

3431 BAYCHESTER AVENUE

BRONX, NY 10469

RW
RW REAL ESTATE GROUP, LLC



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DESCRIPTION & HIGHLIGHTS

Brokers Protected

Prime in-line retail space available on Baychester Avenue. One of the busiest avenues in the Bronx with 16,000 vehicles passing per day. Close proximity to local and national retailers such as Walgreens, Domino's, Wendy's, KFC, Dunkin', BP, Payomatic, and The Original Dumpling Shop. Easy access to Baychester Av Subway Station, and abundant parking available.

- +Former cell phone store, open storefront, storage, and private restroom
- +Former barbershop, open space, barbershop infrastructure in place
- +Secure electric barricade
- +Centrally located in the heart of the Bronx
- +Great Brand exposure with high visibility and heavy foot traffic
- +Steps from the Baychester Av (5) train stop
- +Steps from bus lines BX31, BXM10, 60, 61, 62

OFFERING SUMMARY

Lease Rate:	Negotiable
Available Space:	645 SF & 732 SF
Building Size:	13,010 SF
Frontage:	12 Feet

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,774	8,885	37,968
Total Population	5,890	25,712	106,317
Average HH Income	\$79,203	\$68,300	\$73,145





