

3037

THIRD AVENUE

BETWEEN E 155TH & E 156TH STREETS
THE HUB | MELROSE



MULTIPLE DIVISION SCENARIOS AVAILABLE

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PROPERTY DETAILS

- SIZE: 1,300 - 8,500 SF Ground Floor
- FRONTAGE: 150'
- CEILING HEIGHT: 18'
- POSSESSION: January 2027
- TRANSPORTATION:

HIGHLIGHTS

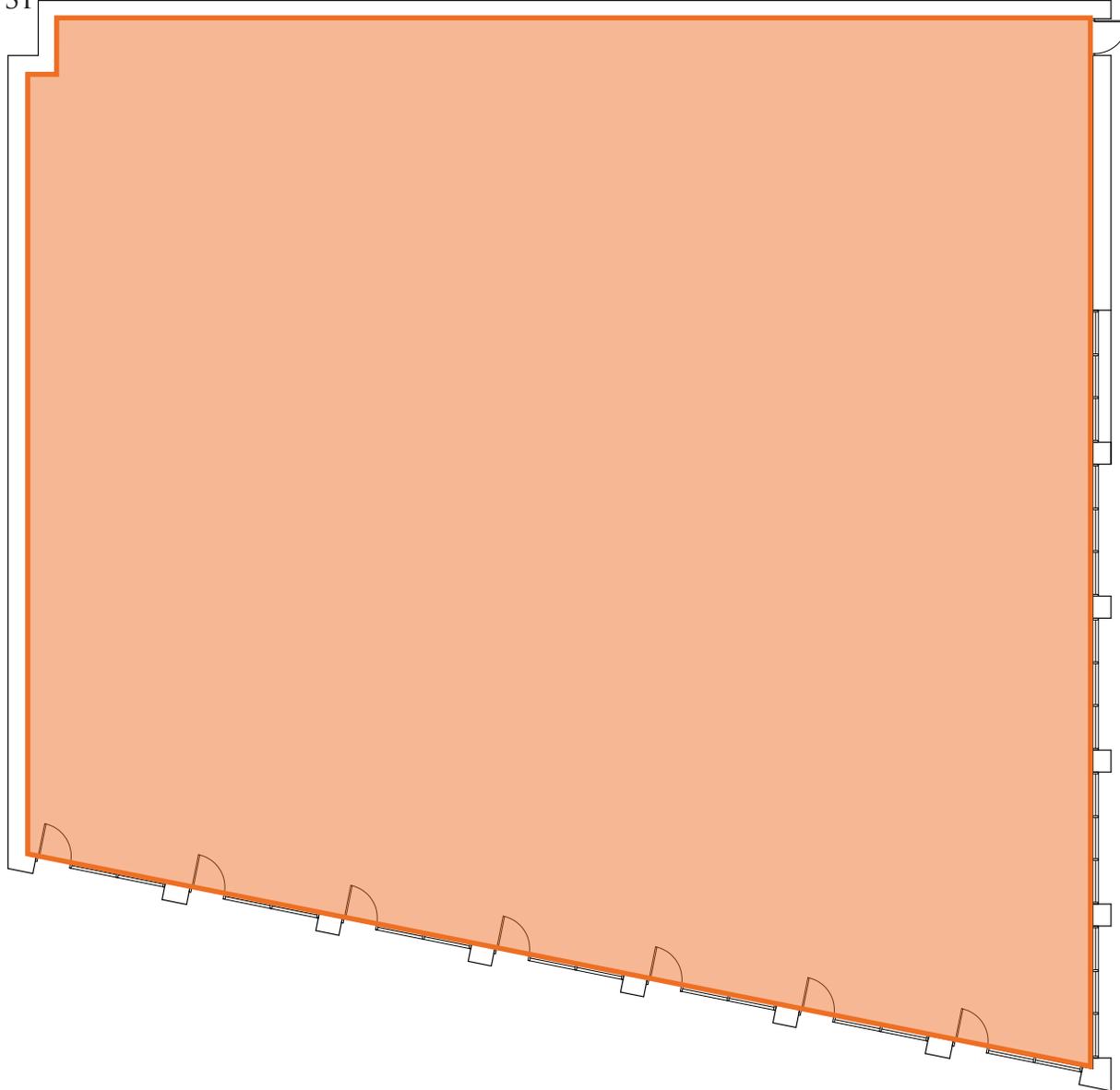
- Can be delivered as one space or divided into smaller spaces (see division plans below)
- Steps from The Hub at 148th & 3rd
- High foot traffic area
- Dense residential neighborhood
- Neighboring tenants include:
Kennedy Fried Chicken, Five Below, Marshalls, GNC, Mattress Firm, Walgreens, Aldi, Dunkin', Domino's, Burlington, Rainbow, Chipotle, & many more!

