



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Turnkey, Built-out School for Lease

14,000 SF

899 East 180th Street • Bronx • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
☎ 718.437.6100  
sb@tristatecr.com

**Dov Bleich**  
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## Location Overview

Located in the West Farms neighborhood of the Bronx between Daly Ave & Honeywell Ave near the West Farms Sq subway station.

Nearest Transit: 5 & 2 trains at West Farms Sq and the BX40, BX9, BX42, BX19, & BX36 bus lines.

Nearby tenants include Cardinal McCloskey Community Services Day Care Center, Phipps Neighborhoods Pre-K at Daly Ave, Miracle Family Daycare, Iglesia La Familia Cristiana, MME Banquet Hall, EL Nuevo Valle, Seraphine Dental Care, Sky Auto Driving School, Bronx Wellness Family Dental, Roys Restaurant Bar, Papa Johns Pizza, Domino's Pizza, Family Dollar, Subway, Key Food Supermarkets, and more!

## Main Highlights

- ▶ Built-out turnkey school
- ▶ Secured entrance with systems
- ▶ Classrooms, offices, storage, teachers lounge, reception, fully built-out kitchen with walk-in refrigerator, lunch area, play area, outdoor play area, and more!



**73,824 SF**

Total Building Size



**22,450 SF**

Lot Size



**R7-1, C1-4**

Zoning

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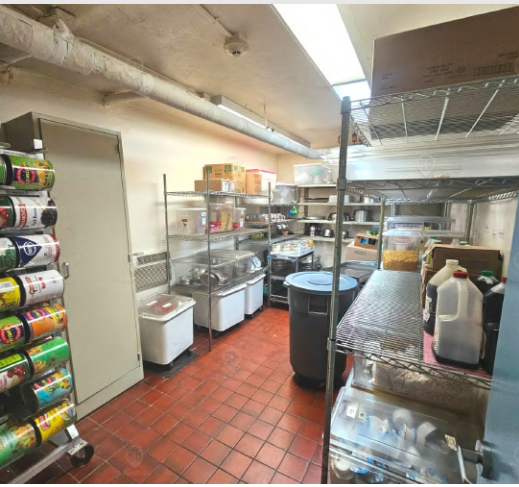
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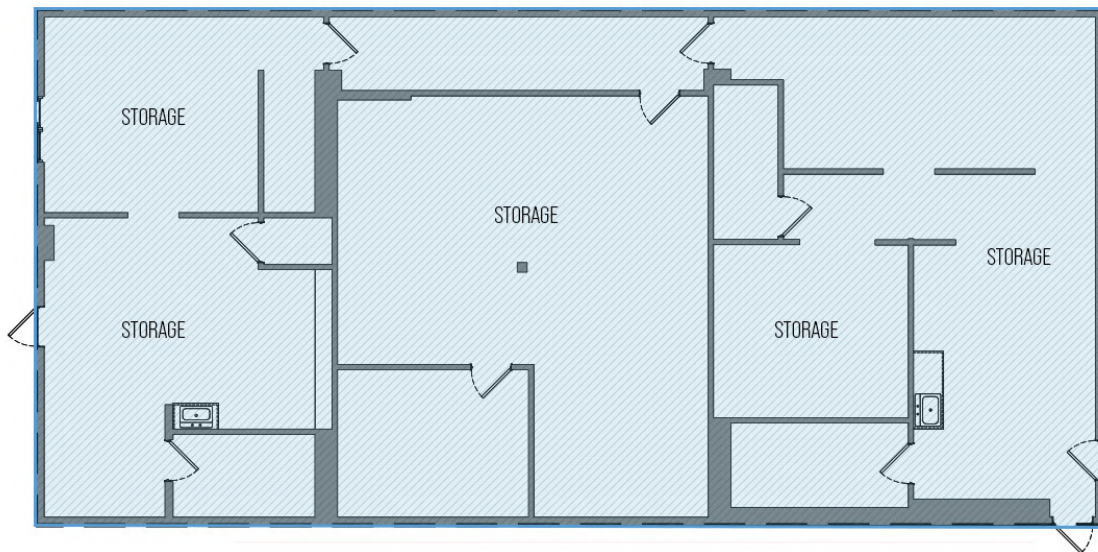
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899 EAST 180TH STREET  
LOWER LEVEL  
TOTAL AVAILABLE SPACE: 14,000 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

