



RETAIL, GYM, MEDICAL/OFFICE & SCHOOL USES

BRONX, NY

1421 WEBSTER AVE

SIZE
Ground Floor: 10,000 SF
2nd Floor: 5,500 SF

Total: 15,500 SF + 4,500 SF
outdoor terrace
(All Divisions Considered)

ASKING RENT
Upon Request

POSSESSION
Immediate

FRONTAGE
125 FT

CEILING HEIGHTS
12.6 FT - 14 FT

NEIGHBORS
FOOD BAZAAR, Bronx Center for Science and Mathematics, Bronxcare Hospital Center, Success Academy Charter School, Bronx Lebanon, Author’s Academy, Retro Fitness, AFC Urgent Care, Dunkin’, SuperFresh, South Bronx Headstart, SUNY Bronx Center, Bronx Preparatory Charter School

COMMENTS
• Newly constructed 2-story building with an outside terrace on the 2nd floor which can be utilized for outdoor playgrounds

- ICAP in-place with 21 years remaining
- Located in the high residential density neighborhood of Claremont with over 234,000 residents
- Excellent foot and car traffic with over 20,000 vehicles passing Webster Avenue per day
- Success Academy, South Bronx Head Start, BronxCare, and Bronx Lebanon Hospital all within a few blocks of property
- Space has women and men bathrooms, elevator, and 3 staircase means of egress
- All divisions are considered
- Perfect for any retail, medical, office, school, and fitness use

CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

PROPERTY PHOTOS



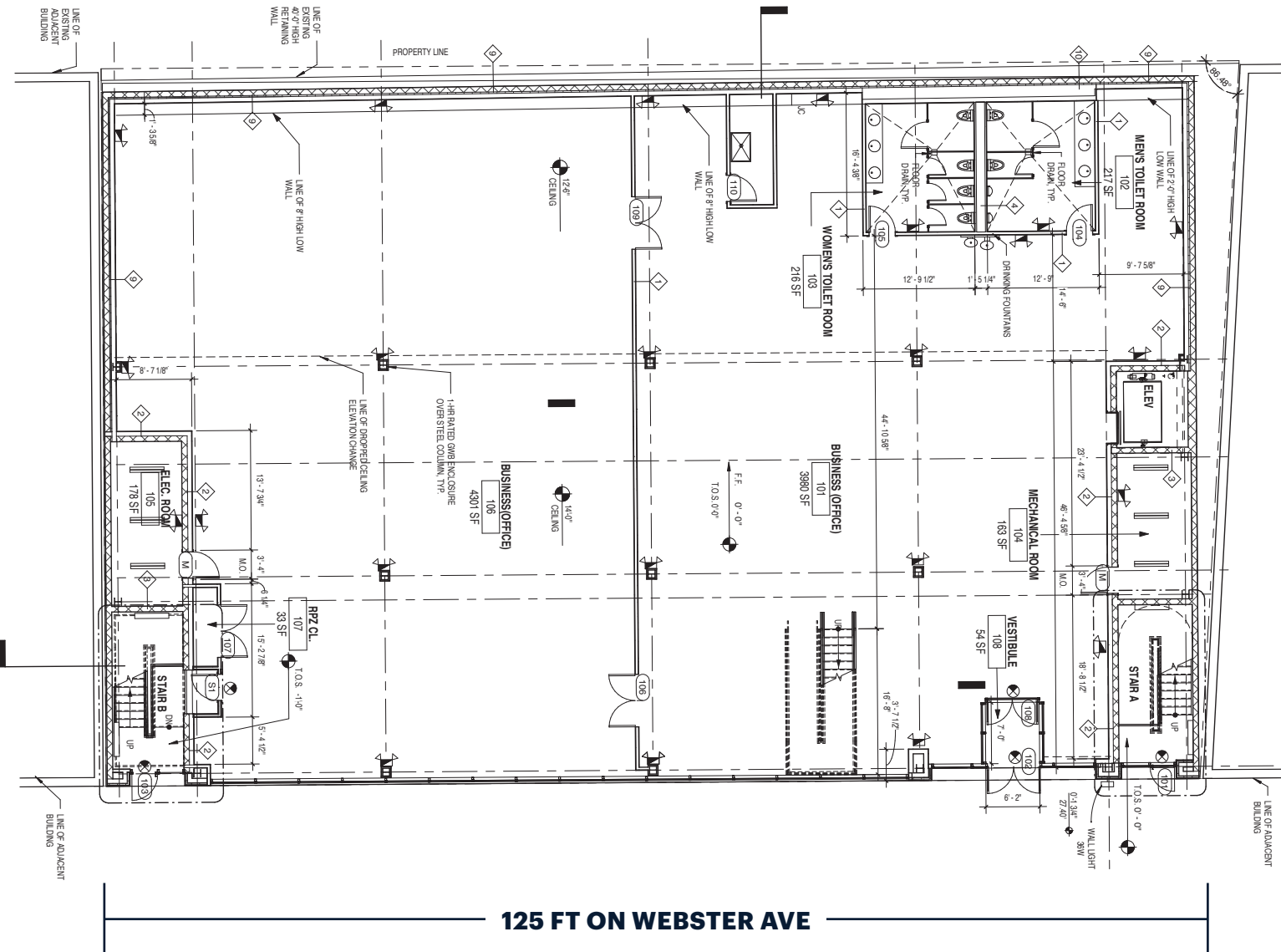
MARKET AERIAL



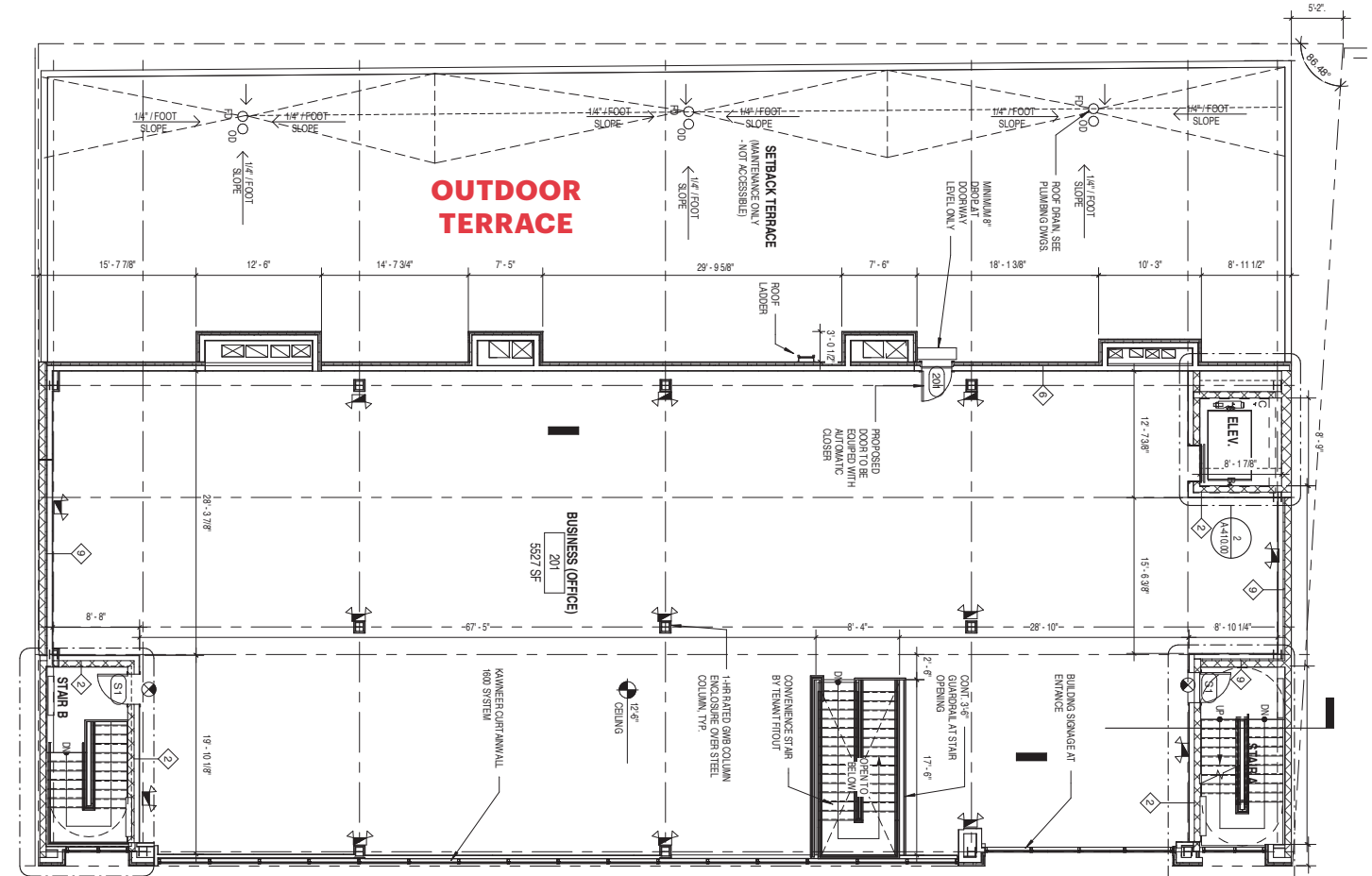


SITE PLAN

GROUND FLOOR - 10,000 SF

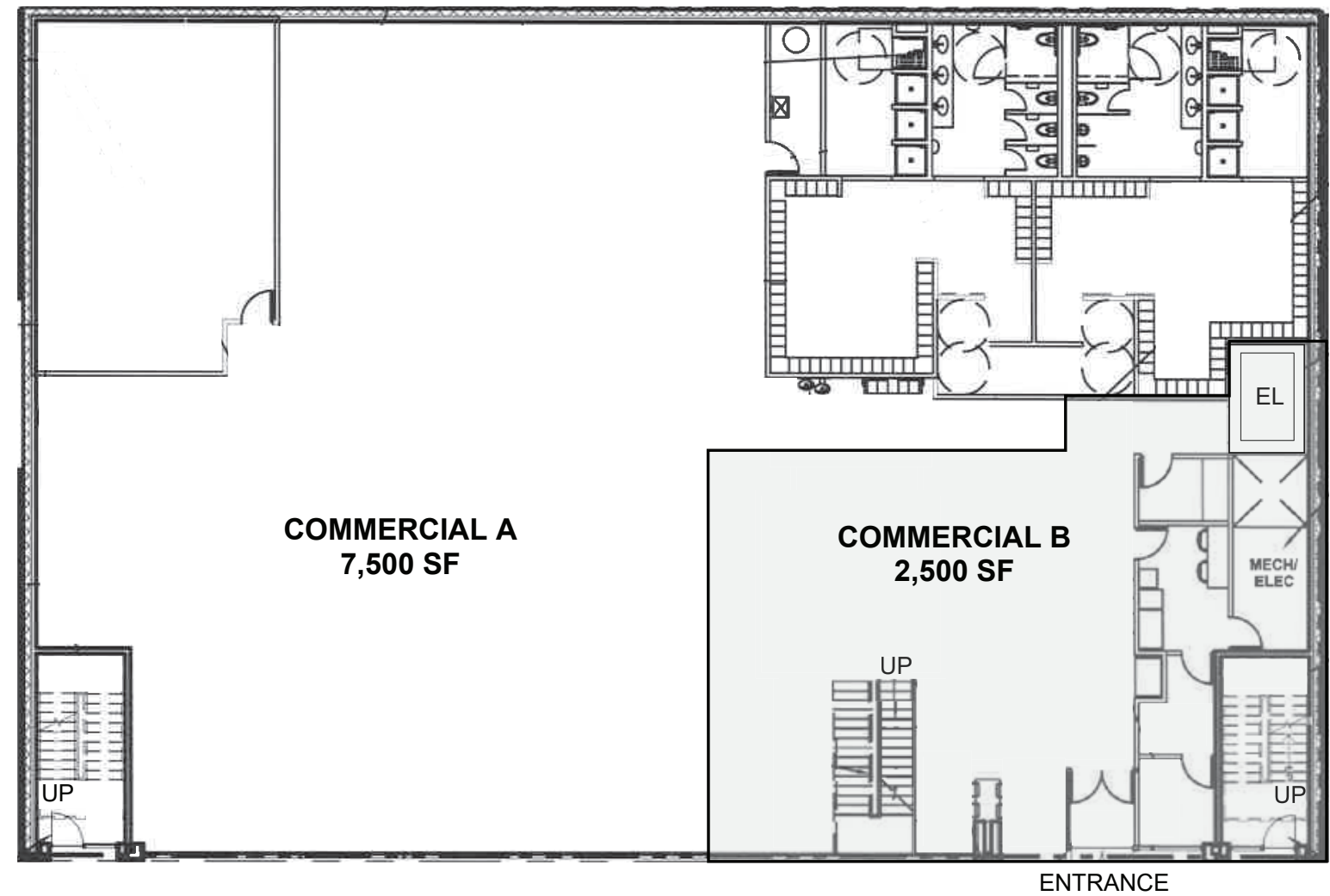


SECOND FLOOR - 5,500 SF + 4,500 SF OUTDOOR TERRACE

