



Storefront Rendering for concept only

## 720 TIFFANY STREET - 4,927 SF RETAIL SPACE + OUTDOOR COURTYARD



For further information and/or inspection contact:

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# The Peninsula Overview

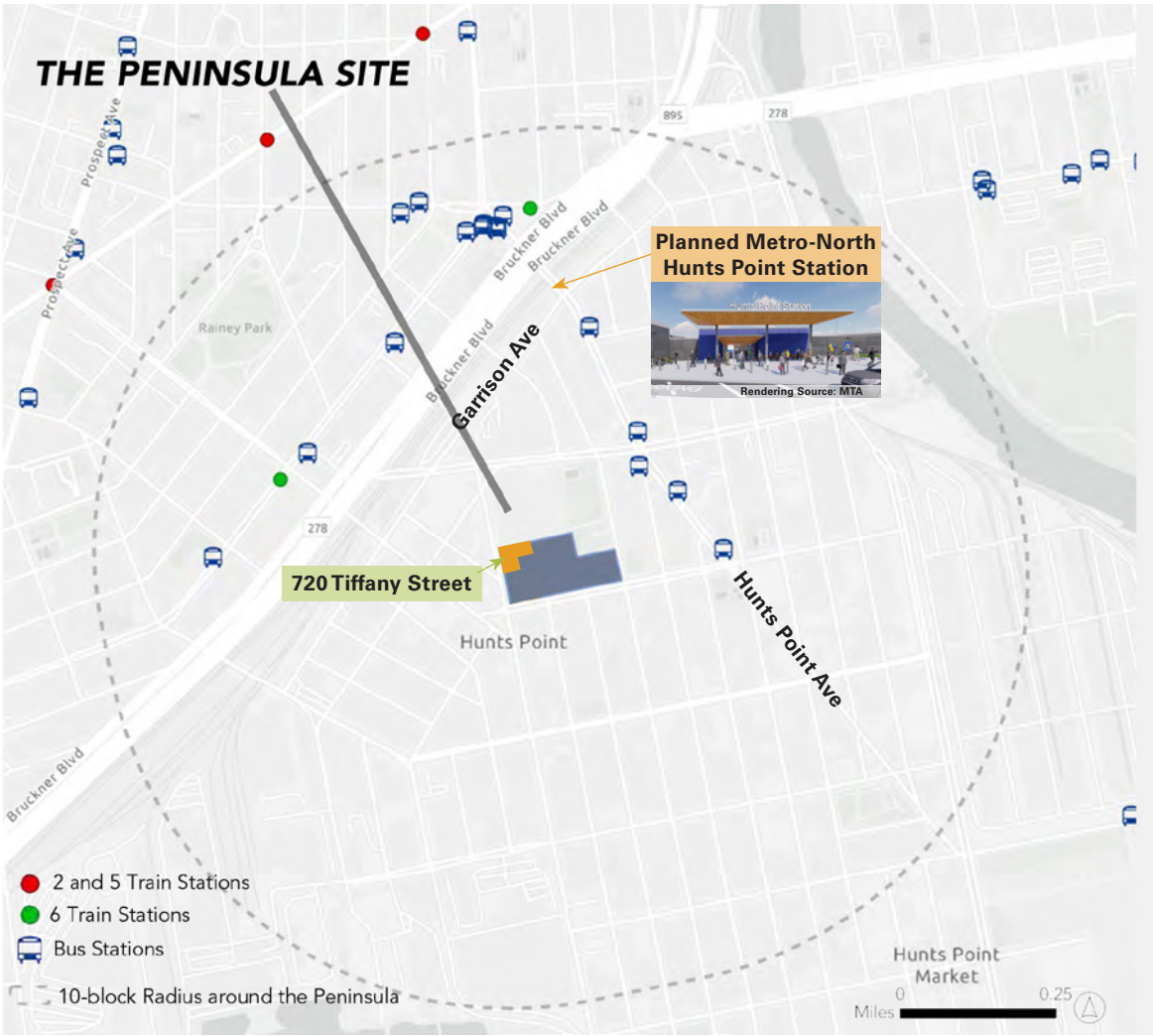
The Peninsula is a 5-building, 3-phase development, with Phase I completed in 2022, Phase II to be completed in 2026, and anticipated completion of Phase III in 2029. The new live-work community is expected to create permanent jobs in growing sectors of the South Bronx economy. The Peninsula is a dramatic re-imagining of the former Spofford Juvenile Detention Facility into a vibrant, mixed-use campus and a light industrial building home to small start-up and growing manufacturing businesses.