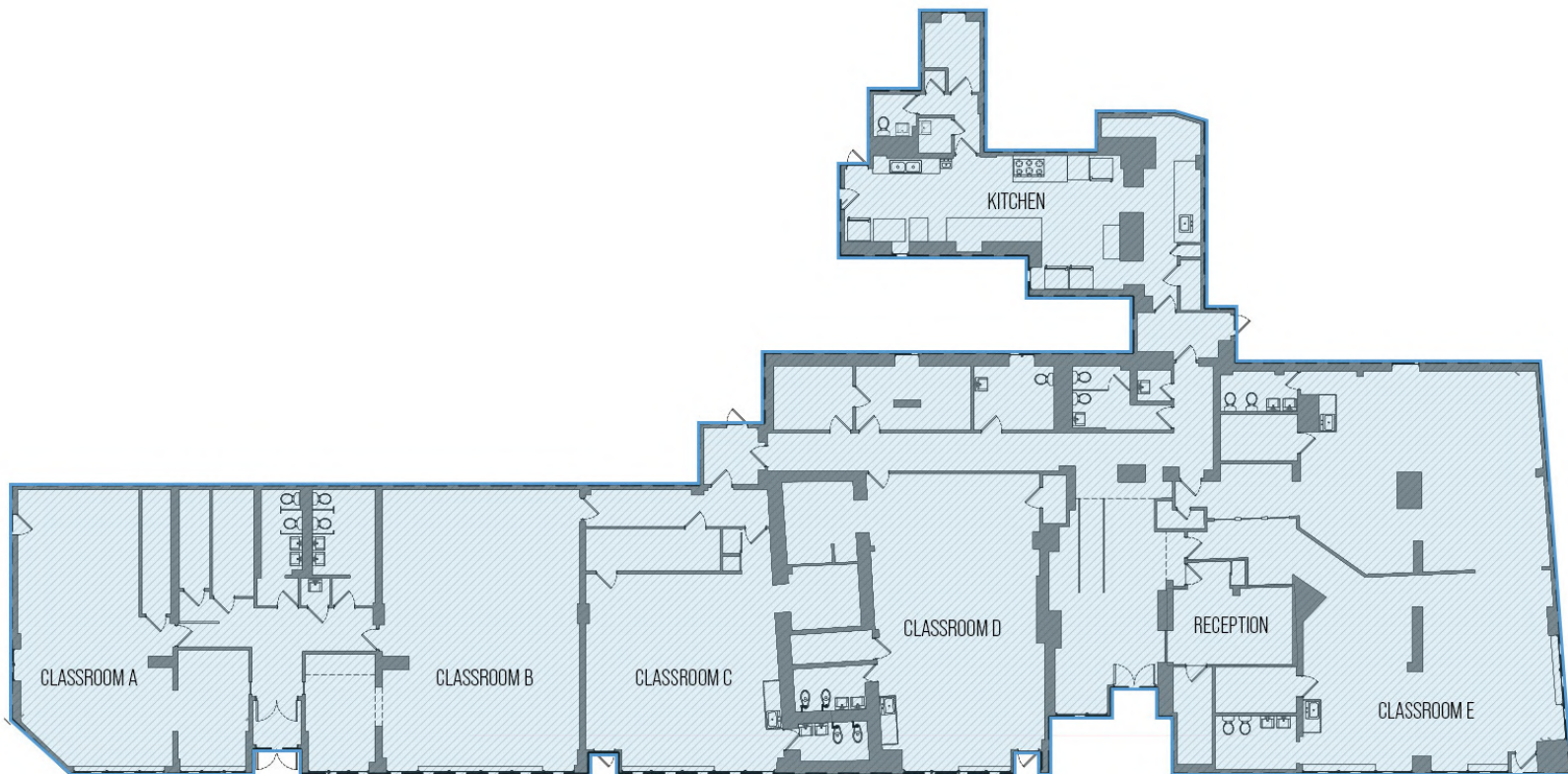
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899 EAST 180TH STREET  
FIRST FLOOR  
TOTAL AVAILABLE SPACE: 14,000 SF

