The Hub

RIPCO
RETAIL LEASING

3036 Third Avenue
Bronx, NY



38,653 SF Available | All Ground Floor

Rare corner anchor position in The Hub, alongside Aldi, with over 100 FT of frontage

Space Details

Ground Floor Plan



Location	Corner of Third Avenue and East 156th Street	
Size	Ground Floor	38,653 SF
Frontage	Over 100 FT	
Ceiling Height	14 FT	
Possession	Arranged	
Lease Type	Direct	
Rent	$50.00 PSF gross	
Taxes & CAM	Taxes: $3.37 PSF CAM: $2.80 PSF	
Neighbors	Aldi, Burlington, Marshalls, Five Below, T-Mobile, Boost Mobile, Metro PCS, AT&T, Optimum, FootLocker, Kids FootLocker, JD Sports, Snipes, Rainbow, Planet Fitness, CityMD, Chipotle, McDonald's	
Comments	Prime retail space in the heart of The Hub, the busiest and most densely populated shopping district in the Bronx Heavy pedestrian traffic The only retail building in The Hub with onsite parking Close to all public transportation Surrounded by national retailers Site is by traffic light/cross walk	

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Contact Exclusive Agents

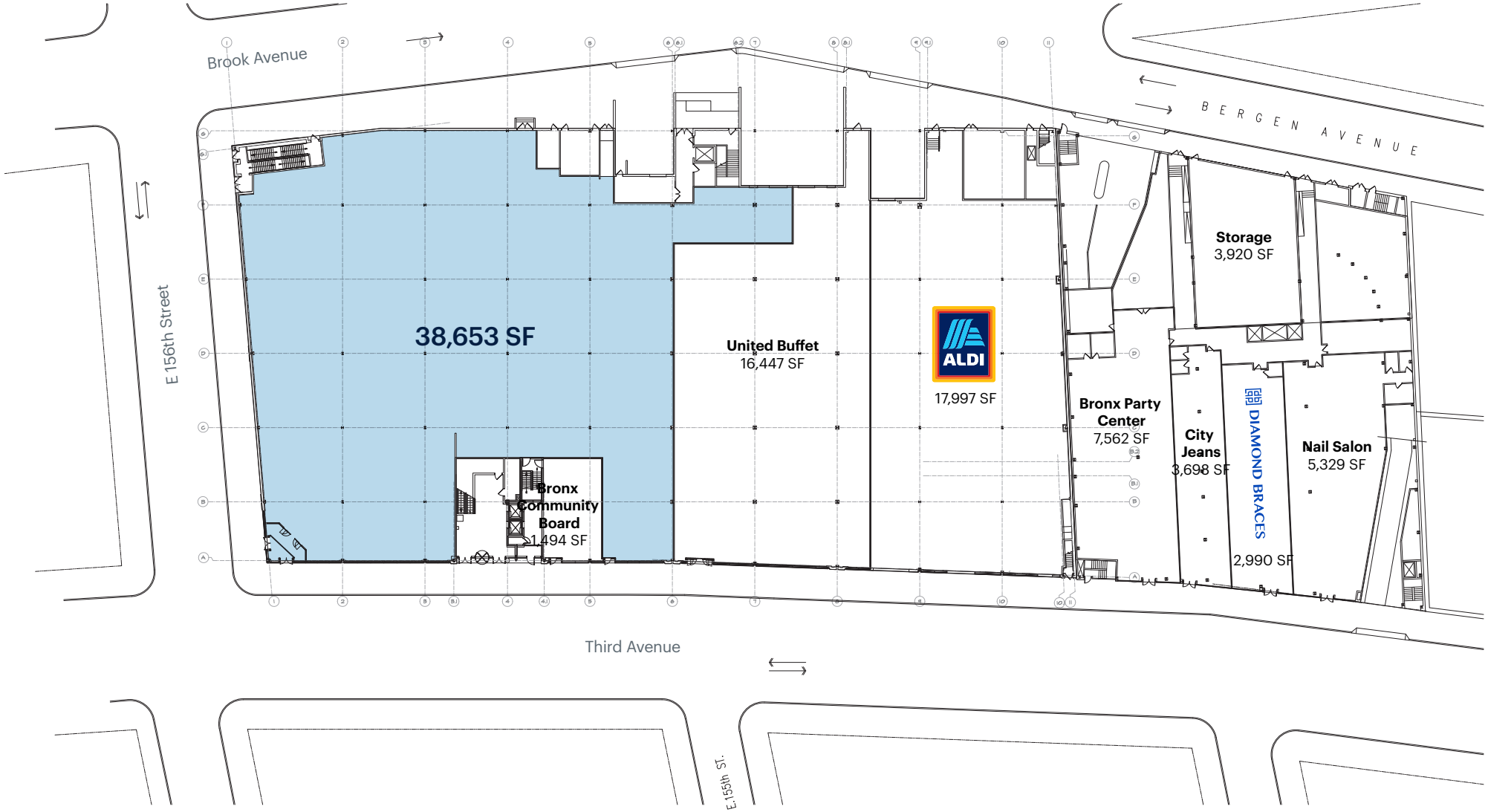
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1000 Woodbury Road, Suite 100, Woodbury, NY 11797 | ripco.com

