



Each office independently owned and operated

FOR LEASE

SPECIAL PURPOSE PROPERTY

# 508 W 139TH ST - HDFC

508 W 139TH ST | NEW YORK, NY 10031

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd  
Oakland, NJ 07436



PRESENTED BY:

**PATRICK VARELAS**  
201.400.5344

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PROPERTY SUMMARY

# 508 W 139TH ST - HDFC

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## PROPERTY DESCRIPTION

Discover the potential of this unique space available at 508 W 139th. The space entails approximately 1019 of open floor space including space suited for a back office. Space has its own entrance. Building is zoned only R7A and the following options are allowed: higher education facilities, house of worship, Medical facilities, clubs and organizations, community centers , government offices and facilities, Storage facilities. Join neighboring City college, and many upscale and unique businesses in the area.

## PROPERTY HIGHLIGHTS

- -first time offered in many years
- -reasonable rent
- -R7A zoning

## OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| Lease Rate:      | \$80.00 SF/yr (MG) |
| Number of Units: | 84                 |
| Available SF:    | 1,019 SF           |
| Lot Size:        | 9,992 SF           |
| Building Size:   | 41,702 SF          |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 9,342     | 19,987    | 72,562   |
| Total Population  | 25,174    | 51,006    | 173,432  |
| Average HH Income | \$84,849  | \$83,541  | \$81,884 |



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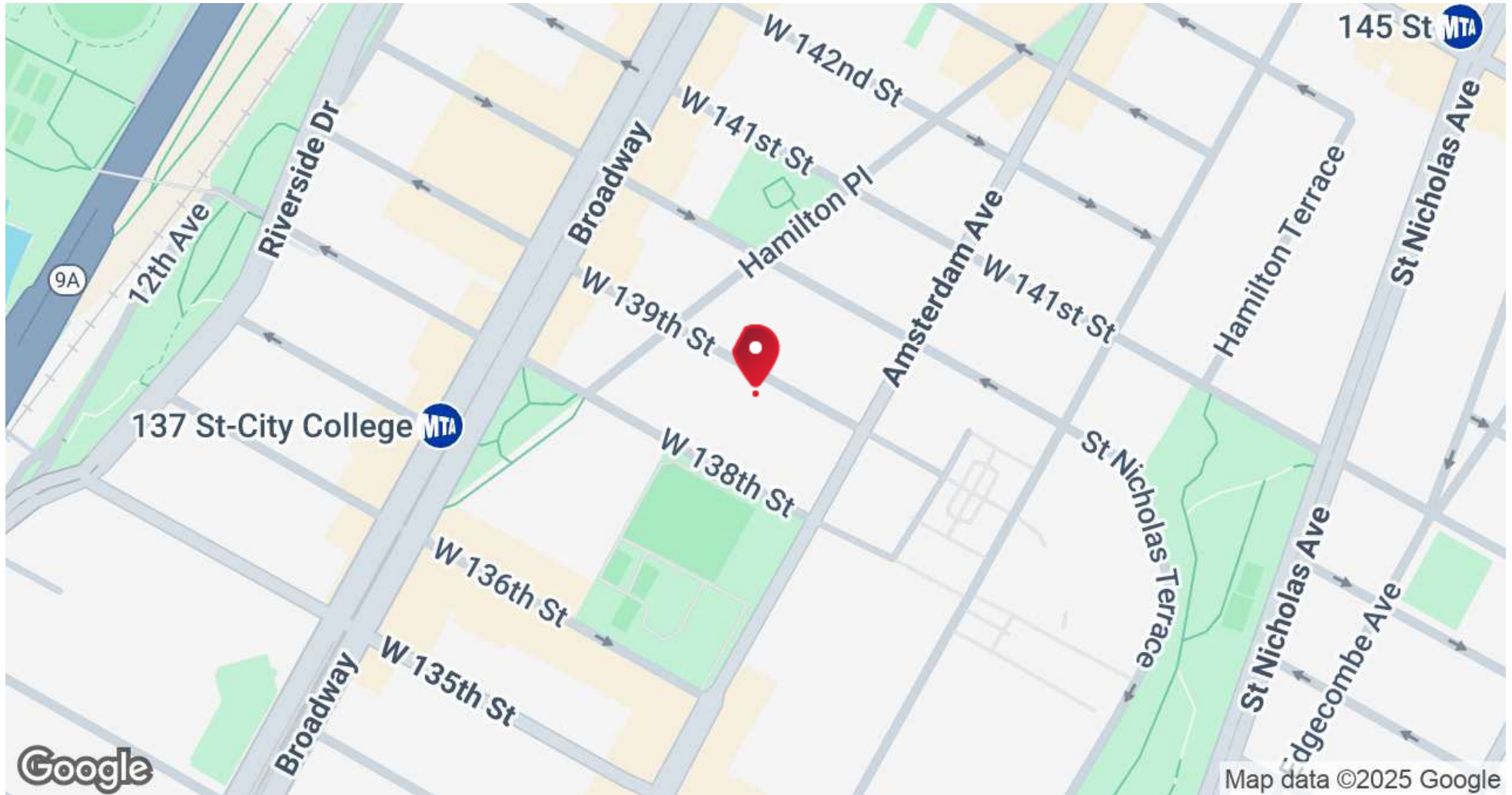
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LOCATION MAP

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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP &amp; REPORT

