



**FOR  
SALE**

**3766 Boston Rd.  
Bronx, NY 10469**

# PROPERTY INFORMATION

## **Address**

3766 Boston Road  
Bronx, NY 10469

## **Total Square Feet**

11,250 sqft

## **Lot Size**

0.125 Acre

## **Zoning**

C8-1

## **Year Built**

1992



# PROPERTY OVERVIEW



Welcome to the renowned Bronx Auto Hub, a bustling center for automotive-related businesses. Situated on Route 1 with convenient interstate access, this impressive property spans 11,250 sq. ft. and stands as a beacon of excellence in the industry. Impeccably maintained, this used car dealership showroom boasts a pristine and spacious interior, perfect for showcasing your vehicles. With its versatile C8-1 zoning, this space can accommodate a variety of business ventures, including warehousing, retail, and office purposes. Whether you're seeking a showroom, a warehouse, or a combination of both, this property offers endless possibilities.

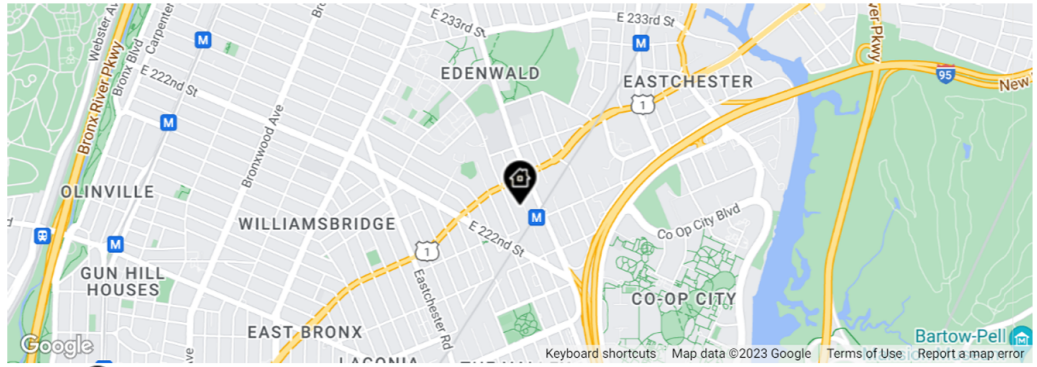
Equipped to handle your automotive needs, the facility features four car lifts, a separate garage for multiple vehicles, and a basement for additional storage. Furthermore, the property offers convenient access with a drive-in ramp and an overhead door, ensuring smooth operations for your business. The second floor office provides a comfortable and functional workspace, ideal for managing your operations effectively.

Known for its vibrant commercial environment, the area surrounding the showroom is a hub of diverse activities. Commercial, mixed-use, manufacturing, and industrial establishments thrive in this lively neighborhood. As a mainstay and thoroughfare of the Bronx, this property enjoys the advantages of a highly visible location, drawing substantial foot and vehicular traffic.

Positioned along Boston Road, which is renowned for its major traffic arteries, this showroom is strategically placed within a C-8 district. This prime location ensures maximum exposure for your business and makes it easily accessible to customers and clients alike.

Don't miss the opportunity to establish your brand in the heart of the Bronx Auto Hub. Contact us today to secure this prime commercial real estate and take your business to new heights.

