

Prime Fordham Corner Retail Available

4720 3RD AVE. - BRONX, NY 10458



SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Contact Exclusive Brokers for More Information

Steven Hakakian
Lic RE Salesperson
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Kenneth Schuckman
RE Broker
ken@schuckmanrealty.com

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ADDRESS: 4720 3RD AVENUE
CITY, STATE: BRONX, NY
NEIGHBORHOOD: FORDHAM
GROUND FL: +/- 1,209 SF + 500 SF
BASEMENT STORAGE
LOWER LEVEL: 7,772 SF (+/- 12' CEILINGS)
FRONTAGE: +/- 50' WRAP-AROUND
AVAILABILITY: IMMEDIATE

PROPERTY HIGHLIGHTS:

MOVE-IN READY WHITE-BOX SPACE WITH
PRIVATE DEDICATED ENTRANCE. NEW
INFRASTRUCTURE FOR FOOD OR SERVICE USES.

STRONG LOCATION. THIRD AVE BETWEEN E
188TH & 189TH STREETS WITH NATIONAL
CO-TENANCY NEARBY AND CLOSE ACCESS TO
THE B & D SUBWAY LINES.



AREA TENANTS



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NEW BATHROOMS



INTERIOR



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AREA RETAIL



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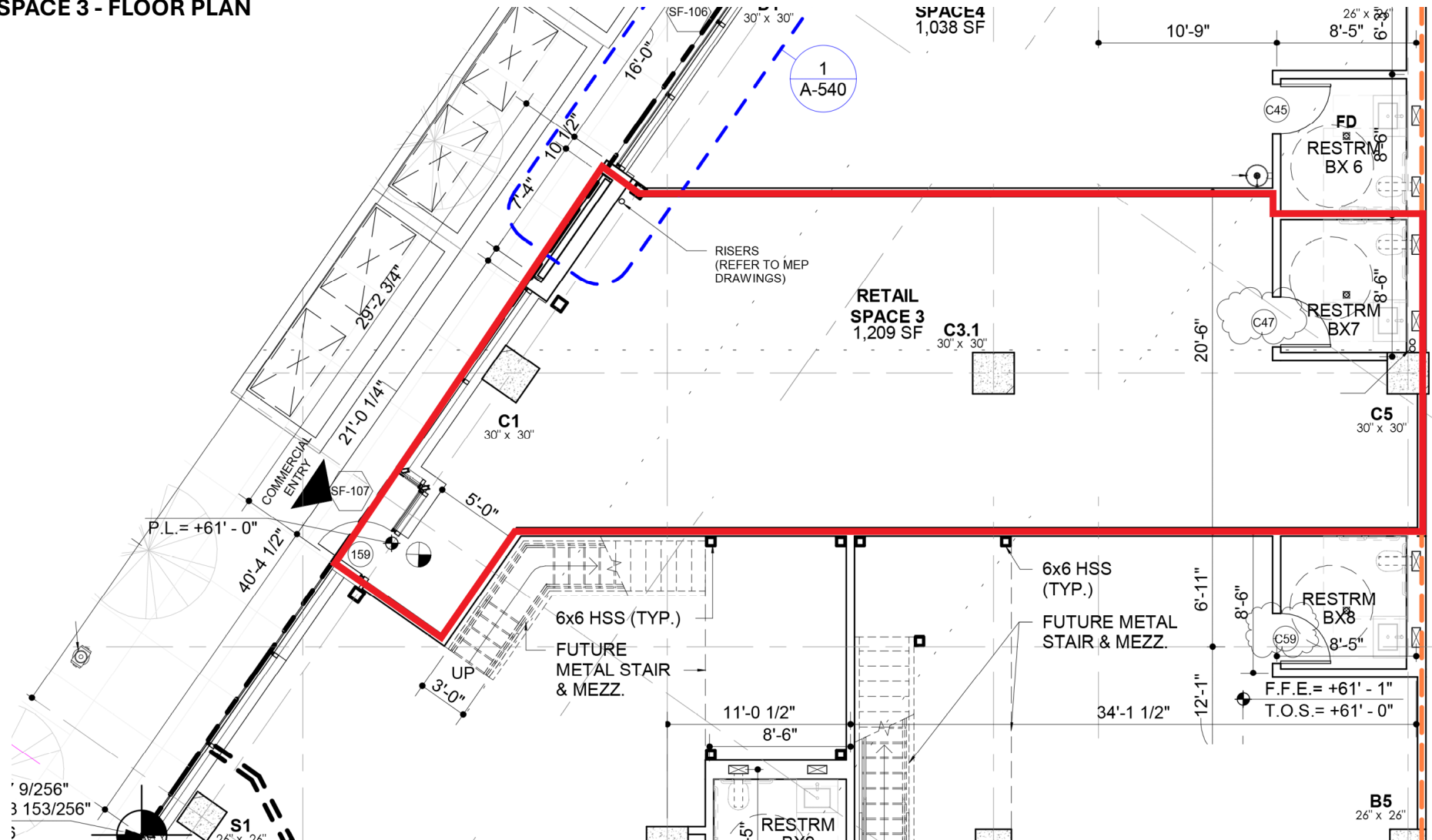
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SPACE 3 - FLOOR PLAN