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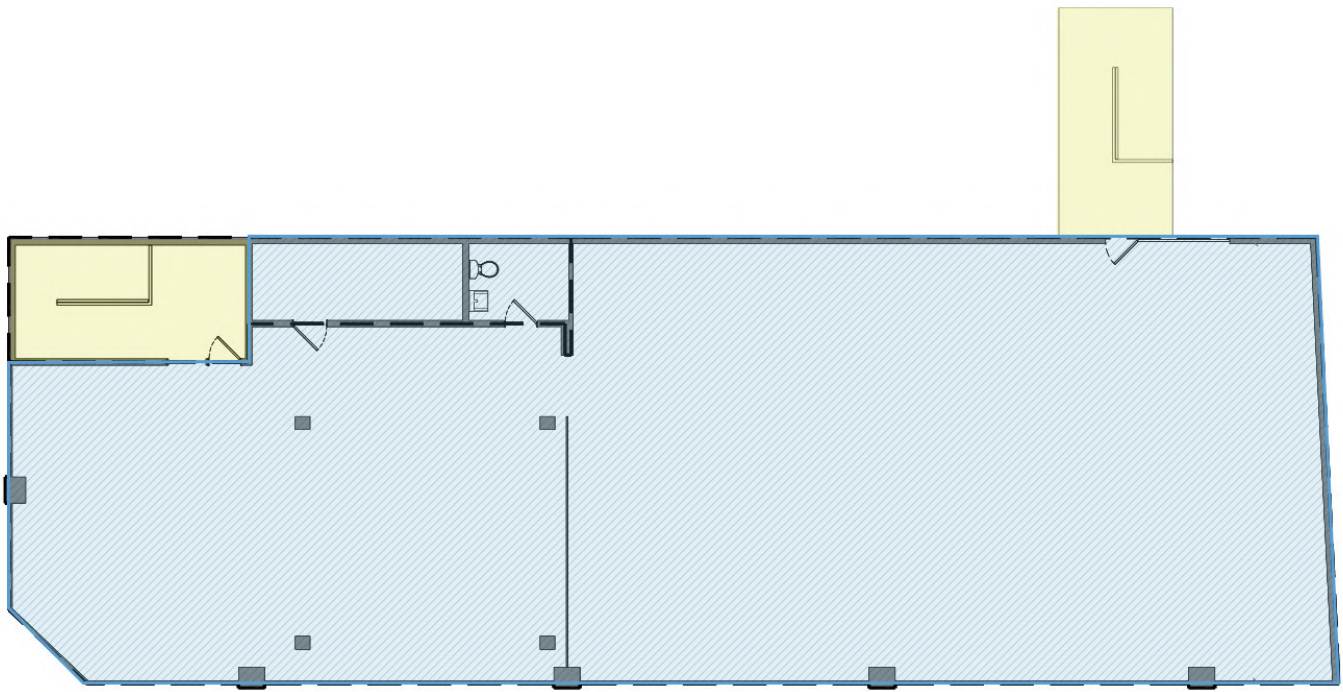
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899 EAST 180TH STREET  
OUTDOOR PLAY AREA  
TOTAL AVAILABLE SPACE: 14,000 SF

