

401

WEST 207th STREET

OFF THE CORNER OF 207TH ST & 9TH AVE | INWOOD, NYC



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PROPERTY HIGHLIGHTS:

- New construction space with an impressive 274 feet of wraparound frontage
- Highly trafficked area connecting Inwood to The Bronx via the University Heights Bridge
- Situated at the base of 300 unit residential building
- Development sites on this intersection totaling over 1,500 units
- 15' x 35' two-story high opening for loading dock
- separate lobby + entryway to lower level
- Great for: Retail, Medical, School, Fitness, and more!

SIZE: Ground Floor: 14,850 SF (approx)
Lower Level: 18,500 SF (approx) **LEASED**

FRONTAGE: 274' Wraparound

CEILING HEIGHT: 17.5' to 20.5' Ground Floor
17' Lower Level

DELIVERY: Immediate

ASKING RENT: Upon Request

TRANSPORTATION: **A 1 Bx12 M100**



CONTACT OUR BROKERS FOR MORE INFORMATION

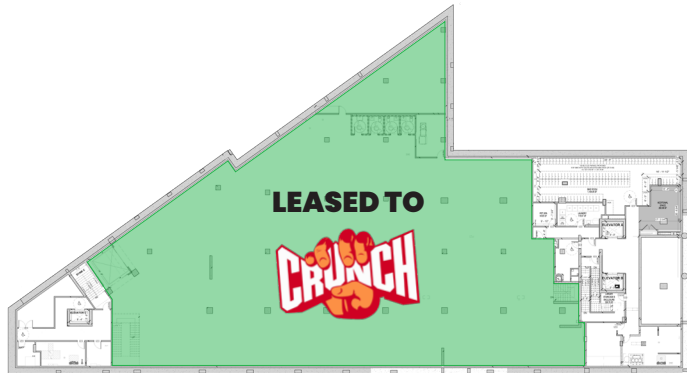
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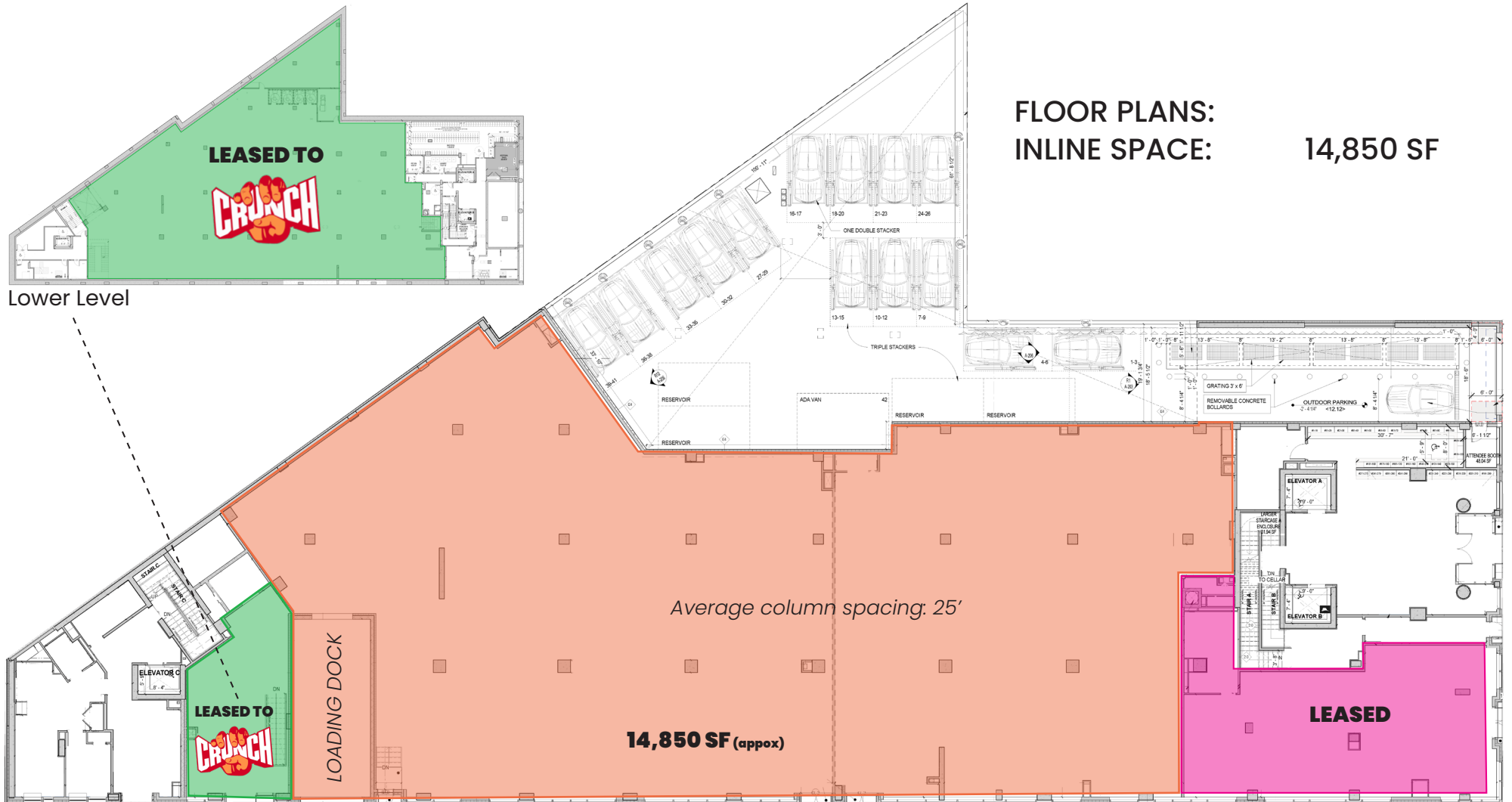
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FLOOR PLANS:
INLINE SPACE: 14,850 SF