Newly Constructed 183-unit Mixed-use Building in the Heart of the Hunts Point Peninsula



## Transportation Facts



- 5 subway stops within 15 minutes walking distance (2, 5 & 6 trains)
- Neighborhood serviced by 11 bus routes (BxM7-11, Bx4, Bx17, Bx19, SBS6)
- 5 minutes to the Bruckner Expressway (by car)
- 10 minutes to RFK Bridge (by car)
- 15 minutes to the Bronx River Parkway (by car)
- 20 minutes to Whitestone and Throgs Neck Bridges (by car)
- 25 minutes to midtown Manhattan (by car)
- 35 minutes to lower Manhattan (by car)
- 45 minutes to Downtown Brooklyn (by car)
- 20 minutes to Astoria, Queens (by car)
- 35 minutes to Long Island City (by car)

The project is an 8-Minute drive from the 60-acre, 7-building Hunts Point Cooperative Market, whose 2,400 employees distribute more than 1.1 billion pounds of meat and meat products to NYC and the Tri-State area.

As part of its Penn Station Access project, the MTA is building the Hunt's Point Metro-North Station on Hunts Point Avenue by Garrison Avenue. Upon its estimated 2030 completion, the station will not only provide new rail service for New Yorkers living and working in the East Bronx to Penn Station, but it will also create a direct Metro-North connection from Manhattan's West side to the Bronx, Westchester, and Connecticut.



Existing Condition

4,947 SF Ground Floor White Box Storefront + Outdoor Courtyard





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ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

### Availability:

Ground: 4,947 SF - plus outdoor courtyard

- White box space with 14' ceiling height
- Frontage: approx. 26-feet along Tiffany Street
- Two private restrooms
- All uses considered
- Overhead lighting, cement floors and HVAC, telecom/internet connection
- Commercial-grade electric and cold water supply to unit
- Gas service available for connection, grease waste stub out and floor drains
- All utilities sub-metered to the space (water, gas, electric and heat)
- Immediate possession

### Building Features:

- Security cameras connected directly to local police precinct and management
- Coordinated trash, recycling, and compost pickup

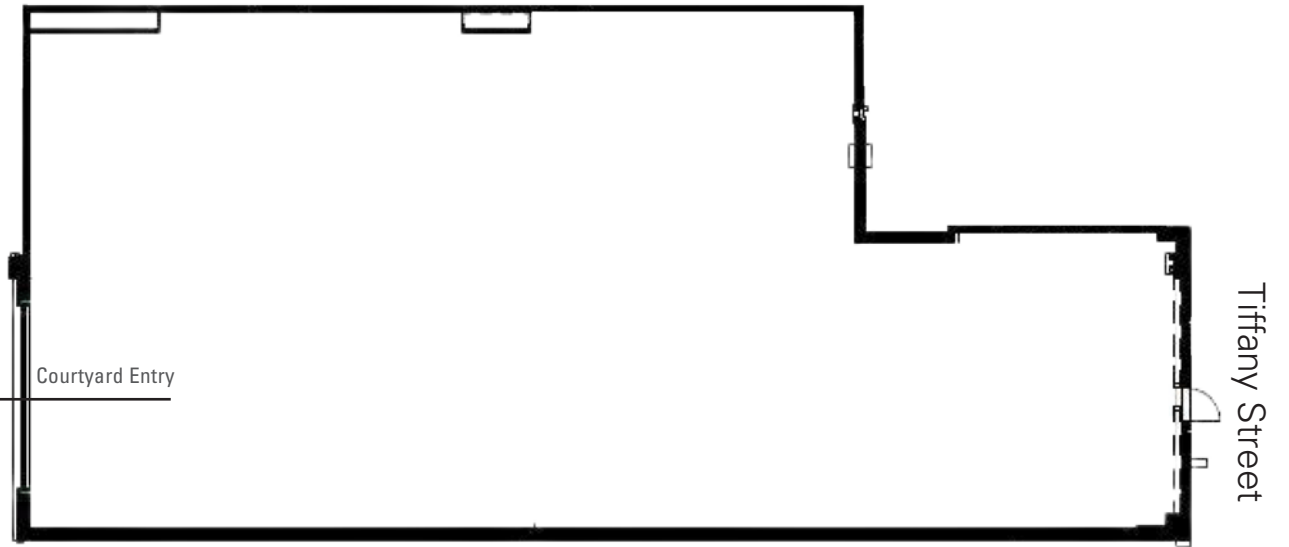
**Rent:** Call or email for information



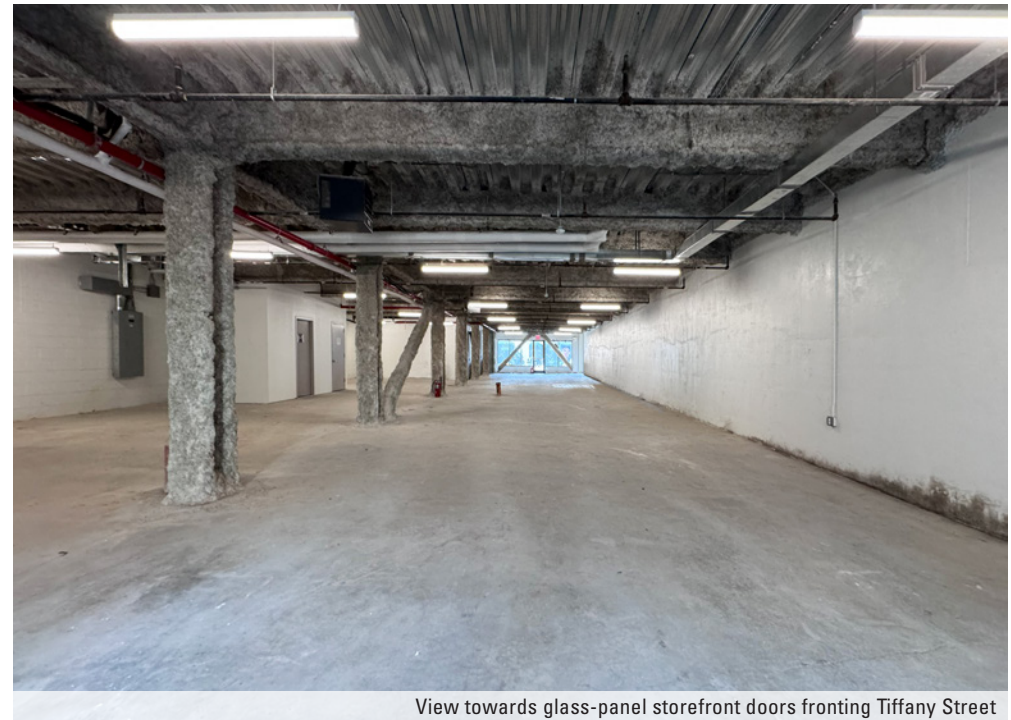
# Floor Plan - 4,947 SF



Outdoor Courtyard



Courtyard rendering for concept only



View towards glass-panel storefront doors fronting Tiffany Street

Floor Plan not to scale, for display purposes only



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