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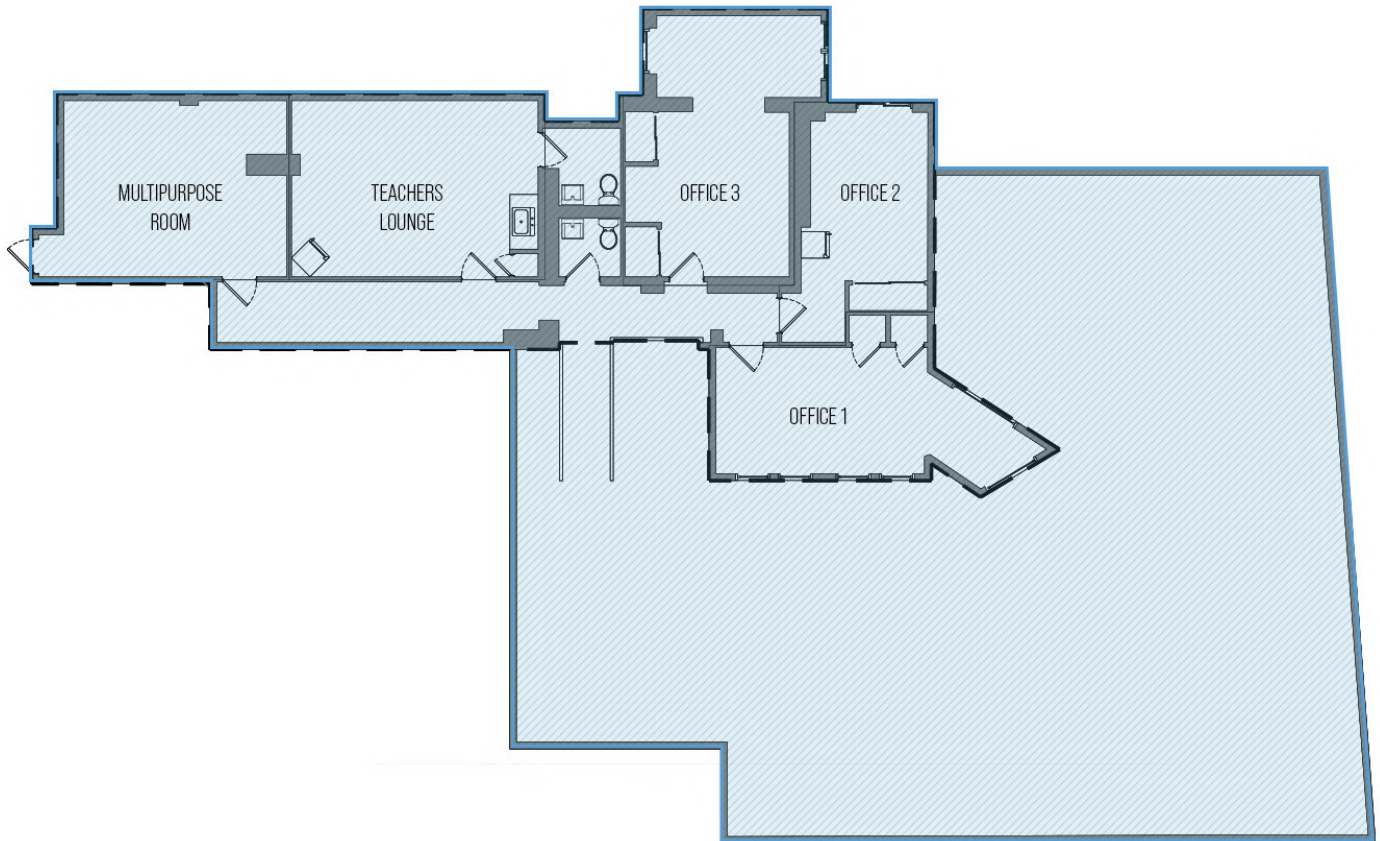
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899 EAST 180TH STREET  
SECOND FLOOR  
TOTAL AVAILABLE SPACE: 14,000 SF