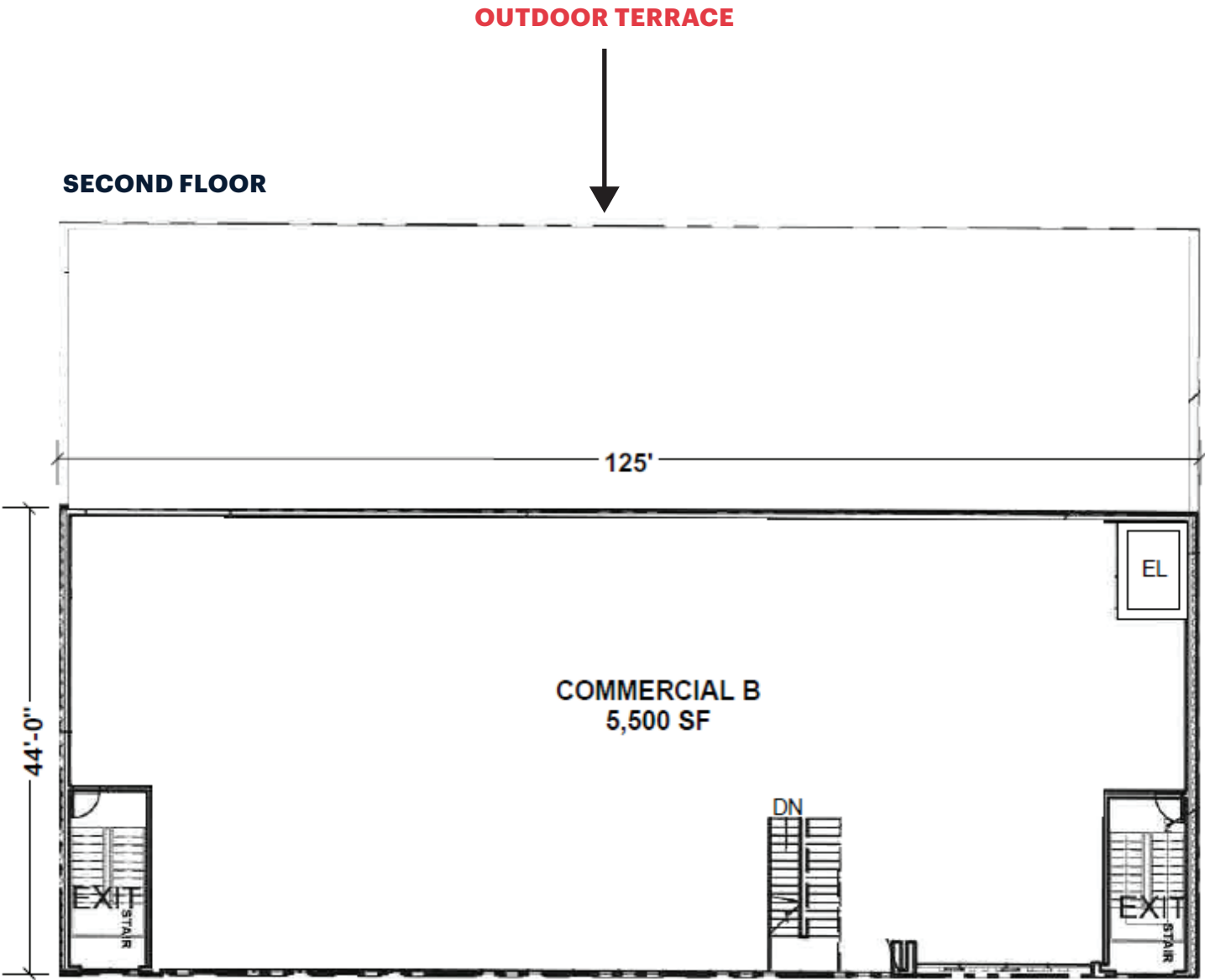


PROPOSED DIVISIONS

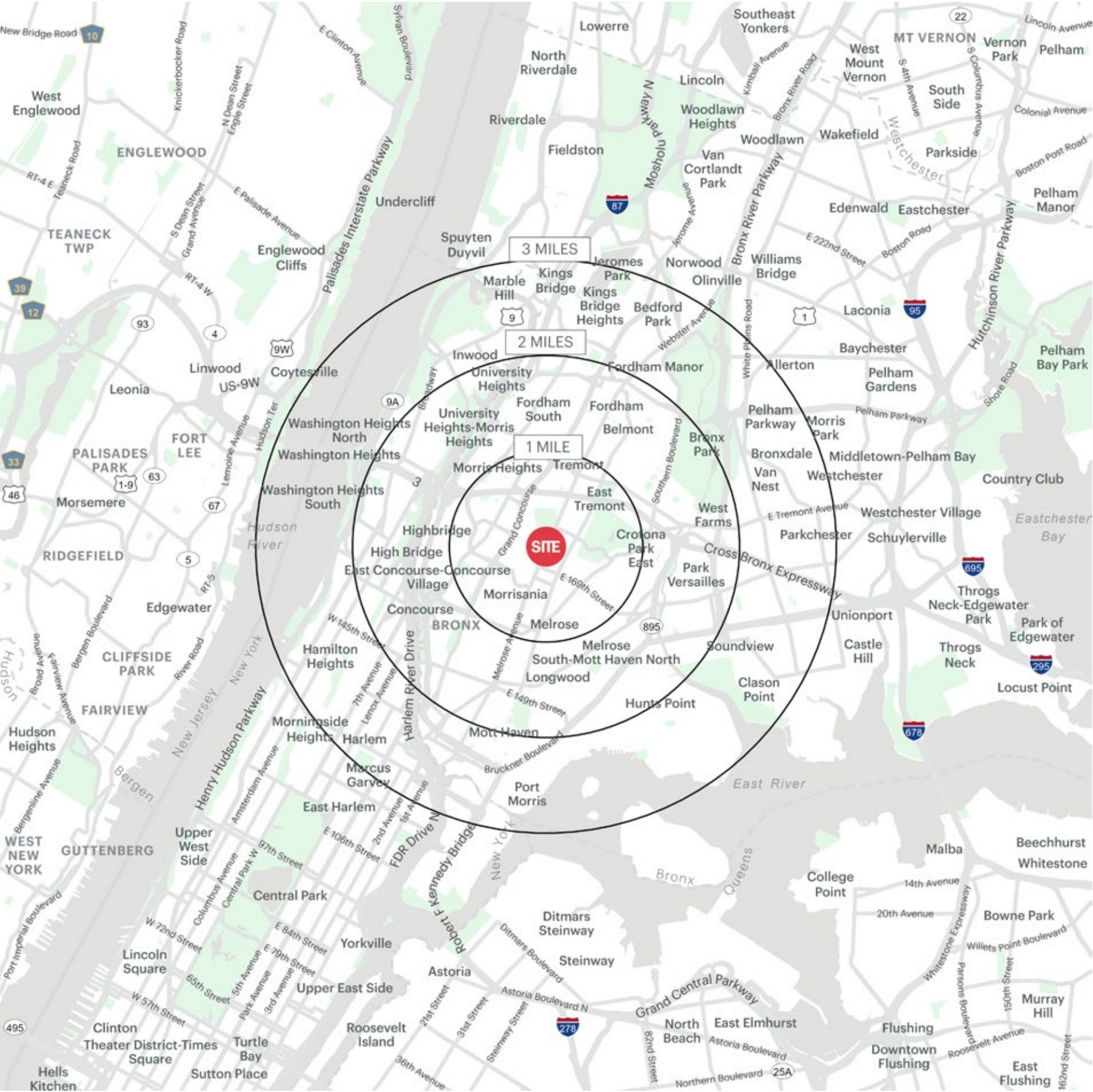
GROUND FLOOR



SECOND FLOOR



AREA DEMOGRAPHICS



1421 WEBSTER AVENUE BRONX, NY

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
234,095	24,043 - 11.5%
HOUSEHOLDS	TOTAL BUSINESSES
81,522	3,738
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$53,956	57,483
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$36,579	202,955

2 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
802,531	108,504 - 14.9%
HOUSEHOLDS	TOTAL BUSINESSES
292,911	15,796
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$60,794	242,912
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$39,918	728,277

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
1,310,983	217,249 - 16.3%
HOUSEHOLDS	TOTAL BUSINESSES
494,680	26,326
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$68,231	386,041
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$44,628	1,154,917

AREA DEMOGRAPHICS

