

# 1940 JEROME AVENUE

BETWEEN EAST TREMONT AVENUE & EAST 177TH STREET | MORRIS HEIGHTS





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**RETAIL SPACE  
FOR LEASE**

**105' FRONTAGE  
8,608 SF GROUND  
1,003 SF CELLAR**



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## PROPERTY HIGHLIGHTS

- New development
- Divisions possible
- Great for: retail, medical, school, fitness
- Situated at the base of 115-unit residential building
- High foot traffic area in dense residential neighborhood

**SIZE:** 8,608 SF Ground Floor  
1,003 SF Cellar

**FRONTAGE:** 105'

**CEILING HEIGHT:** 13' - 14' 5"

**POSSESSION:** Spring 2026

**ASKING RENT:** Upon Request

**TRANSPORTATION:** 4 B D





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The 4 train at **Mosholu Parkway** is your **primary nearby subway**, with direct service to Midtown and Downtown Manhattan.

The **B and D trains** are accessible further west (e.g., via Grand Concourse at Bedford Park Blvd) and offer more options if you're willing to walk or bus transfer.

### 4 Subway Line

This is the primary train serving Jerome Avenue, ideal for local Bronx to Manhattan commutes. Runs express in Manhattan, making it a fast option for getting downtown.

### B Subway Line

Connects the west Bronx with midtown Manhattan and southern Brooklyn. Not available on weekends or late nights—use the D instead.

### D Subway Line

Alternative to the B train when B is not running. Runs express through Manhattan and Brooklyn.

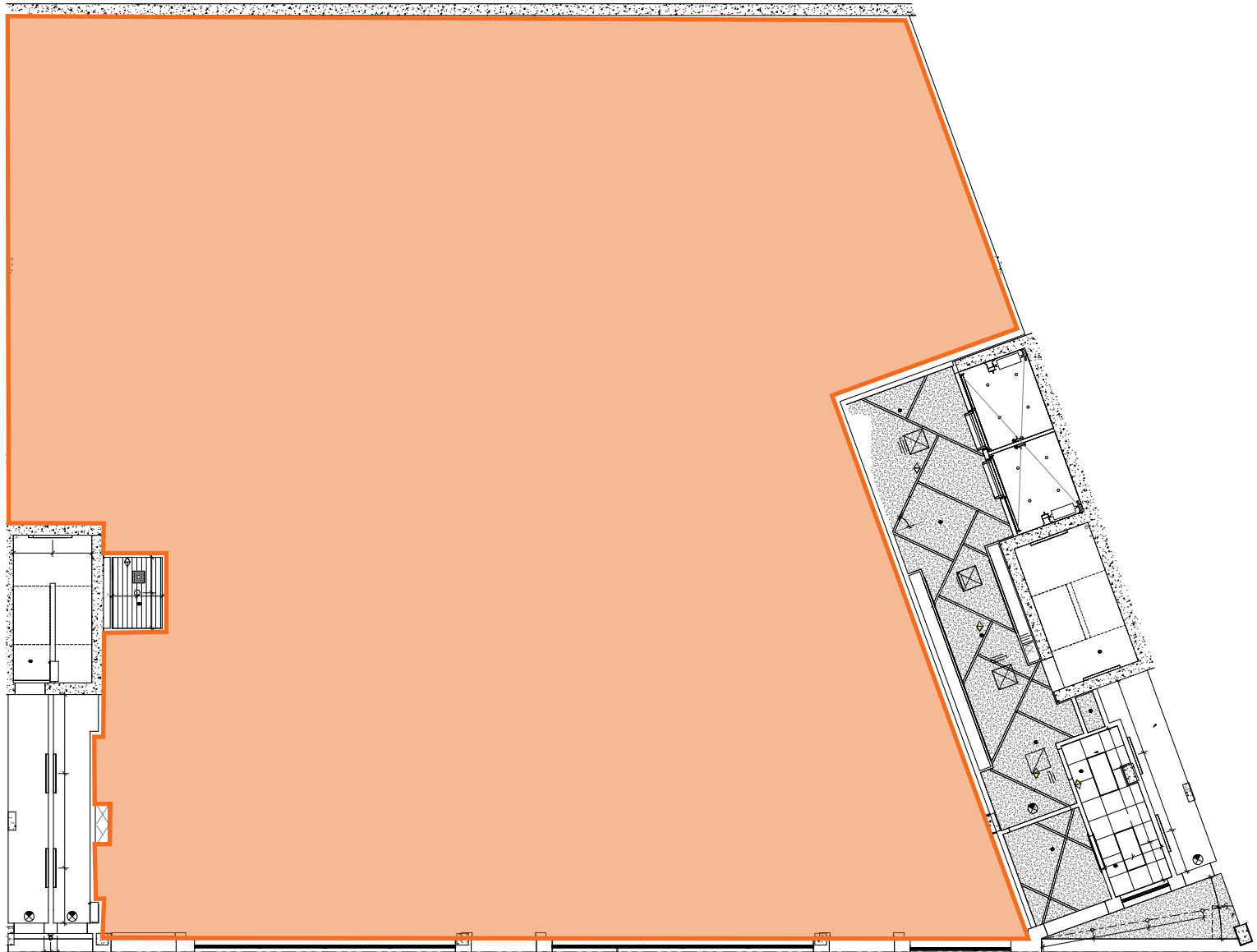


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FLOOR PLANS:

