

RECENTLY LISTED

PRIME RETAIL/Office PROPERTY FOR LEASE

2486 Webster Avenue
N/E/C 189th St., Just south of Fordham Rd.
The Bronx, NY 10458

SPACE: **Ground** **2nd Fl.*** **LL.**
5,000+/- 5,000+/- SF 5,000+/- SF
50' Front on Webster & 103' Front on 189th, May build 3rd Fl.
Will divide 1st fl.

LISTED RENTAL: **\$23,500 /Mo.** **14,500 /Mo.** **10,500 /Mo**

POSSESSION: Arrange **TERM:** Arrange

COMMENTS: **The Bronx's No 1 Market-Strong Co-Tenant**
Next to Acadia Realty Trust's retail / 130k SF Office building:
Sears, Walgreen, Best Buys, 24 Hr Fitness,
NYC High School 50K SF, Burlington Coat Factory just North of Fordham
Applebee's, Finish Line, T.J. Maxx

For further details on this property contact exclusive agent

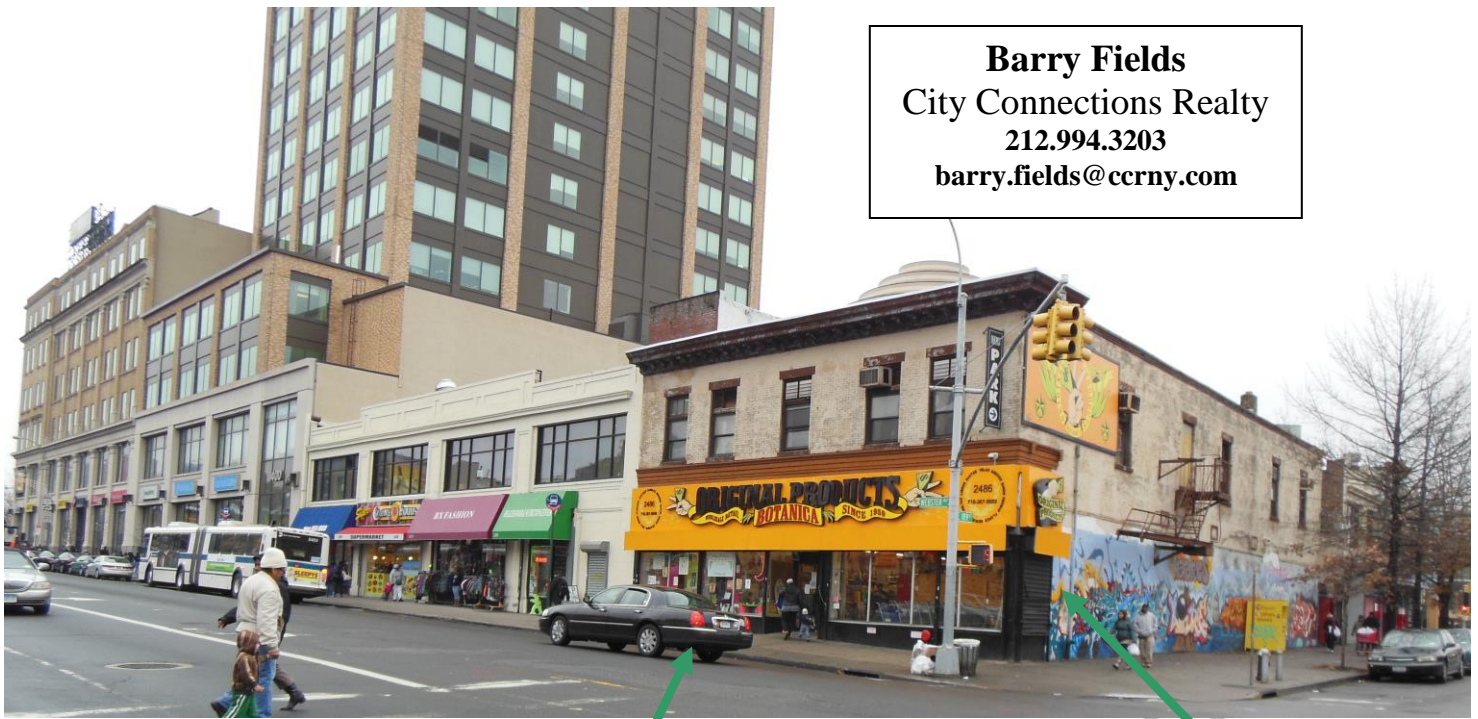
BARRY FIELDS

212-994-3203

*E-Mail: barry.fields@ccrny.com

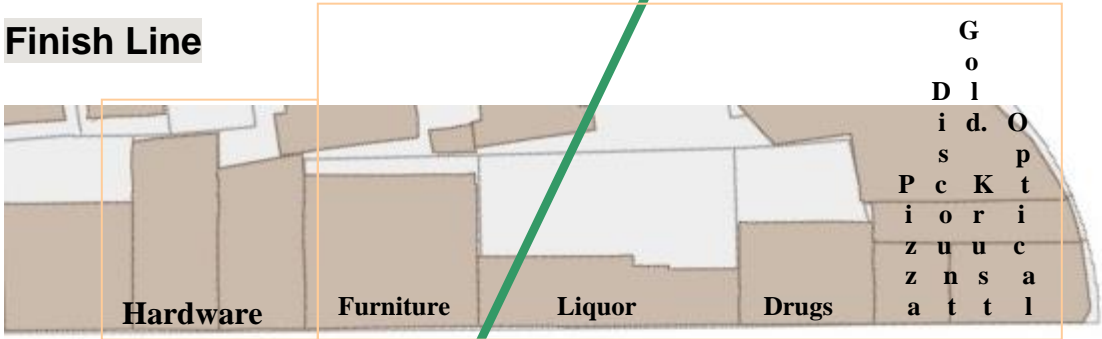


Barry was recently designated an "Industry Leader" by Real Estate Weekly



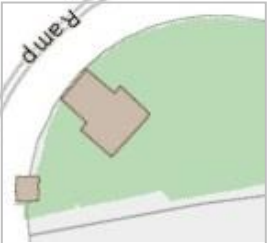
Barry Fields
 City Connections Realty
 212.994.3203
 barry.fields@ccrny.com

Finish Line

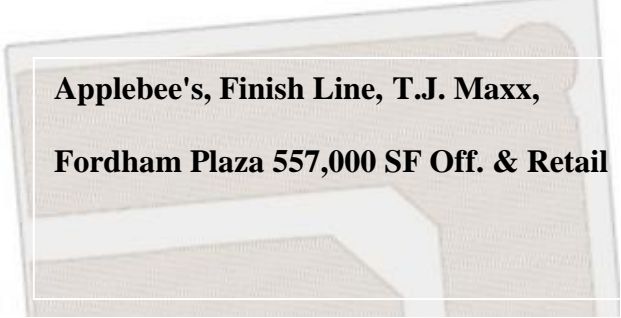
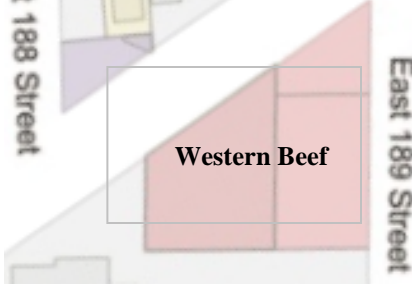


SUBJECT

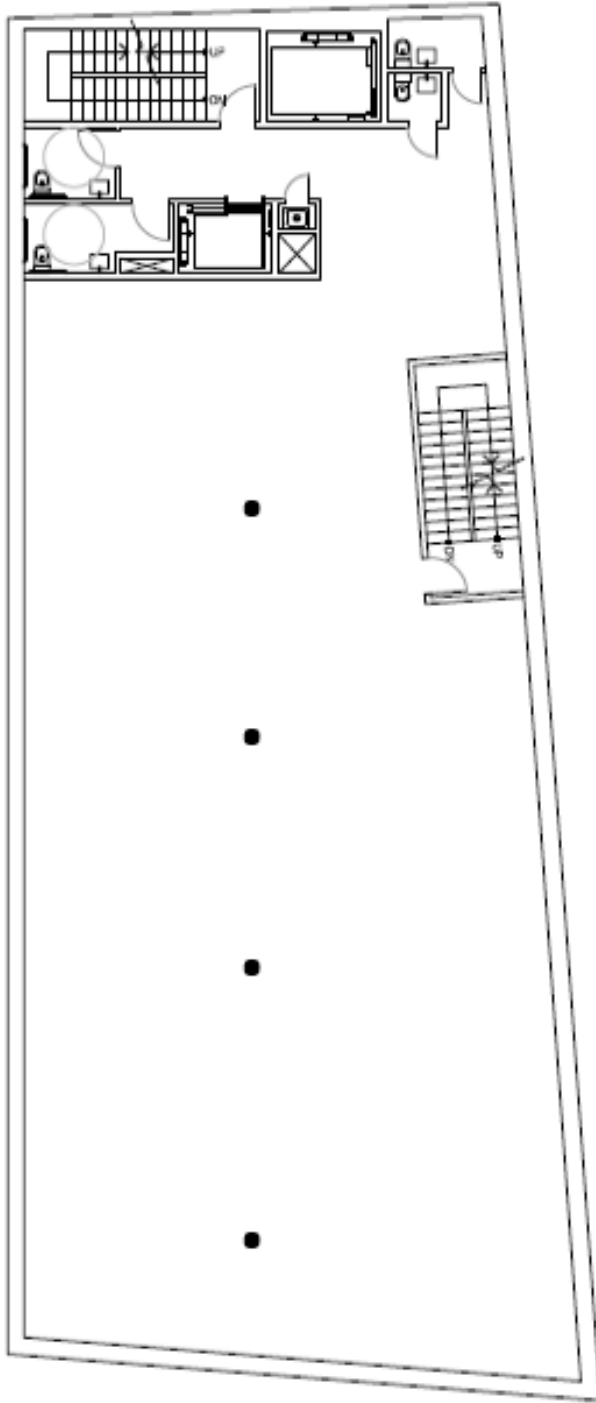
Burlington Coat Factory



Fordham University



All 3 Floors



189th St.

Webster Ave