

PRIME WAKEFIELD RETAIL SITE

4008-4010 White Plains Road, Bronx, NY 10466

Located Between 226th and 227th Streets

ADMIRAL
REAL ESTATE SERVICES



FOR LEASE: HIGHLY VISIBLE RETAIL SPACE

Great Visibility | NEW CONSTRUCTION | Near MTA 225th St Stop - #2 & 5 Trains

- Vibrant Location in Bustling Wakefield Section of The Bronx
- Dense Retail and Residential Area
- High Traffic Area on White Plains Rd
- Fantastic Community Purchase Power
- Large Signage Opportunity
- Within 1 ½ Blocks of NYC MTA Train
- Bus Stop within Steps of Site @ 226th St
- **2,000 SF Outdoor Courtyard**
- Basements Included
- Multiple Uses Considered in Addition to General Retail
- Near Foot Locker, Little Caesar's, Jackson Hewitt, Rainbow, TD Bank, Metro by T-Mobile, Subway, UPS, Total Wireless, Rent-A-Center, and more!

+/-1,636 SF to
+/-3,428 SF

CONTACT FOR
RENTAL RATE

TRAFFIC COUNT
Approx: 10,250 VPD



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: [914-779-8200](tel:914-779-8200) x115 jgordon@admiralrealestate.com

BROKERS
PROTECTED

BRONX, NY | 4008-4010 White Plains Road
Ultra Prime Wakefield Multi-Use Space
+/-1,636 SF to +/- 3,428 SF | Near MTA 225th Station (#2 & 5 Trains)



SITE DETAILS

- Excellent neighboring retailers
- Fantastic visibility from all directions
- Traffic Count: Approximately 10,250 vehicles/day
- Near Bronx River Parkway and Bronxwood Avenue

- Space 1 – (4008 White Plains Road):
 - 1,792 SF with 2,016 SF basement
 - Full sprinklers at basement level
 - Basement houses sprinkler system

- Space 2 – (4010 White Plains Road):
 - 1,635.76 SF with 1,317.69 SF basement
 - ¼ sprinklers in basement
 - Basement houses sprinkler system

- Both:
 - Multiple uses permitted (inquire for details)
 - New electric roll down gates; key operated
 - Heat: New MODINE hanging units; gas
 - 200 amps; 3 phase
 - Water: Each space independently sub-metered
 - Direct access to 2,000 SF shared fenced, concrete outdoor space

DEMOGRAPHICS

By Radius	0.25 Mile	0.50 Mile	0.75 Mile
Average HH Income	\$66,247	\$70,480	\$77,550
Median HH Income	\$43,588	\$50,178	\$54,804
Population	11,477	33,429	60,934
Total Households	4,261	12,457	22,358
Disposable Income	\$36,904	\$40,902	\$44,910
Healthcare Expense	\$3,901	\$4,206	\$4,678
Median Age	36	37	37



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ADDITIONAL EXTERIOR PHOTOGRAPHS