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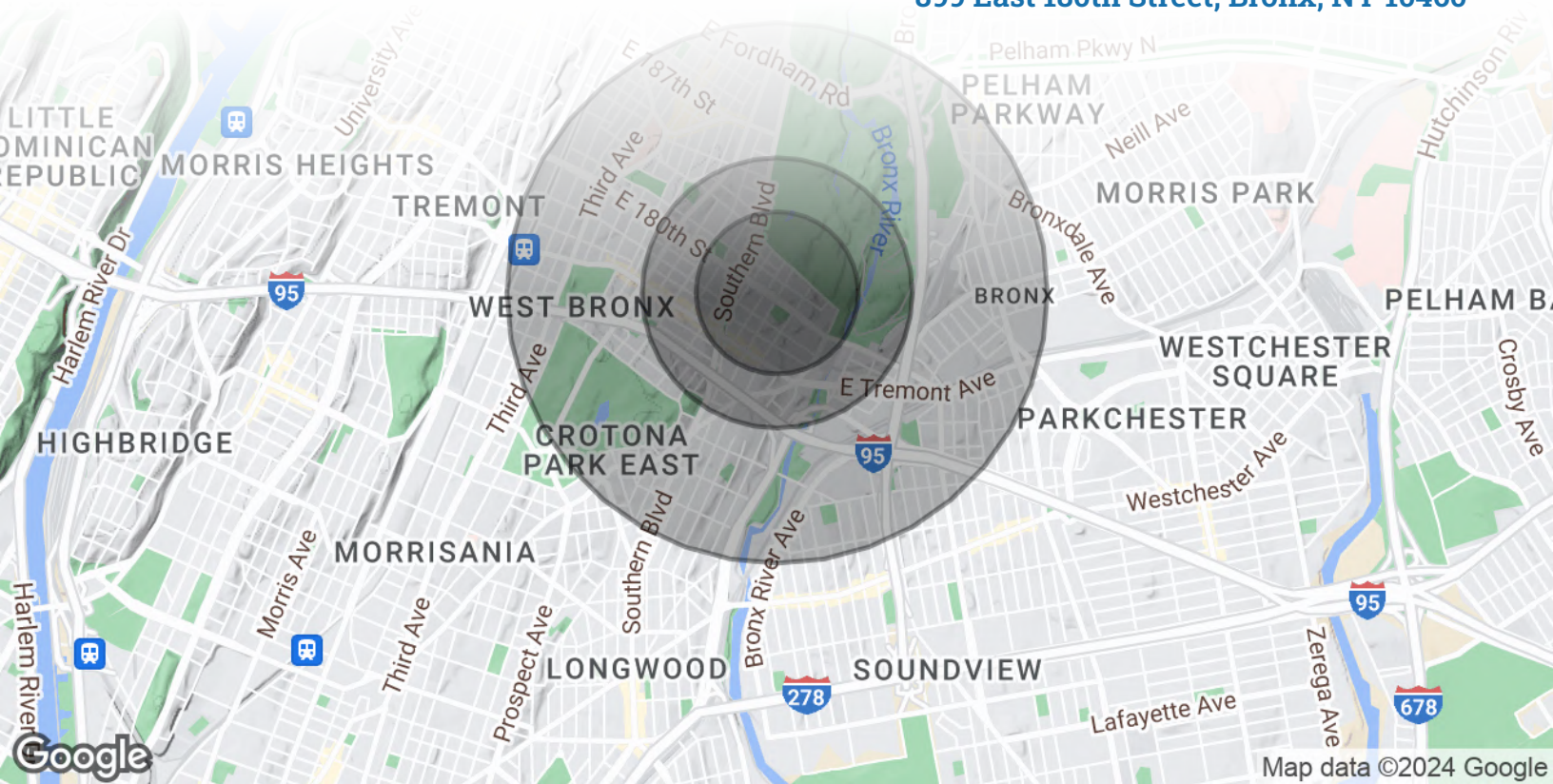
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	12,448	31,206	126,122
Average Age	37	37	36
Average Age (Male)	35	35	35
Average Age (Female)	40	39	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,653	11,642	44,805
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$48,853	\$50,127	\$56,227
Average House Value	\$565,589	\$569,122	\$566,494



126,122

People within 1 Mile



\$56,227

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK