

1673 WESTCHESTER AVE

BRONX, NY



RETAIL SPACE FOR LEASE IN NEW DEVELOPMENT

3,552 RSF
ASKING \$45/RSF

*ADJACENT TO FINE FARE MARKET, CVS, CARE MAX & POST OFFICE
ACCESSIBLE TO #6 TRAIN, BX4, BX27, I-95 & SPRAIN BROOK PARKWAY*

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

CONTACT EXCLUSIVE LISTING AGENT:

Stephen Kaufman

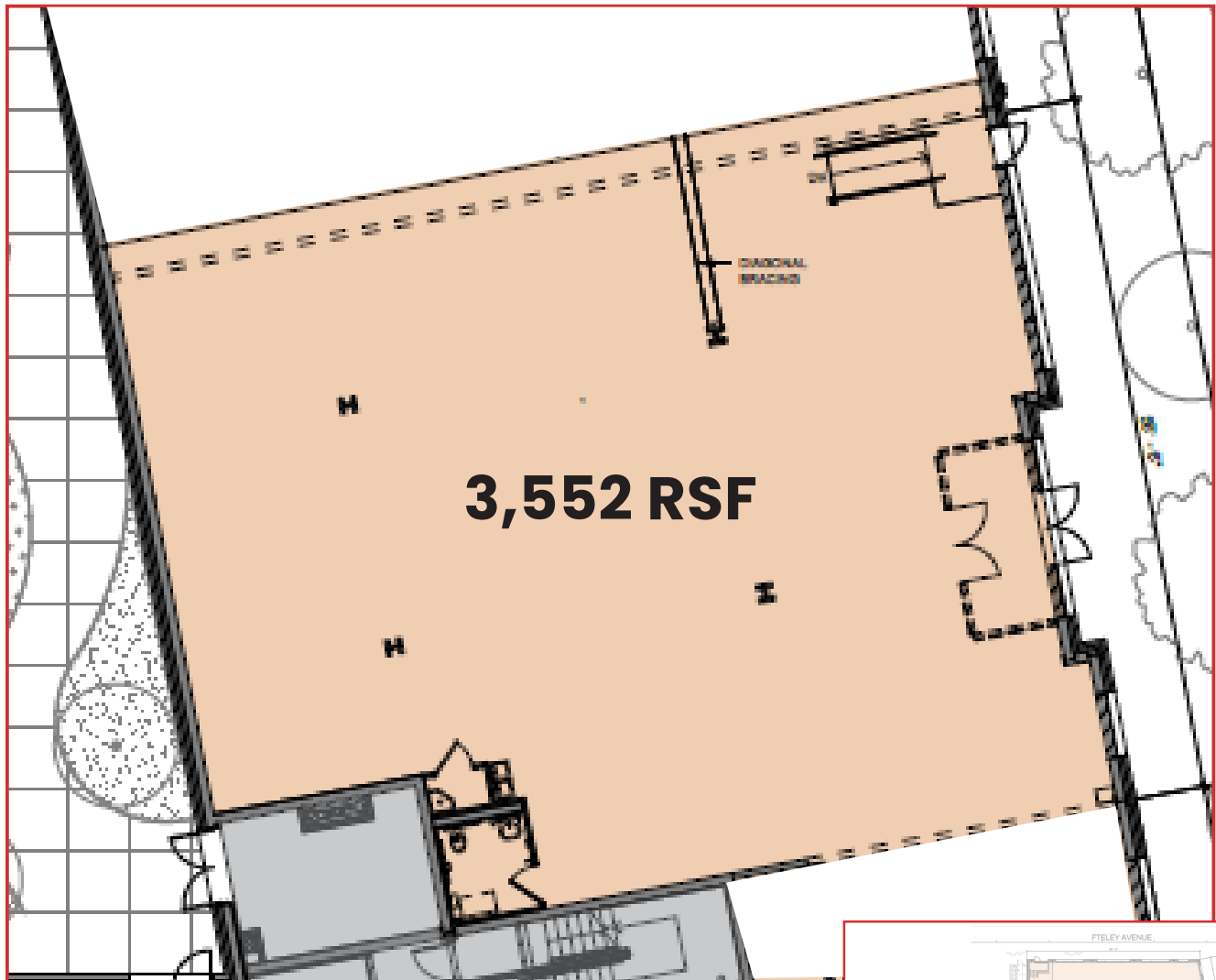
914.968.8500 x315

skaufman@rmfriedland.com

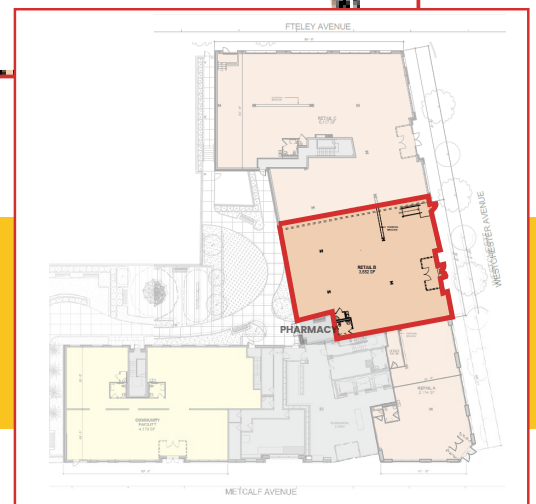
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1673 WESTCHESTER AVE

12-STORY BUILDING WITH 220 RESIDENTIAL UNITS ABOVE



STEPS TO CVS AND FINE FARE
WALK TO MORRISON AVE/SOUNDVIEW SUBWAY
CLOSE TO HIGHWAYS



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DEMOGRAPHICS

CVS DRAWS 220,000+ VISITS/YEAR



1673-1675 WESTCHESTER AVE

MTA

CVS
pharmacy

UNITED STATES
POSTAL SERVICE

FINE FARE
Supermarkets

Bronx
River
PkwY

DEMOGRAPHICS

Population	13,387	49,840	161,443
Number of Households	4,487	16,639	58,814
Average HH Income	\$55,123	\$58,141	\$68,562
Annual HH Expenditure	\$209.14 M	\$826.55 M	\$3.22 B
Annual Retail Expenditure	\$97.16 M	\$384.37 M	\$1.5 B
Annual Food & Beverages Expenditure	\$31.55 M	\$124.5 M	\$482.17 M
Annual Health Care Expenditure	\$17.53 M	\$69.19 M	\$269.61 M

0.25 MILES

0.5 MILES

1 MILE

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ACCESSIBILITY

EASY ACCESS TO #6 TRAIN, BX4, BX27, I-95 & SPRAIN BROOK PARKWAY



TRANSPORTATION

6	Morrison Ave/Soundview Ave	2 min walk (0.1m)
	Bx4, Bx4a, Bx27	2 min walk (0.1m)
6	St. Lawrence Ave	6 min walk (0.3m)
	Bronx River Parkway	3 min drive (0.6m)
	I-95	6 min drive (0.8m)
	I-278	7 min drive (1.2 m)

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