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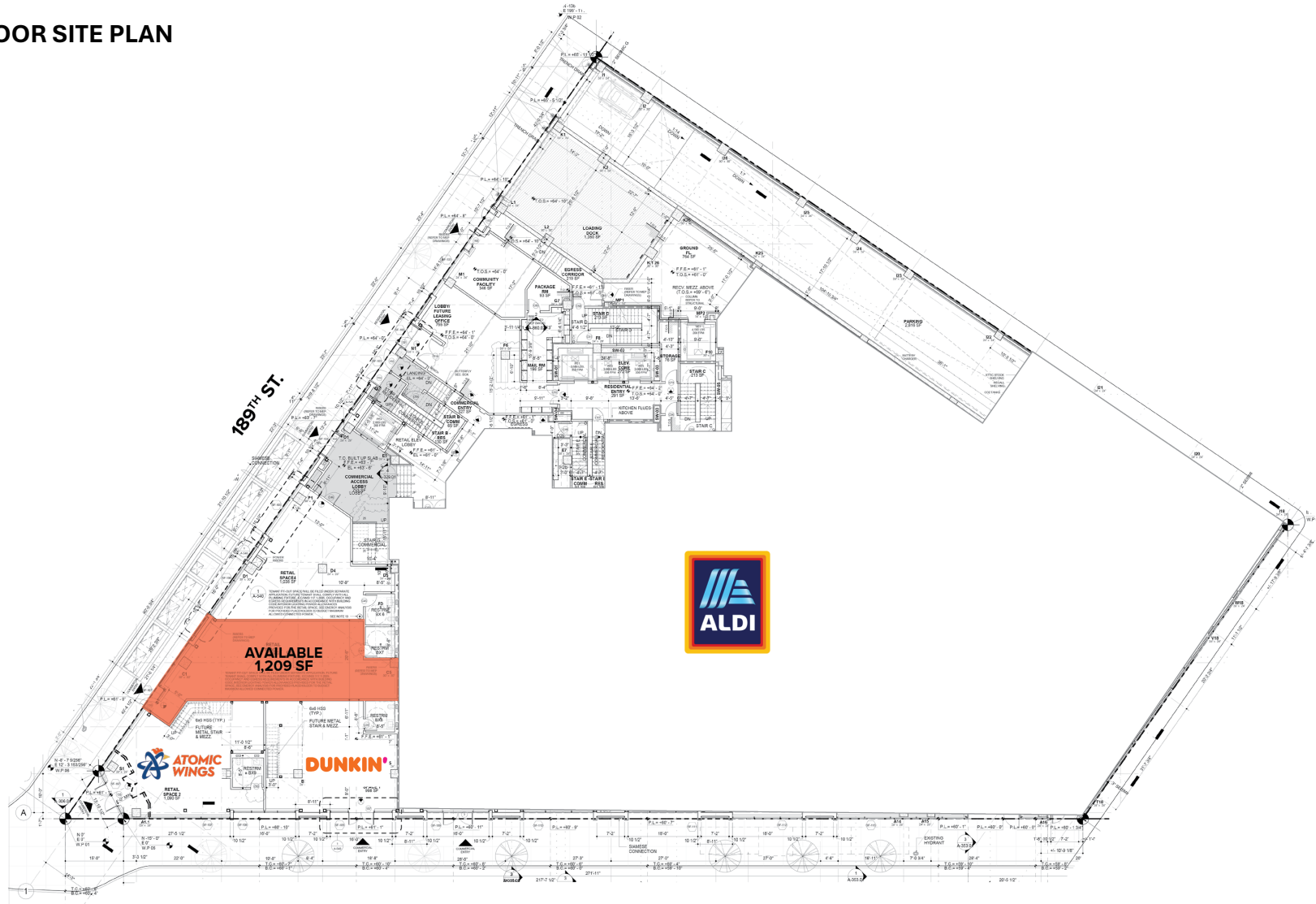
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GROUND FLOOR SITE PLAN



3RD AVE.