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SIGNAGE EXAMPLE



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INTERIOR PHOTOS | 1



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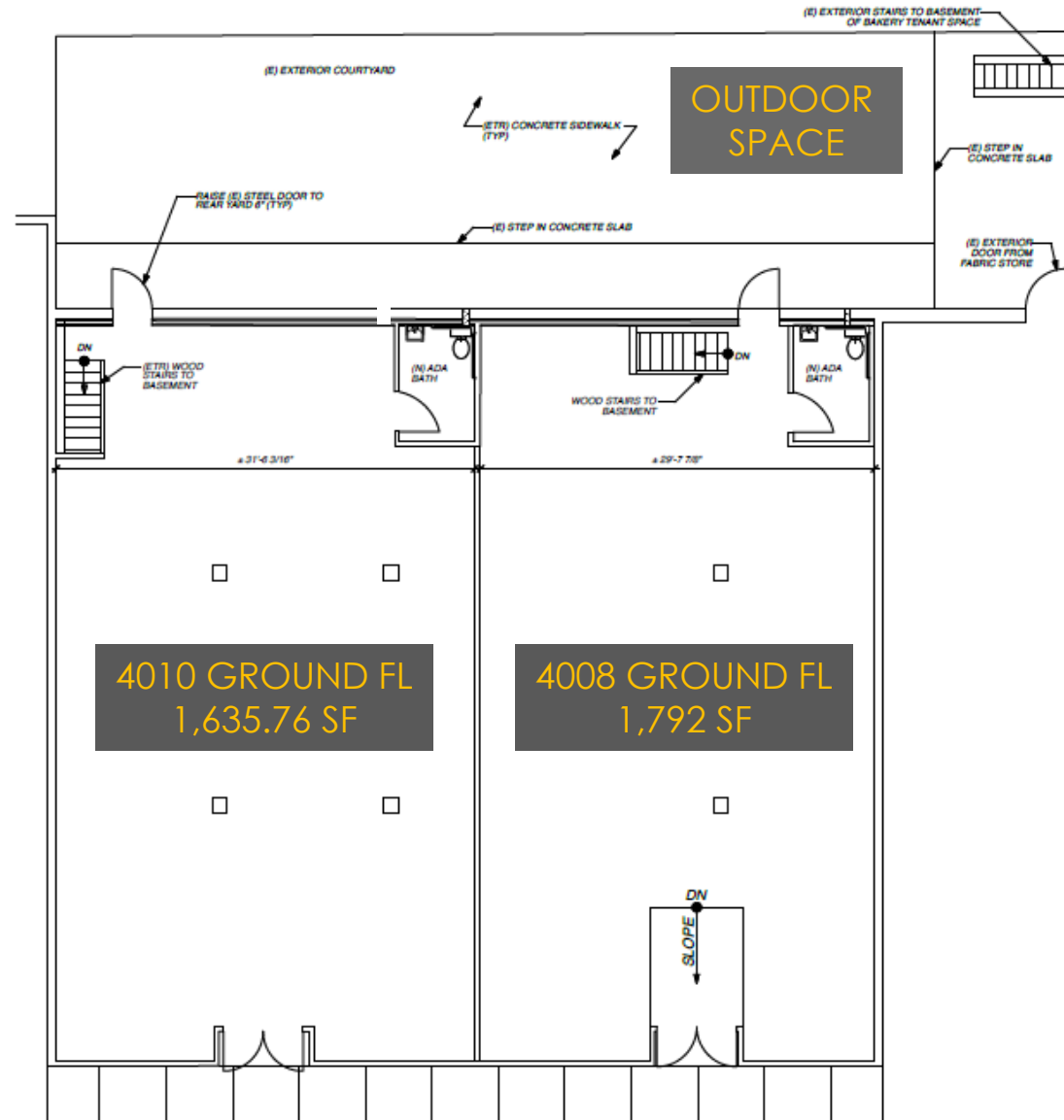
INTERIOR PHOTOS | 2