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

Site Plan



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Market Aerial



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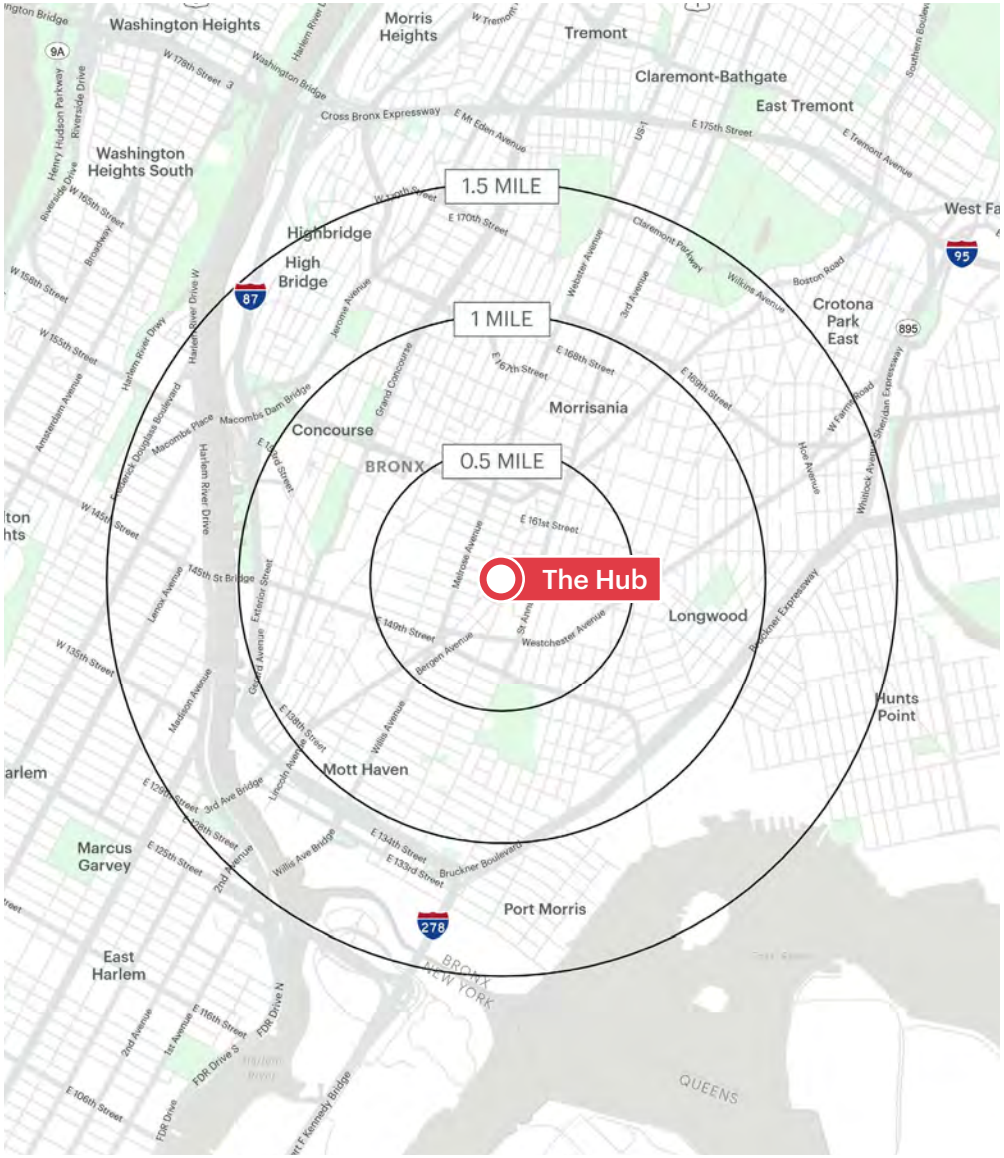
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Area Demographics