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FLOOR PLANS (FULL SPACE SCENARIO):

GROUND FLOOR - 8,500 SF



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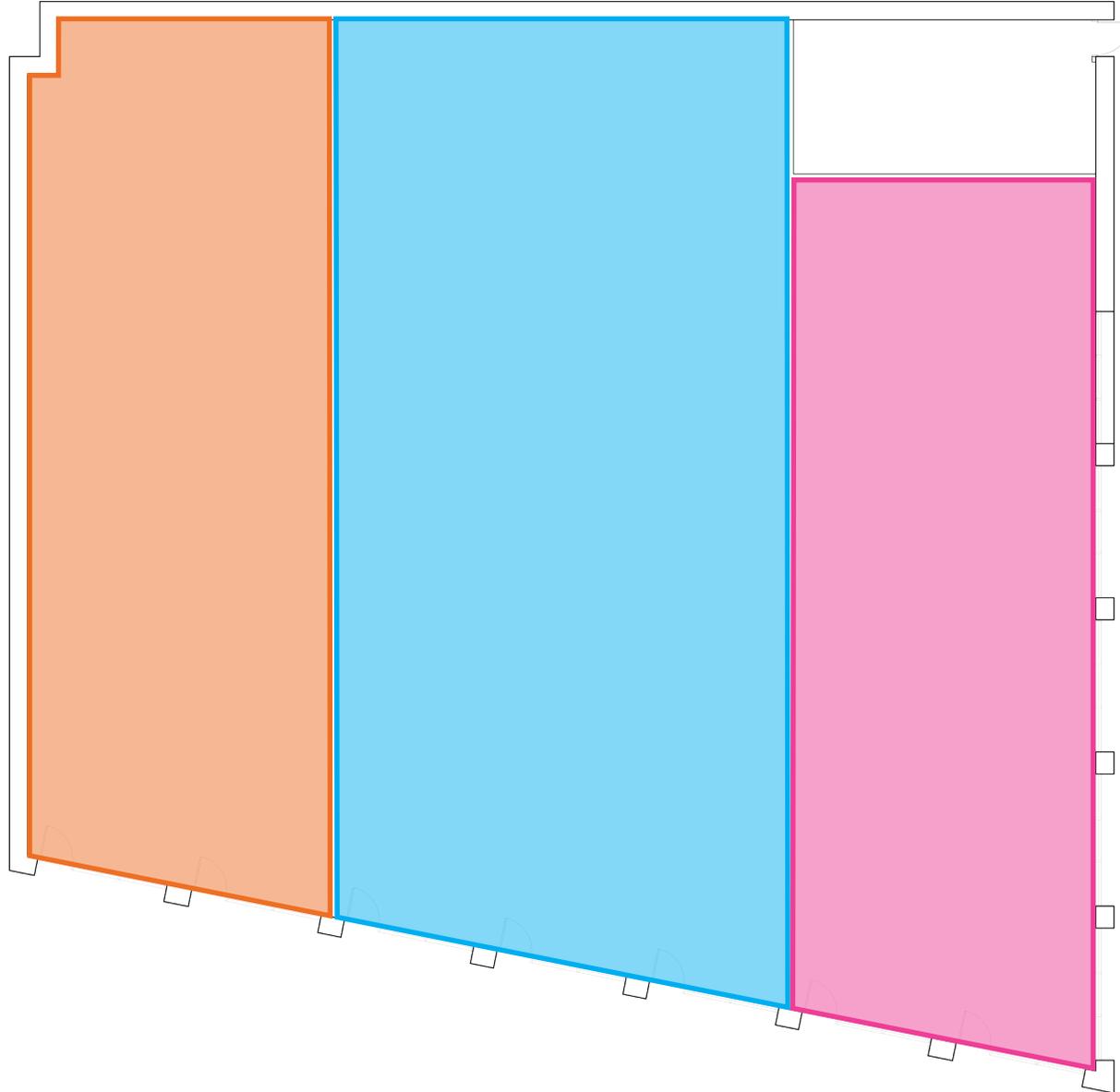
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FLOOR PLANS (DIVISION SCENARIO 1):