GROUND FLOOR - 8,608 SF

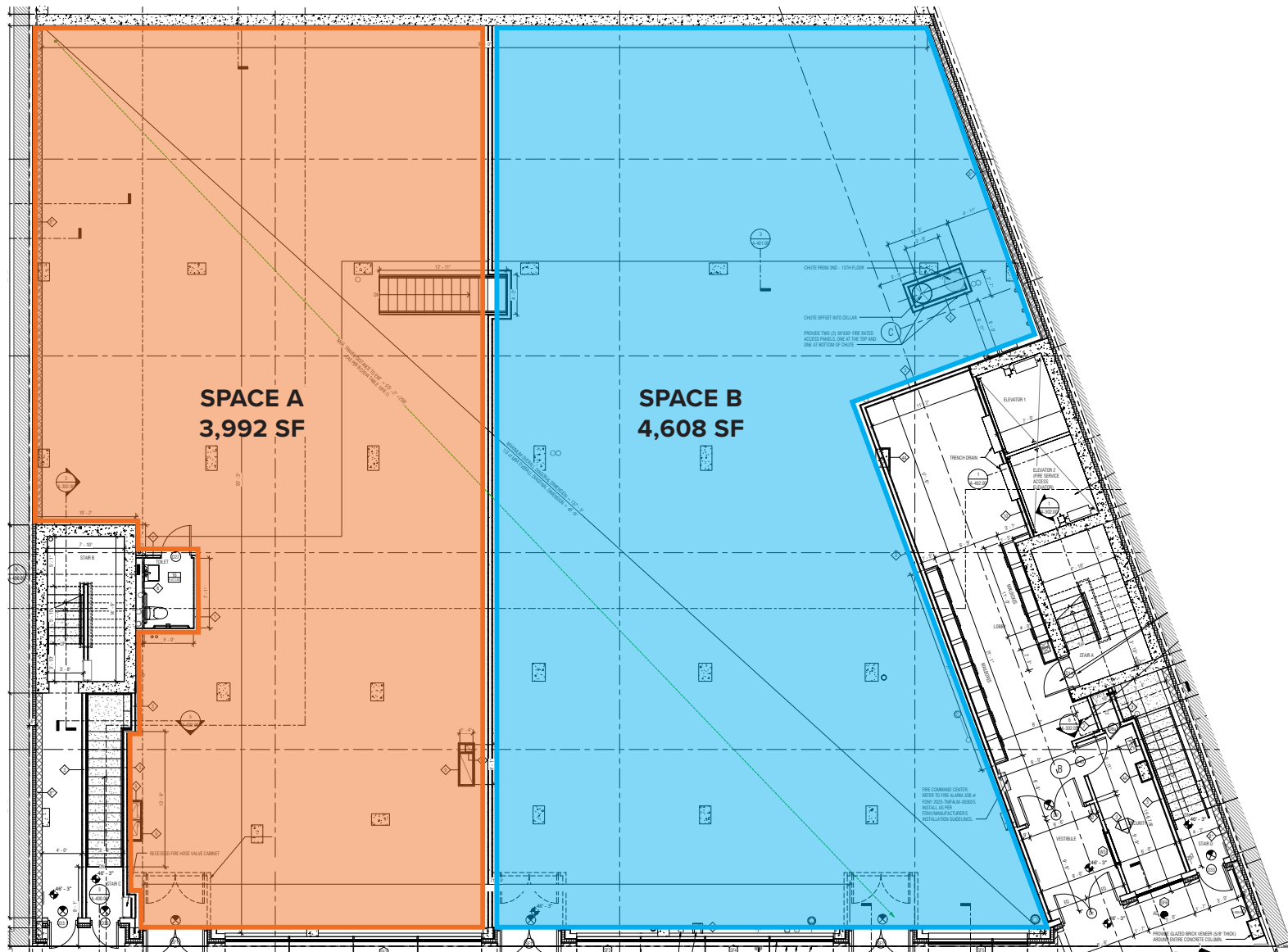


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FLOOR PLANS:  
GROUND FLOOR - POTENTIAL DIVISIONS



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FOR MORE INFORMATION,  
PLEASE CONTACT:

**ELI YADID**

917.770.9173 | [EYadid@ksrny.com](mailto:EYadid@ksrny.com)

**ROYEE ZARUM**

347.755.8137 | [RZarum@ksrny.com](mailto:RZarum@ksrny.com)

