

837 WASHINGTON AVENUE

Bronx, NY

**4,875 SF DIVISIBLE CORNER SPACE FOR LEASE
IDEAL FOR ANY USE**



- » LOCATED AT THE AURORA, AN 8-STORY 91-UNIT RESIDENTIAL BLDG
- » DIRECTLY ACROSS FROM NYPD 42ND PRECINCT
- » LOW TAXES ICAP TAX ABATEMENT PROGRAM
- » FULL BASEMENT WITH CONVEYOR BELT
- » LOCATED IN MELROSE COMMONS AREA WITH OVER 3,300 RESIDENTIAL UNITS
- » 58' OF FRONTAGE ON WASHINGTON AVE
- » STEPS TO 2 5 SUBWAYS & Bx15, Bx21, Bx55 BUSES

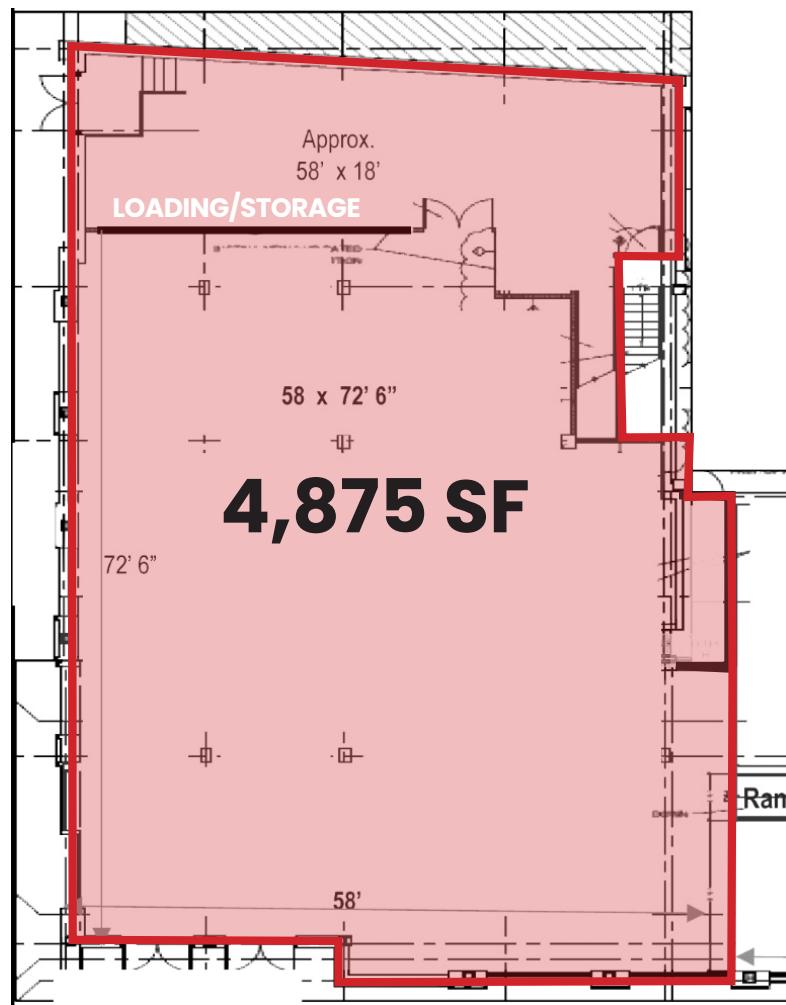
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Contact Exclusive Agent:

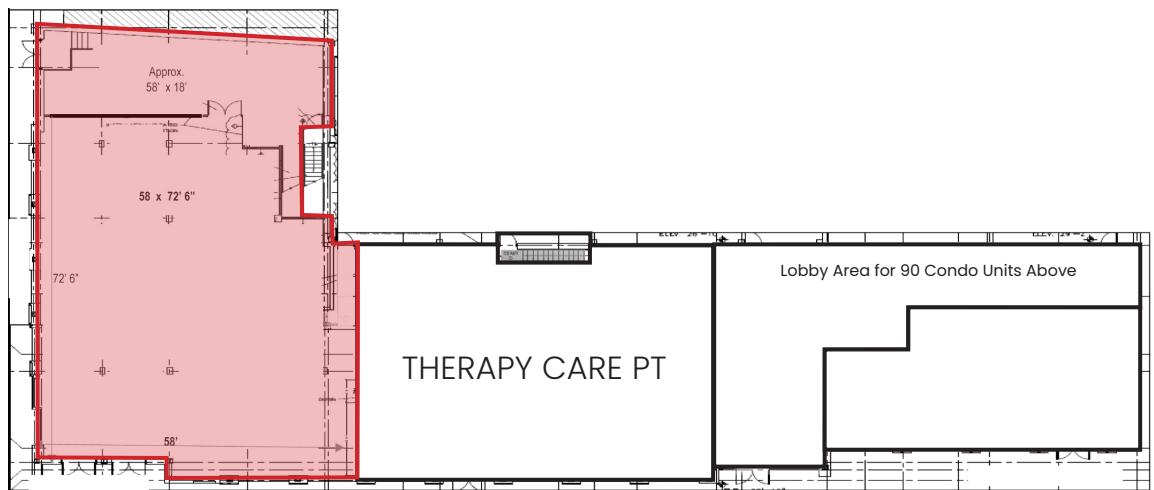
Mia Abdou

914.968.8500 x326

mabdou@rmfriedland.com



E. 159th Street



Washington Avenue

Third Avenue

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AREA MAP



DEMOGRAPHICS

POPULATION	14,796	55,200	219,442
NUMBER OF HOUSEHOLDS	5,828	20,869	79,861
AVERAGE HH INCOME	\$62,558	\$54,778	\$61,607
TOTAL HH EXPENDITURE	\$429.94 M	\$1.42 B	\$5.67 B
ANNUAL RETAIL EXPENDITURE	\$207.33 M	\$699.43 M	\$2.77 B
ANNUAL FAFH* EXPENDITURE	\$20.16 M	\$66.91 M	\$267.23 M
ANNUAL HEALTH CARE EXPENDITURE	\$37.05 M	\$134.67 M	\$520.37 M

* = FOOD AWAY FROM HOME

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