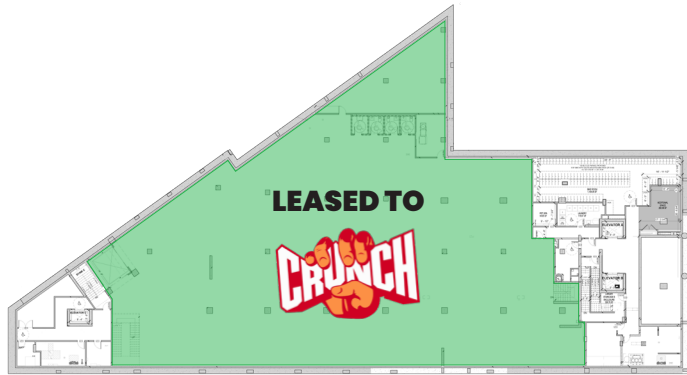


Ground Floor

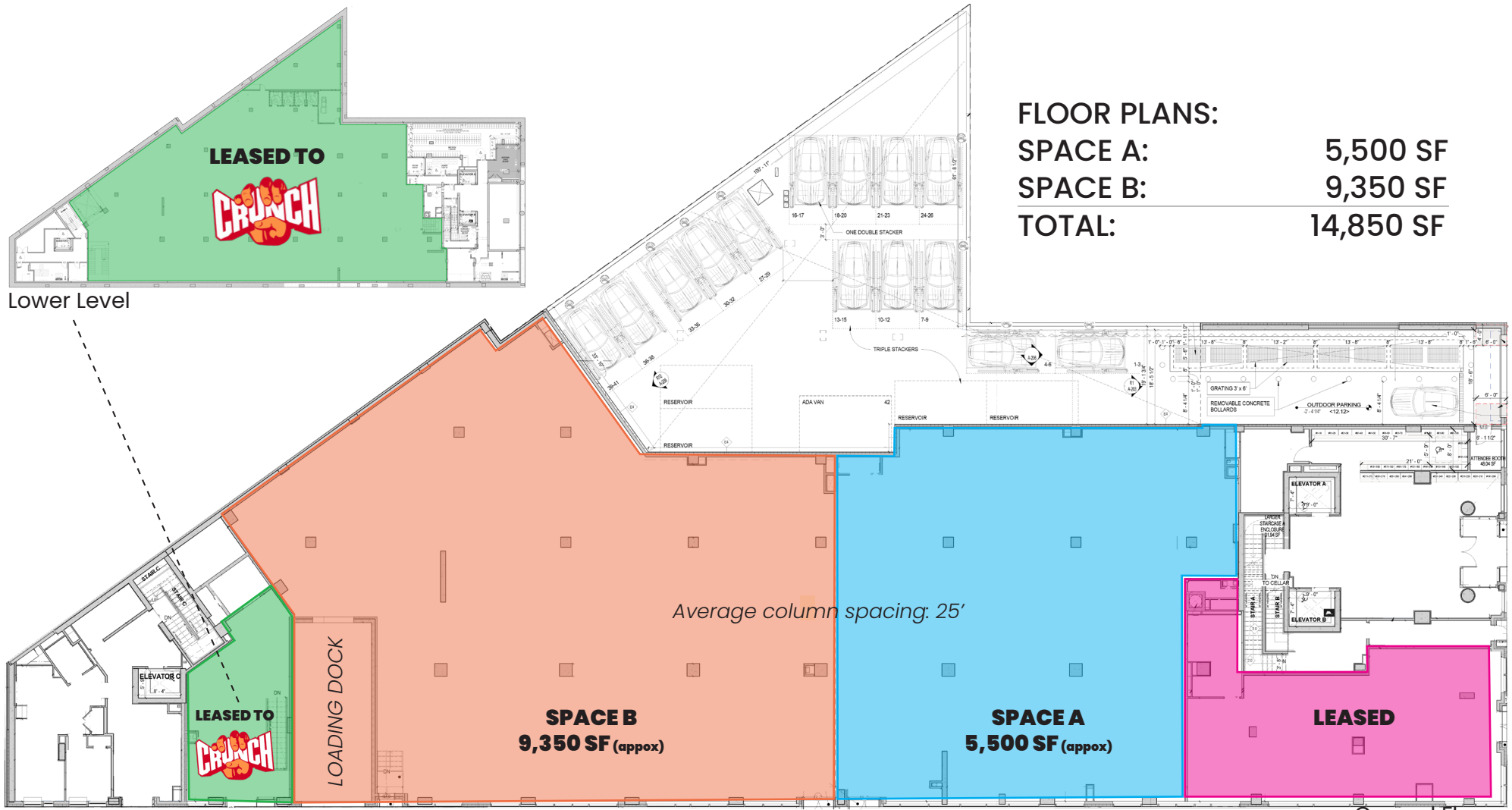
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Lower Level



