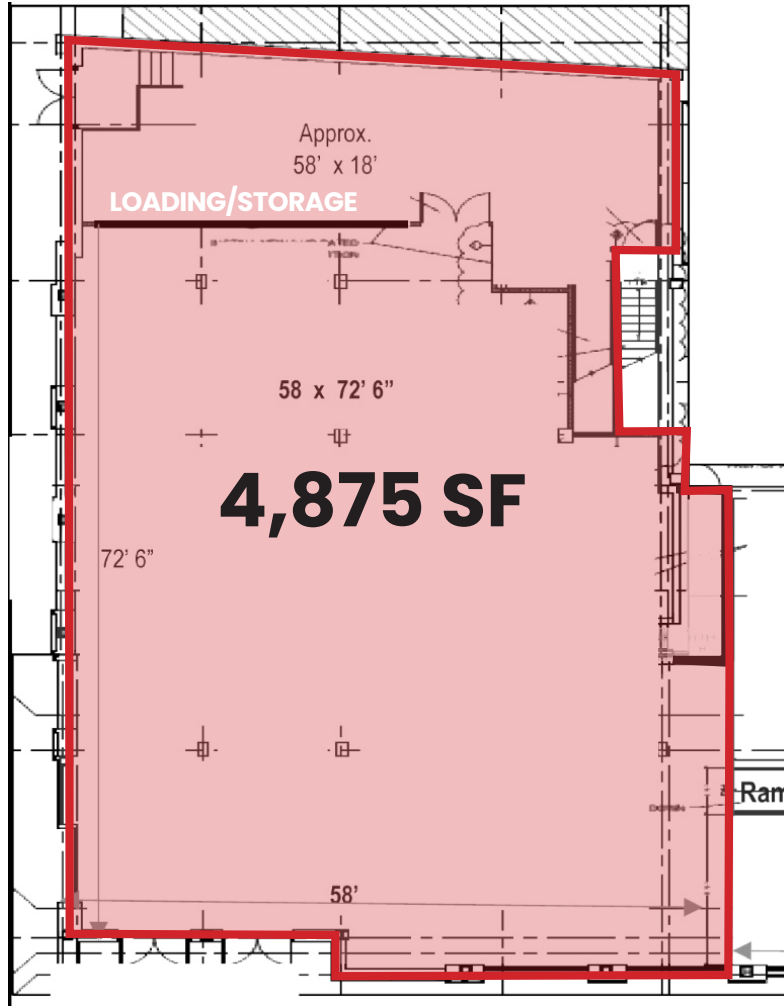


# 837 WASHINGTON AVENUE Bronx, NY

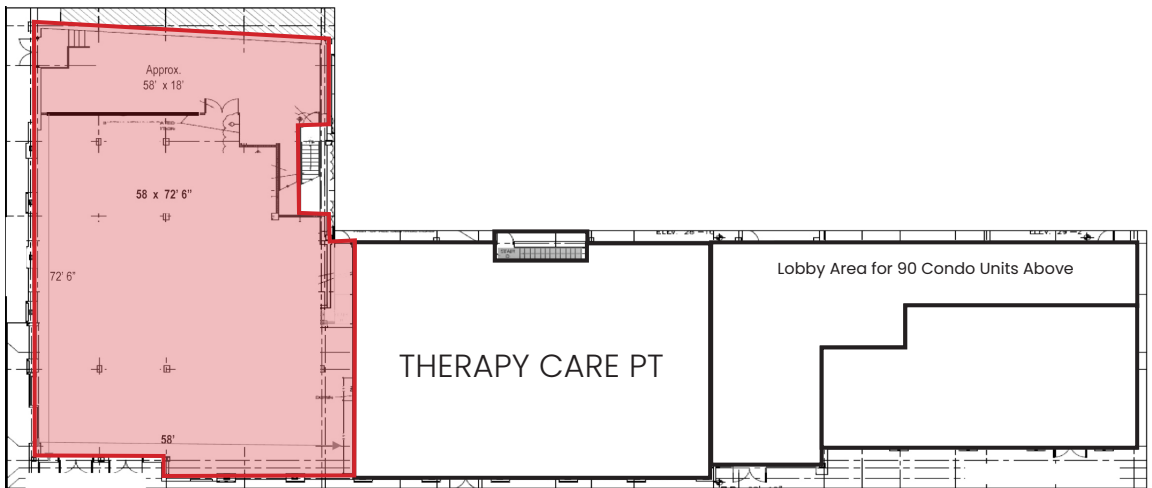
**4,875 SF DIVISIBLE CORNER SPACE FOR LEASE**  
***IDEAL FOR ANY USE***



- » LOCATED AT THE AURORA, AN 8-STORY 91-UNIT RESIDENTIAL BLDG
- » DIRECTLY ACROSS FROM NYPD 42<sup>ND</sup> 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



E. 159<sup>th</sup> Street



Washington Avenue

Third Avenue



## AREA MAP



## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
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