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SITE PLAN

First Floor



WHITE PLAINS RD

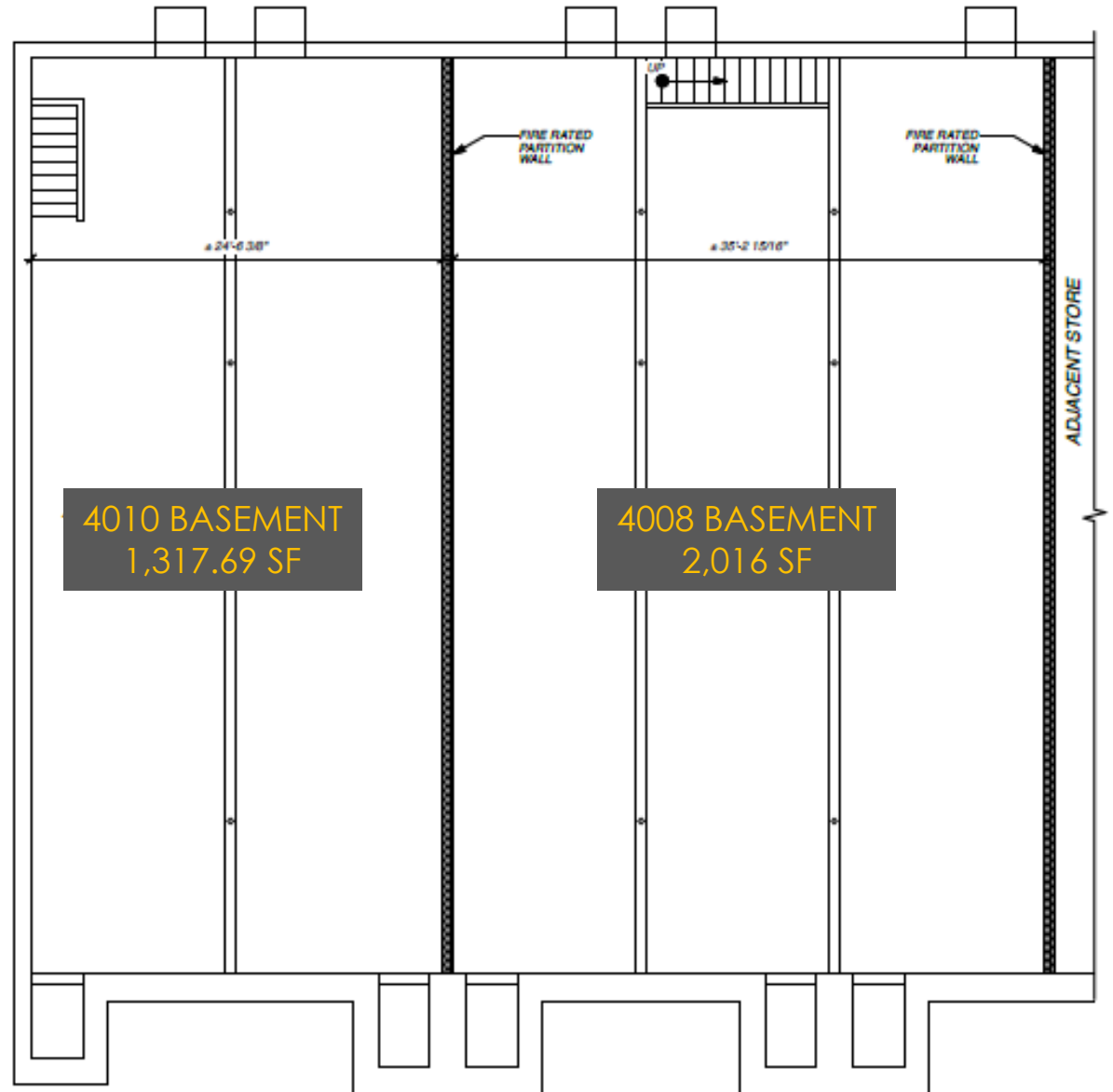


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SITE PLAN

Basement



WHITE PLAINS RD



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NYC MTA PROXIMITY

The subject site is a short 1.5 block walk to the MTA's #2 & #5 train's entrance/exit stairwell.

The Bx39 bus is located within steps of the property at the corner of 226th Street and White Plains Road.

MTA 2 & 5 TRAIN RIDERSHIP

Weekday:
Nearly 4,000

Weekend:
Over 3,500
(2019 mta.info)



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LOCAL AERIAL

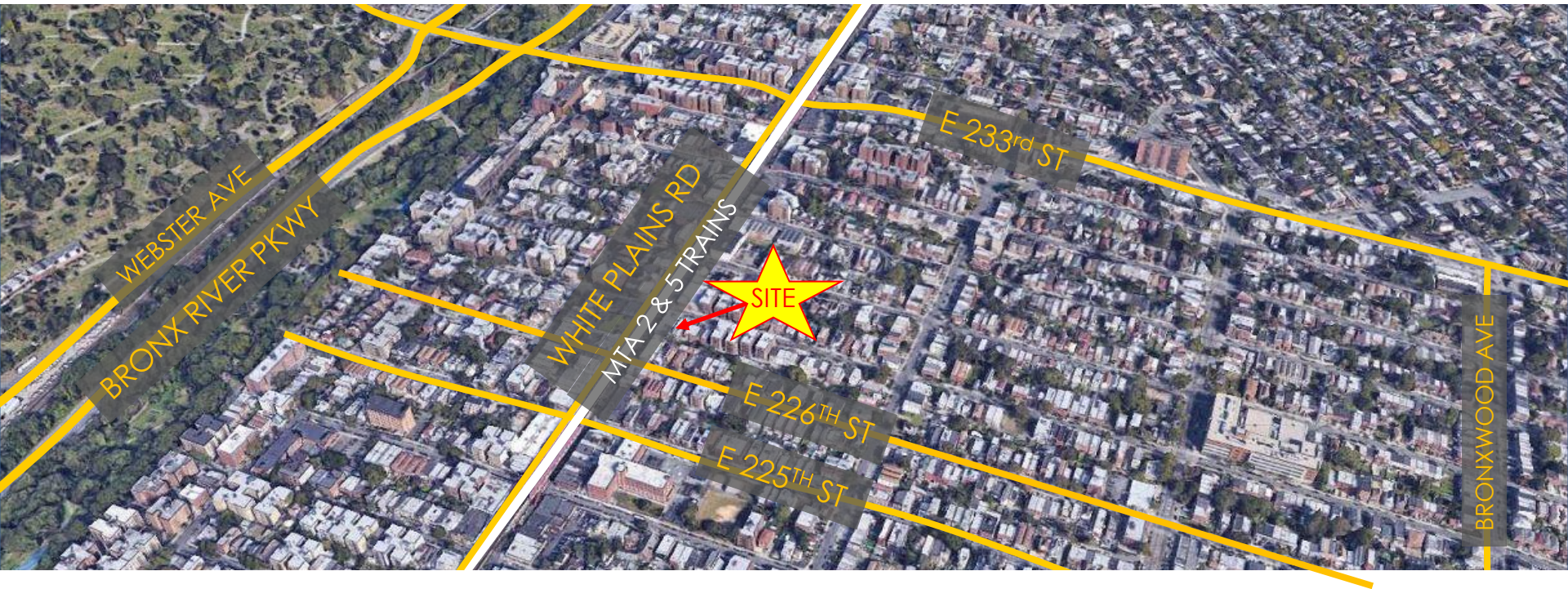


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WAKEFIELD AERIAL

- Bronx River Parkway
- Webster Avenue
- White Plains Road
- Bronxwood Avenue



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