

# PEARTREE PLAZA

675-691 CO-OP CITY BLVD, BRONX, NY

SUPERMARKET ANCHORED SHOPPING CENTER WITH 600+ PARKING SPACES



## AVAILABILITY

**SPACE A**  
**6,000 SF**

2nd Gen  
Restaurant

**SPACE B**  
**1,944 SF**

Currently  
Golden Crust

**SPACE C**  
**6,831 SF**

Former Advance  
Auto Parts

**OUTPARCEL**  
**3,000 SF**

Existing  
Drive-Thru

**DIRECTLY ACROSS FROM CO-OP CITY  
RESIDENTIAL DEVELOPMENTS**

**50,000+ RESIDENTS**

**EASILY ACCESSIBLE TO**



**DIRECTLY IN FRONT OF BUS STOPS**

**BX17, BX23, BX25,  
BX27, BX30, Q50**

CONTACT EXCLUSIVE LISTING AGENTS:

**MIA ABDU**

914.968.8500 x326

mabdou@rmfriedland.com

**KATELIN VAN VOORHIS**

914.968.8500 x313

kvanvoorhis@rmfriedland.com

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

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

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

# SITE PLAN

DIRECTLY ACROSS FROM CO-OP CITY WITH ACCESS TO 50,000+ RESIDENTS

ENTRANCES ON BOTH PEARTREE AVE AND CO-OP CITY BLVD



## CO-TENANTS:

**Stop & Shop** FABULOUS OPTICAL  
**Walgreens**  
**USA NATIONWIDE WAREHOUSE**  
 WHOLESALE PRICES TO THE PUBLIC

DRY CLEANERS | BEAUTY SUPPLY/NAILS | LAUNDROMAT

### CONTACT EXCLUSIVE LISTING AGENTS:

**MIA ABDOU**  
 914.968.8500 x326  
 mabdou@rmfriedland.com

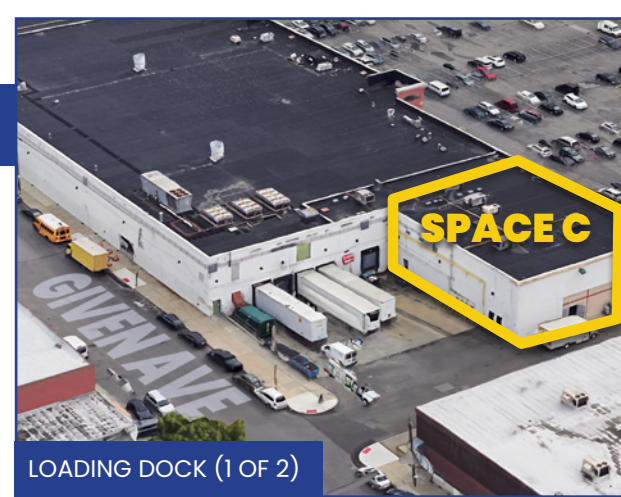
**KATELIN VAN VOORHIS**  
 914.968.8500 x313  
 kvanvoorhis@rmfriedland.com

**RM FRIEDLAND**  
 COMMERCIAL REAL ESTATE SERVICES  
 440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

# MARKET AREA

STOP & SHOP DRAWS 450K+ VISITORS ANNUALLY



## TRANSPORTATION



Steps to:  
Bx17, Bx23, Bx25,  
Bx 28, Bx 30, Q50



4 min drive  
0.6 miles



3 min drive  
0.5 miles



7 min drive  
1.5 miles

CONTACT EXCLUSIVE LISTING AGENTS:

**MIA ABDU**

914.968.8500 x326

mabdou@rmfriedland.com

**KATELIN VAN VOORHIS**

914.968.8500 x313

kvanvoorhis@rmfriedland.com

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

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

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

# DEMOGRAPHICS

DIRECTLY ACROSS FROM BX17, BX23, BX25, BX27, BX30, Q50 BUS STOPS



## DEMOGRAPHICS

|                                     | 0.25 MILES | 0.5 MILES  | 0.75 MILES |
|-------------------------------------|------------|------------|------------|
| Population                          | 2,358      | 18,019     | 31,594     |
| Number of Households                | 1,015      | 8,543      | 14,305     |
| Average HH Income                   | \$68,744   | \$72,065   | \$79,443   |
| Annual HH Expenditure               | \$46.2 M   | \$500.61 M | \$883.46 M |
| Annual Retail Expenditure           | \$21.55 M  | \$234 M    | \$413.69 M |
| Annual Food & Beverages Expenditure | \$6.9 M    | \$74.54 M  | \$131.32 M |
| Annual Health Care Expenditure      | \$3.94 M   | \$42.85 M  | \$75.25 M  |



CONTACT EXCLUSIVE LISTING AGENTS:

**MIA ABDOU**

914.968.8500 x326

mabdou@rmfriedland.com

**KATELIN VAN VOORHIS**

914.968.8500 x313

kvanvoorhis@rmfriedland.com

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

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

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

# AREA MAP

DIRECTLY ACROSS FROM CO-OP CITY WITH ACCESS TO 50,000+ RESIDENTS



CONTACT EXCLUSIVE LISTING AGENTS:

**MIA ABDU**

914.968.8500 x326

mabdou@rmfriedland.com

**KATELIN VAN VOORHIS**

914.968.8500 x313

kvanvoorhis@rmfriedland.com

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

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

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.