

459 EAST 149TH ST
BRONX, NY

2,776 SF 2ND GEN RESTAURANT
1,345 SF FORMER DUNKIN'
AVAILABLE FOR LEASE

COMBINABLE TO 4,121 SF

2,776 SF
78' FRONTAGE

1,345 SF
18' FRONTAGE

83 ROOF TOP
PARKING
SPOTS

992 RESIDENTIAL UNITS
WITHIN WALKING
DISTANCE

3 MIN WALK
(0.1 M) TO

2 5



STEPS TO
Bx4, Bx19
4 MIN WALK
TO Bx15, Bx41



ACROSS THE
STREET FROM
THE OPERA
HOUSE HOTEL

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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Contact Exclusive Listing Agent:

Mia Abdou

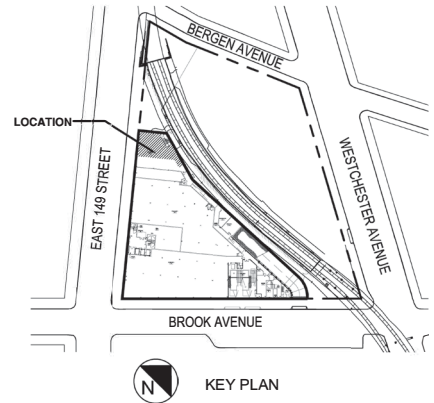
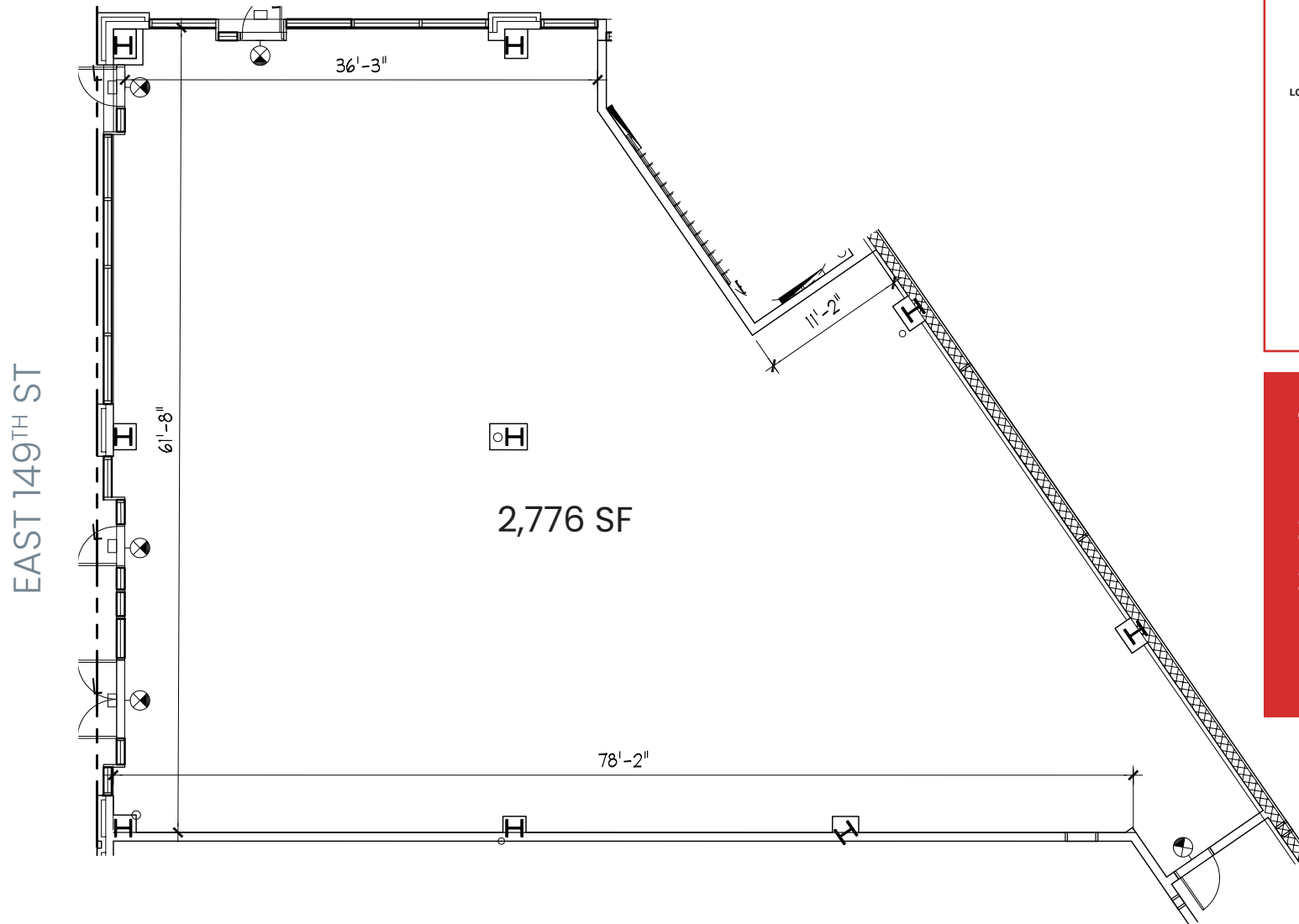
914.968.8500 x326