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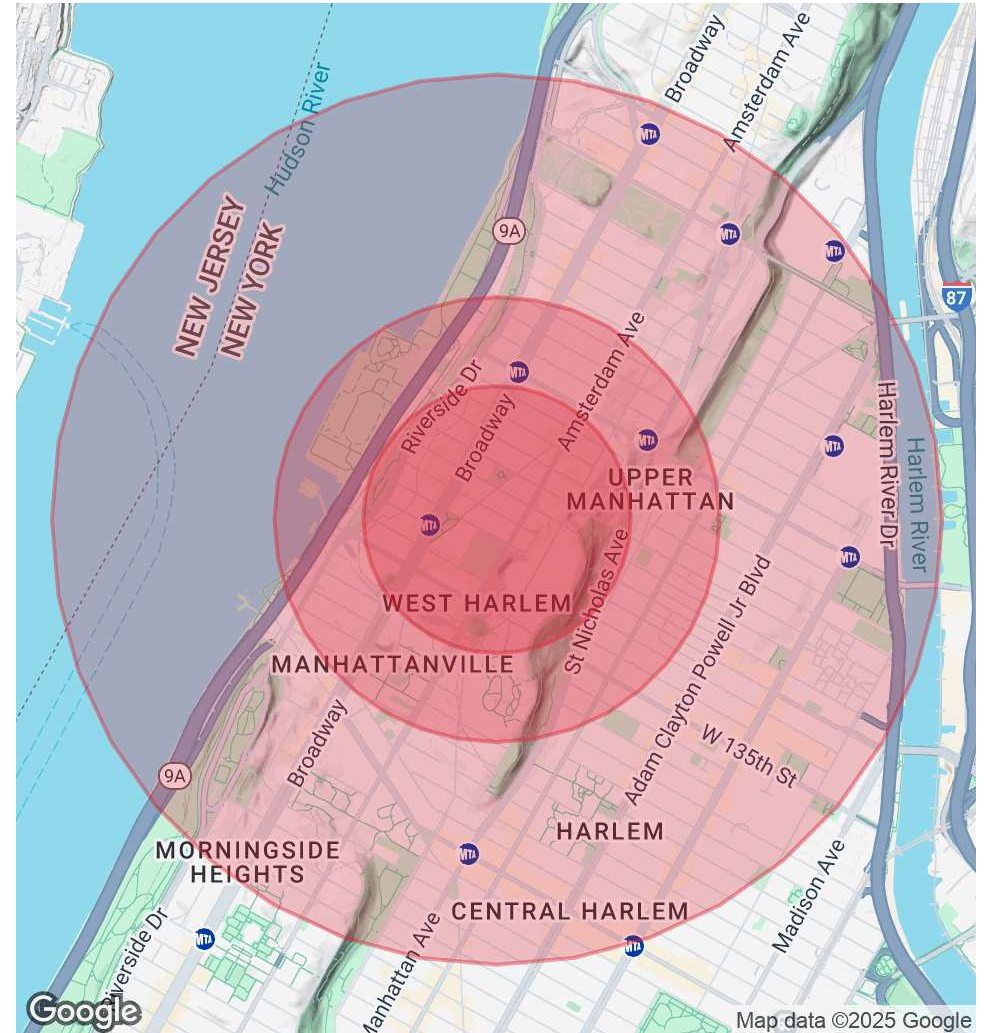
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**POPULATION**

|                      | 0.3 MILES | 0.5 MILES | 1 MILE  |
|----------------------|-----------|-----------|---------|
| Total Population     | 25,174    | 51,006    | 173,432 |
| Average Age          | 40        | 40        | 40      |
| Average Age (Male)   | 39        | 39        | 38      |
| Average Age (Female) | 41        | 41        | 41      |

**HOUSEHOLDS & INCOME**

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 9,342     | 19,987    | 72,562    |
| # of Persons per HH | 2.7       | 2.6       | 2.4       |
| Average HH Income   | \$84,849  | \$83,541  | \$81,884  |
| Average House Value | \$987,700 | \$912,972 | \$874,597 |

*Demographics data derived from AlphaMap*

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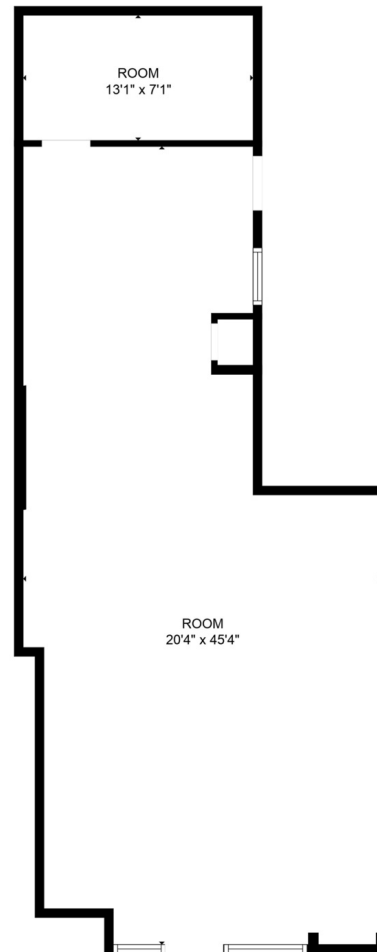
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FLOOR PLANS

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