SPACE A - 2,391 SF

SPACE B - 3,717 SF

SPACE C - 2,391 SF

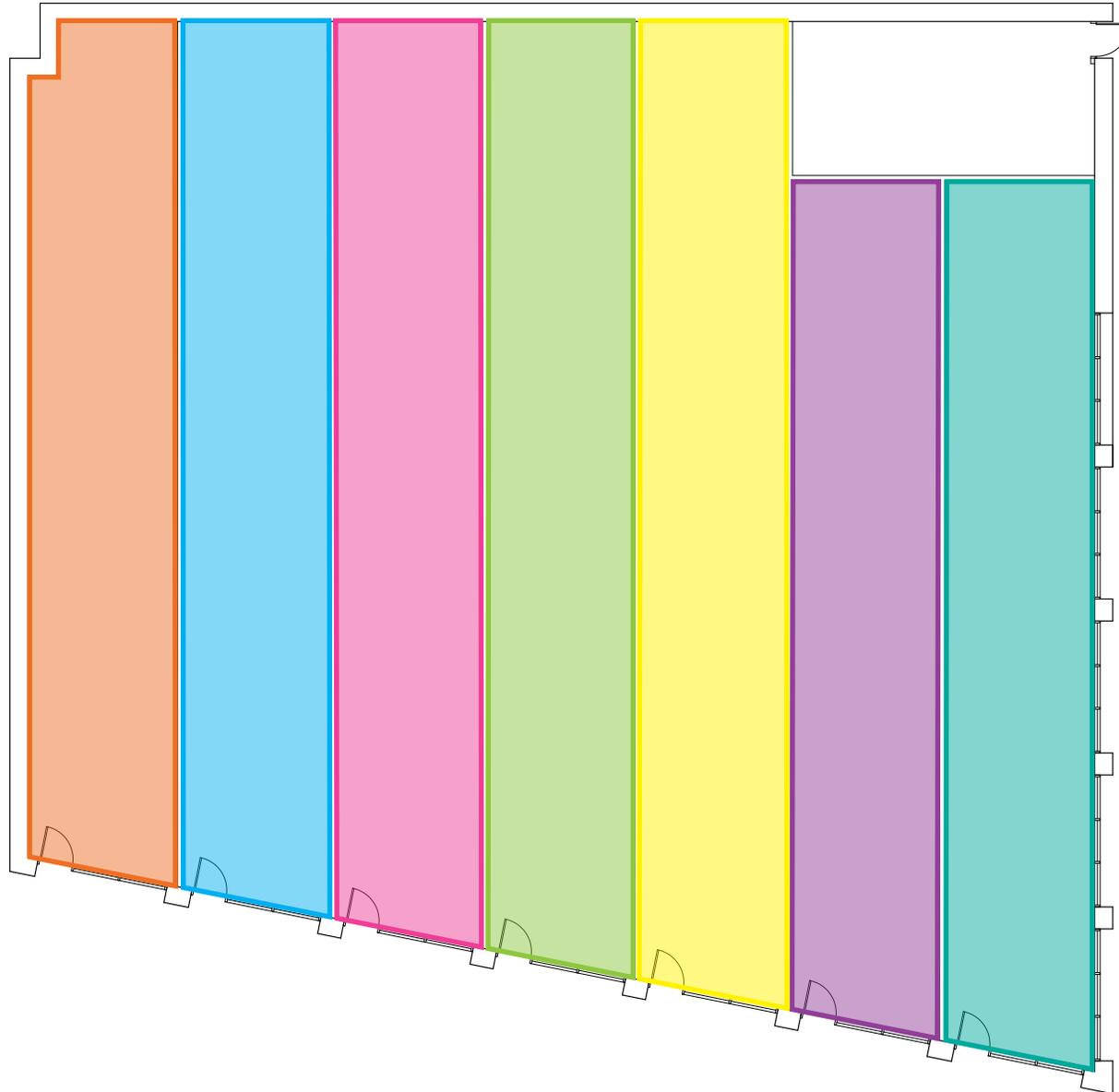


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FLOOR PLANS (DIVISION SCENARIO 2):

- SPACE A - 1,202 SF
- SPACE B - 1,234 SF
- SPACE C - 1,271 SF
- SPACE D - 1,309 SF
- SPACE E - 1,346 SF
- SPACE F - 1,190 SF
- SPACE G - 1,247 SF



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FOR MORE INFORMATION,
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