FLOOR PLANS:

SPACE A:	5,500 SF
SPACE B:	9,350 SF
TOTAL:	14,850 SF

Ground Floor

PROPOSED DIVISIONS

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AREA DEMOGRAPHICS:



ANNUAL
RIDERSHIP:
1.352 MILLION
207TH ST **1** TRAIN STATION



POPULATION:
176,513



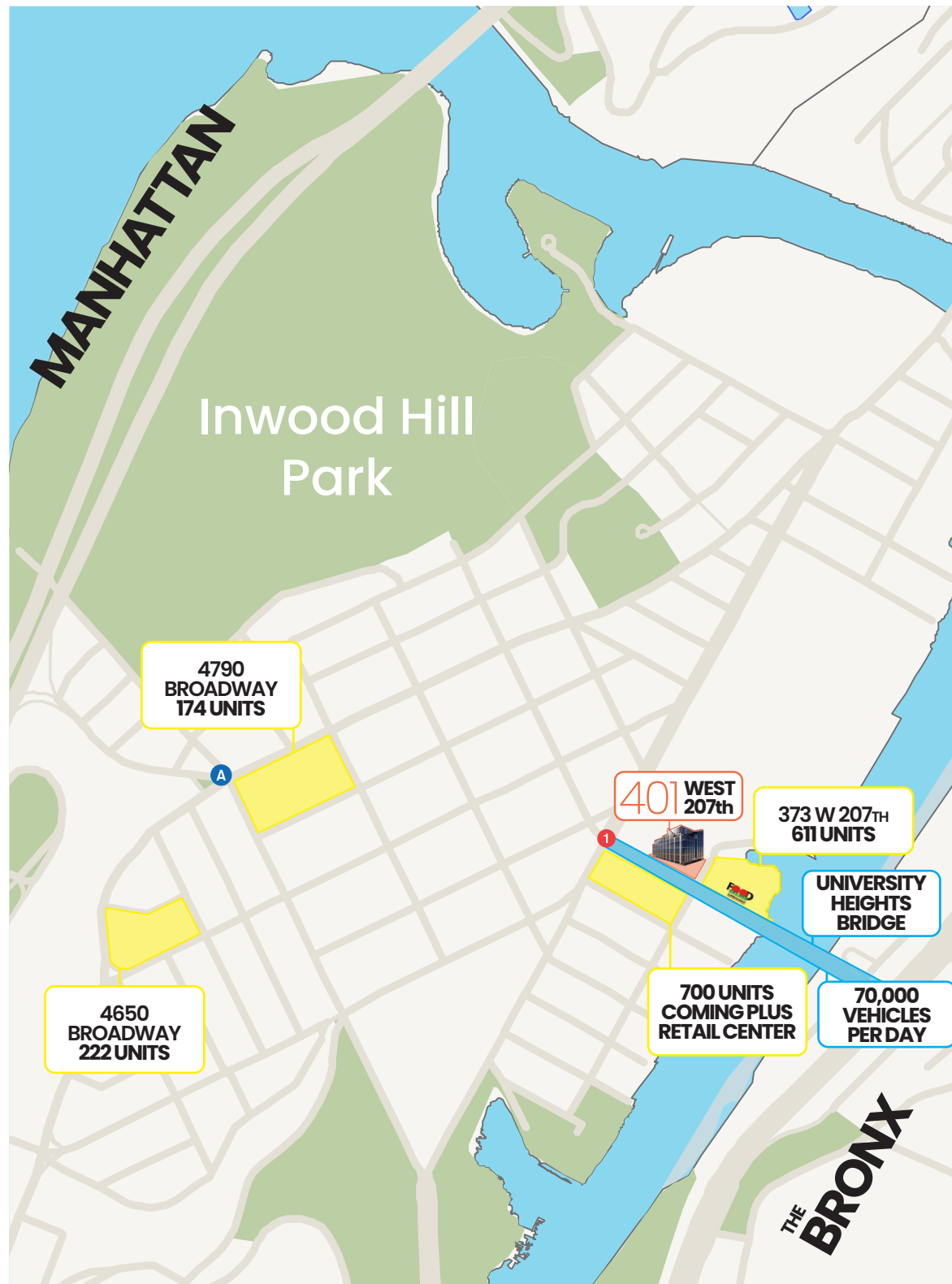
NUMBER OF
HOUSEHOLDS:
64,219



AVG. HOUSEHOLD
INCOME:
\$61,605



TOTAL CONSUMER
SPENDING:
\$1,300,000,000



CONTACT OUR BROKERS FOR MORE INFORMATION

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