# PROPERTY LOCATION



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

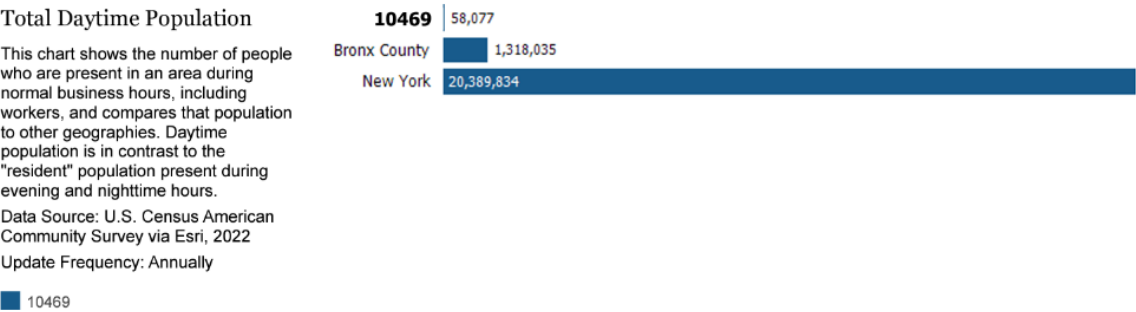
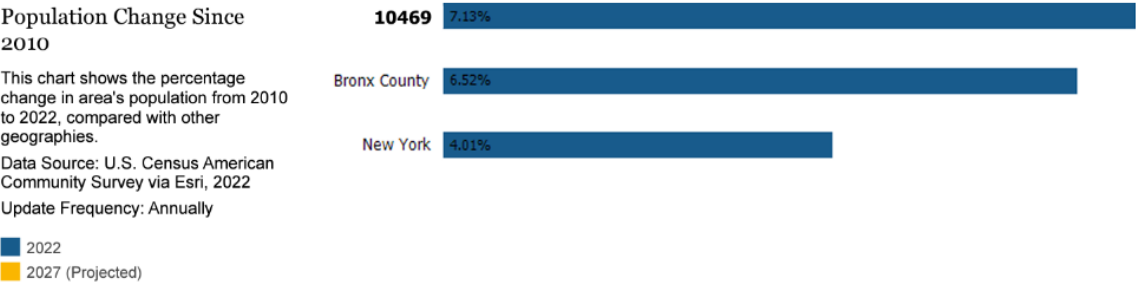
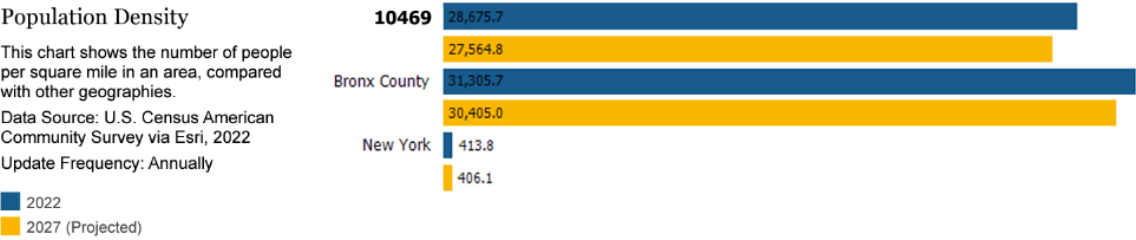
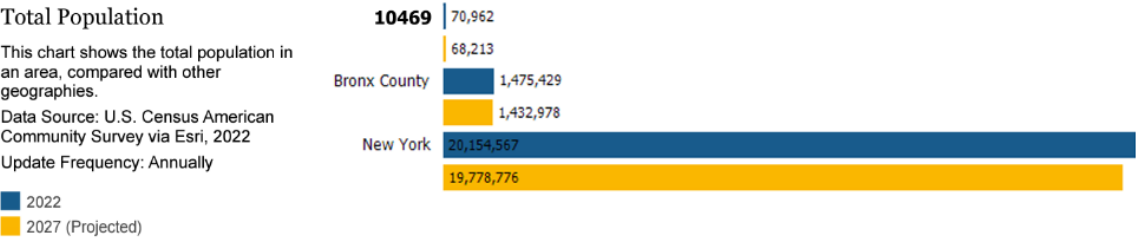


- 5 Train - Baychester Avenue Transit Stop
- MetroNorth Harlem Line - Williams Bridge Station



PROPERTY  
Population Comparison

Bronx, NY 10469: Population Comparison



PROPERTY  
Economic Comparison

Bronx, NY 10469: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.  
Data Source: U.S. Census American Community Survey via Esri, 2022  
Update Frequency: Annually