mabdou@rmfriedland.com

459 EAST 149TH ST

BRONX, NY

2ND GEN RESTAURANT FLOOR PLAN



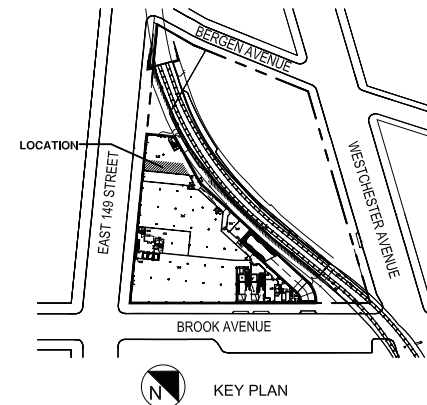
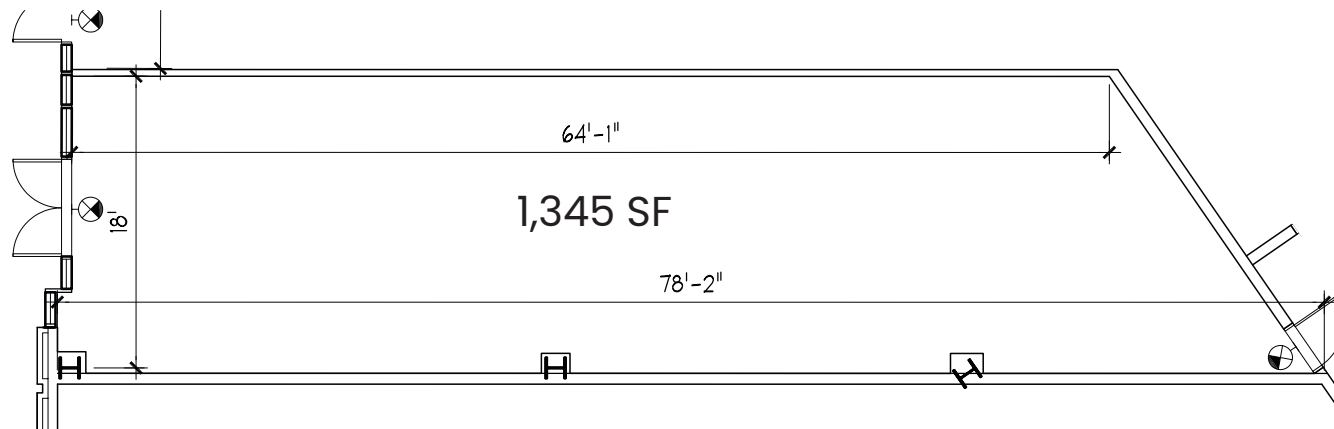
78' FRONTAGE ON 149TH ST
HOOD INTACT
2 ADA RESTROOMS
2.5" GASLINE
POTENTIAL DIVISION
(MIN DIVISION = 1,400 RSF)

