

# 9/10

## SOUTH FIFTH/FOURTH AVENUE MOUNT VERNON, BRONX

Between West First & Second Streets

### PROPERTY INFORMATION

#### APPROXIMATE SIZE

9 South Fifth Avenue:  
2,375 SF

10 South Fourth Avenue:  
1<sup>st</sup>–2<sup>nd</sup> Floors: 1,875 SF  
3<sup>rd</sup>–5<sup>th</sup> Floors: 2,125 SF

#### ASKING RENT

Upon Request

#### POSSESSION

Immediate

#### TERM

Negotiable

#### FRONTAGE

25 FT

#### COMMENTS

- 30 minute Metro North Train ride to 125<sup>th</sup> Street Train Station
- Zoned downtown residential & opportunity zone with incredible development opportunity
- Prime location in City Center retail corridor
- Steps from City Hall

#### NEIGHBORS

Rainbow • Alfredo's Pizza • Chase • Snipes •  
Metro by T-Mobile • Nail Care • Wig Topia • Pine  
Cleaners • Furniture Fair • Cricket Wireless

#### TRANSPORTATION

Mount Vernon East: New Canaan and New Haven Line

Mount Vernon West: Harlem Line

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President

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RETAIL FOR LEASE

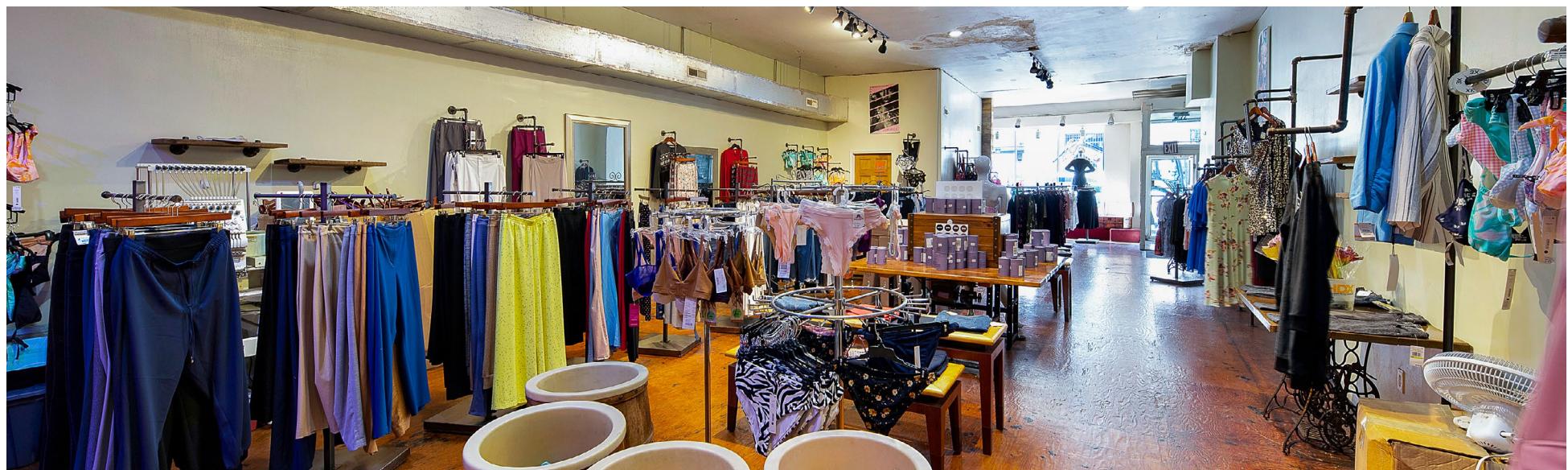


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INTERIOR

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## New Life Fellowship Church

Calabash Fine Food & Spirits

Golden Kitchen

Joey's Bargain

Uniform Palace

Matrix Jamaican Restaurant

Panoly Pizza & Deli

10  
SOUTH  
FOURTH  
AVENUE



9  
SOUTH FIFTH  
AVENUE

Winslow's Mens Wear

Vig Topia

The Rich Caribbean Taste

Snipes

NEIGHBORS

S THIRD AVENUE

Godbless Barbershop

Square One Restaurant

Abundant Life Juice Bar & Salads



S FOURTH AVENUE

Rainbow

VIM

CRÈOLLO Lounge and Grill

Kileyz Kitchen

R&C Beauty Supply

Pine Cleaners

Furniture  
Electronics

Butchy and Sp

W FIRST STREET

W SECOND STREET

S FIFTH AVENUE



CHASE

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