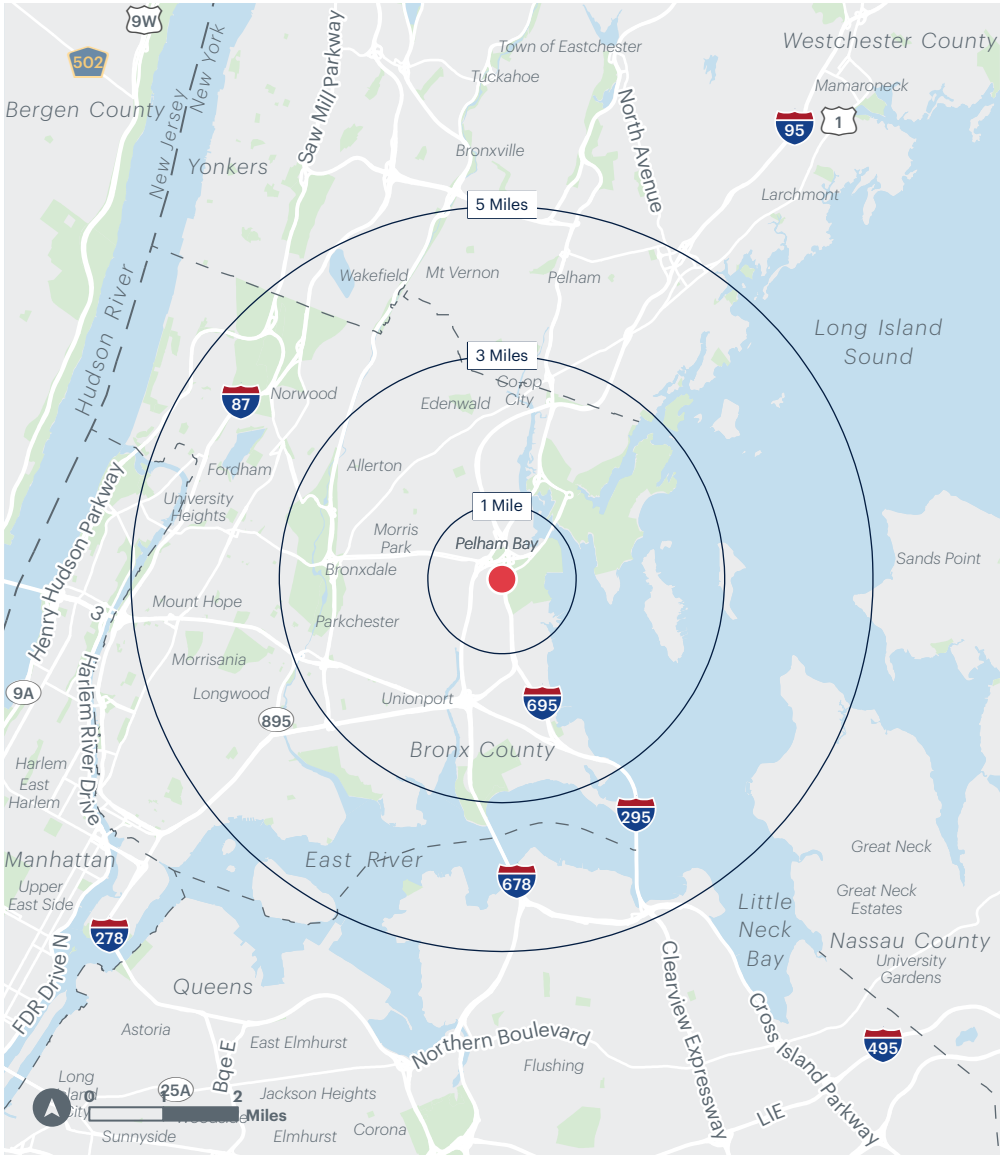
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Area Demographics

2026 ESRI Summary Report



3261 Westchester Avenue, Bronx, NY

	1 mile	3 miles	5 miles
Total Population	47,046	550,482	1,522,834
Total Households	18,600	203,888	556,465
Average Household Income	$93,726	$83,009	$81,949
Median Household Income	$67,827	$58,003	$53,945
% Population with Bachelors +	35.29%	27.41%	26.23%
Daytime Population	50,565	461,538	1,310,993
Total Daytime Employees	24,813	136,534	412,980
Total Businesses	1,182	9,182	27,217

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