2026 ESRI Summary Report

	0.5 mile	1 mile	1.5 miles
Total Population	55,469	219,949	424,381
Total Households	21,286	80,123	157,104
Average Household Income	$54,168	$57,446	$60,654
Median Household Income	$32,921	$35,298	$38,509
% Population with Bachelors +	17.42%	19.13%	19.52%
Daytime Population	52,363	215,658	390,879
Total Daytime Employees	16,863	73,277	121,513
Total Businesses	1,075	3,666	6,713

Transportation

2026 Ridership Report

2 5	**Third Avenue/ 149 Street**	Annual	4,261,404
		Weekday	14,005
		Weekend	12,693

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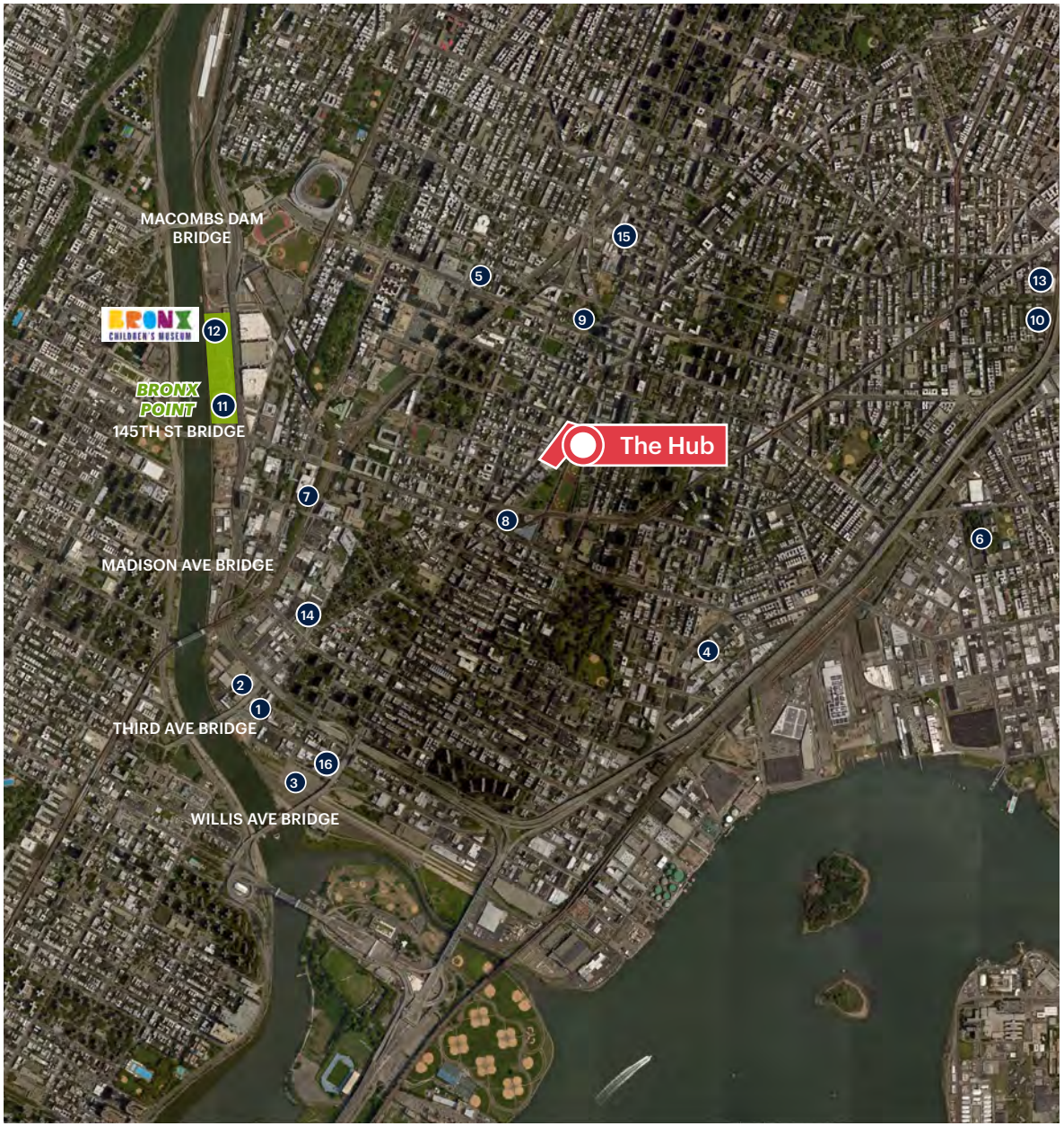
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Future Development Projects around the Area



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 Development 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

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Area Retail



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