2022  
2027 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.  
Data Source: U.S. Census American Community Survey via Esri, 2022  
Update Frequency: Annually

2022  
2027 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.  
Data Source: U.S. Census American Community Survey via Esri, 2022  
Update Frequency: Annually

2022  
2027 (Projected)



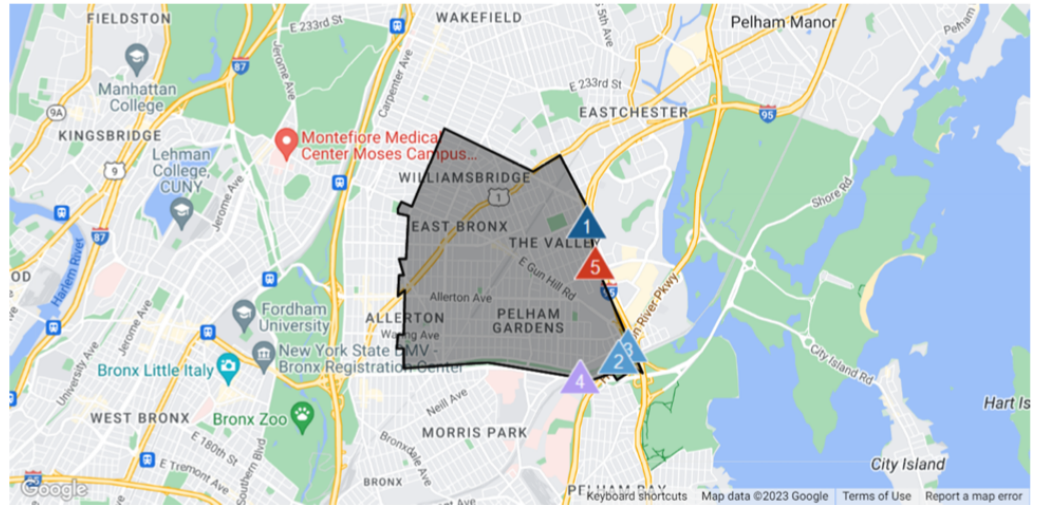
Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.  
Data Source: U.S. Census American Community Survey via Esri, 2022  
Update Frequency: Annually





# PROPERTY Traffic Comparison



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1	2	3	4	5
<b>140,452</b>	<b>80,127</b>	<b>79,220</b>	<b>44,993</b>	<b>28,343</b>
2022 Est. daily traffic counts	2022 Est. daily traffic counts	2022 Est. daily traffic counts	2022 Est. daily traffic counts	2018 Est. daily traffic counts
Street: I-95 Cross: New England Thruway Cross Dir: N Dist: 0.29 miles	Street: Hutchinson River Pkwy Cross: Stillwell Ave Cross Dir: NE Dist: 0.16 miles	Street: Hutchinson River Pkwy Cross: Stillwell Ave Cross Dir: NE Dist: 0.05 miles	Street: Bronx and Pelham Pkwy Cross: Bassett Ave Cross Dir: W Dist: 0.09 miles	Street: Edson Avenue Cross: Hutchinson River Pkwy Cross Dir: SE Dist: 0.21 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year Count Type	Year Count Type	Year Count Type	Year Count Type	Year Count Type
.....	2012 4,119 AADT	2012 79,030 AADT	2016 47,173 AADT	2012 1,622 AADT
.....	2010 78,686 AADT	.....	2015 44,654 AADT	.....
.....	2008 78,600 AADT	.....	2012 45,228 AADT	.....
.....	2003 83,300 AADT	.....	2010 45,332 AADT	.....
.....	2001 103,600 AADT	.....	2008 43,670 AADT	.....

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

# PROPERTY PHOTOS





# Meet the KWC Representative



**Paul Moulins**  
MANAGING DIRECTOR

**Paul Moulins**

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**T. Teresa Belmore, CIREC**  
LICENSED REAL ESTATE  
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**Locations**

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