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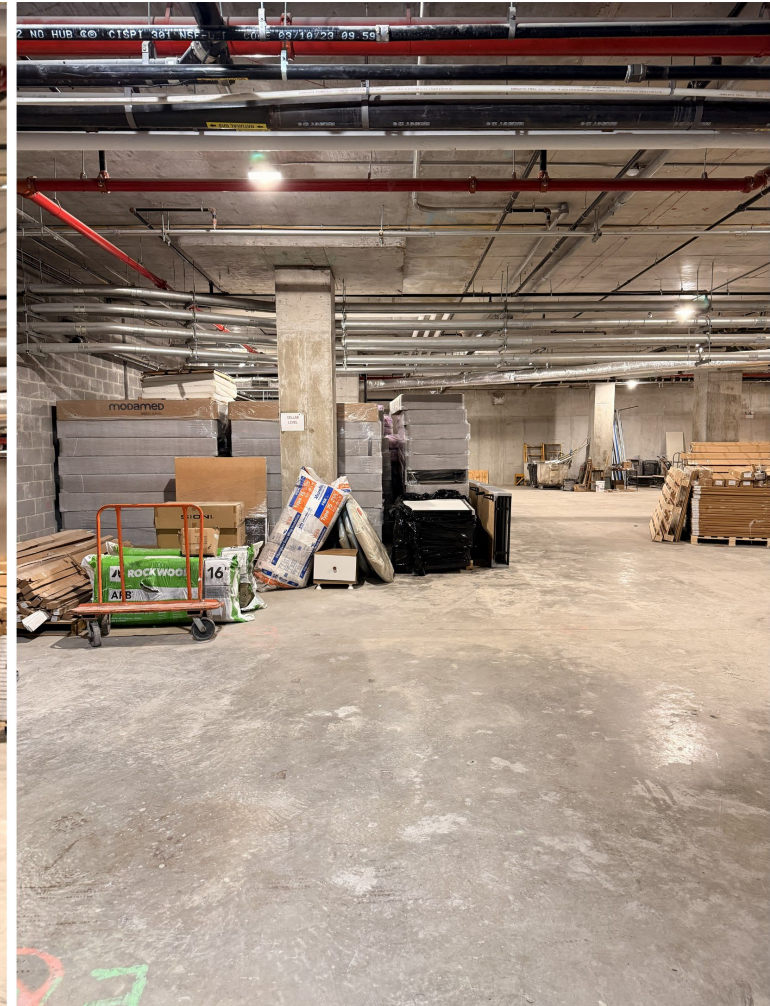
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LOWER-LEVEL SPACE PHOTOS



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DEMOGRAPHICS

Population	0.5 miles	1 mile	2 miles
2010 Population	57,582	206,167	669,722
2020 Population	59,531	215,267	698,343
2025 Population	58,686	212,424	685,623
2030 Population	58,015	209,816	679,061
2010-2020 Annual Rate	0.33%	0.43%	0.42%
2020-2025 Annual Rate	-0.27%	-0.25%	-0.35%
2025-2030 Annual Rate	-0.23%	-0.25%	-0.19%
Households			
2010 Total Households	17,460	67,048	232,807
2020 Total Households	18,854	72,442	248,389
2025 Total Households	19,228	74,104	251,854
2030 Total Households	19,425	74,783	254,616
2010-2020 Annual Rate	0.77%	0.78%	0.65%
2020-2025 Annual Rate	0.37%	0.43%	0.26%
2025-2030 Annual Rate	0.20%	0.18%	0.22%
2025 Average Household Size	2.78	2.72	2.63
Wealth Index	25	27	34
Median Household Income			
2025 Median Household Income	\$38,316	\$42,677	\$46,974
2030 Median Household Income	\$41,574	\$45,905	\$51,026
2025-2030 Annual Rate	1.65%	1.47%	1.67%
Average Household Income			
2025 Average Household Income	\$52,421	\$55,922	\$64,958
2030 Average Household Income	\$55,874	\$59,938	\$71,050



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