459 EAST 149TH ST

BRONX, NY

FORMER DUNKIN' FLOOR PLAN

EAST 149TH ST



**18' FRONTAGE
FACING 149TH ST
600 AMPS POWER**

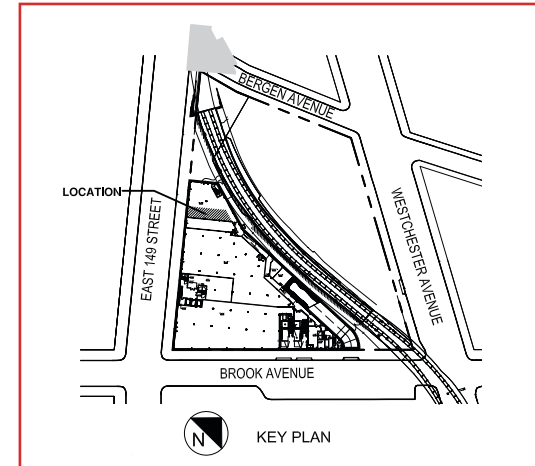
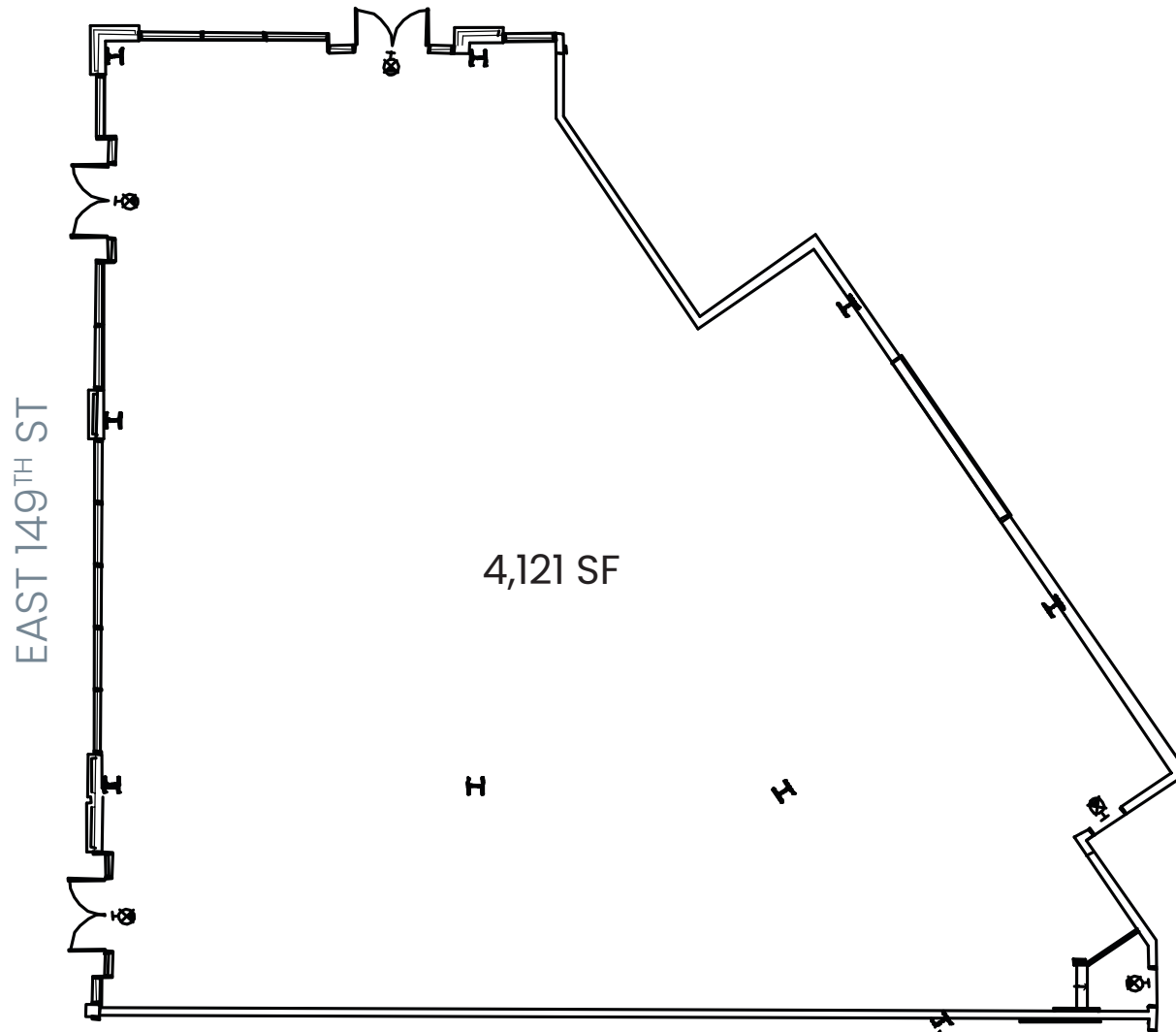
DEMOGRAPHICS

	0.5 MILES	0.75 MILES	1 MILE
POPULATION	51,614	110,943	163,454
NUMBER OF HOUSEHOLDS	19,113	41,647	62,006
AVERAGE HH INCOME	\$52,218	\$54,627	\$61,182
TOTAL HH EXPENDITURE	\$1.29 B	\$2.82 B	\$4.31 B
ANNUAL HEALTH CARE EXPENDITURE	\$124.4 M	\$270.86 M	\$401.12 M
ANNUAL DINE-IN/TAKE-OUT EXPENDITURE	\$60.88 M	\$132.7 M	\$202.54 M

459 EAST 149TH ST

BRONX, NY

COMBINED FLOOR PLAN



96' FRONTAGE
FACING 149TH ST
4,121 TOTAL SF



459 EAST 149TH ST BRONX, N.Y.

AREA MAP

TRANSPORTATION



STEPS TO
BX4, BX19
BUSES



149TH ST STATION
3 MIN WALK
(0.1 M)



METRO NORTH
MELROSE STATION
(0.9 MILES)



MAJOR DEEGAN
9 MIN DRIVE
(0.9 M)

COMING SOON:

625 AND 671 BROOK AVENUE

*La Central Complex 13-story
and 25-story structures will
yield 420 apartments*

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