



RETAIL SPACE FOR LEASE

Mount Eden Corridor

1412 Jerome Ave

1412 Jerome Avenue, Bronx, NY 10452 · Mount Eden

DOLLAR GENERAL

BONDI DEPARTMENT STORE

COSO PHARMACY

2,100 - 6,300^{SF}

GROUND FLOOR(DIVISIBLE)

2,100 - 6,300^{SF}

MEZZANINE SELLING SPACE (DIVISIBLE)

12,600^{SF}

TOTAL SPACE

63^{FT}

STREET FRONTAGE

20^{FT}

CEILINGS

SPACE SPECIFICATIONS

1412 Jerome Ave, Bronx NY, 10452
Btwn E 171 st St & E 170th St

2,100 - 6,300 SF

GROUND FLOOR (DIVISIBLE)

2,100 - 6,300 SF

MEZZANINE SELLING SPACE (DIVISIBLE)

12,600 SF

TOTAL SPACE

63 FT

STREET FRONTAGE

PROPERTY HIGHLIGHTS

- 2,100 - 6,300 SF Ground Floor divisible retail space
- 2,100 - 6,300 SF Mezzanine selling space divisible
- 12,600 SF total — ideal for big-box or anchor tenant
- Located under the elevated IRT Jerome Ave line
- Jerome Ave — one of the Bronx's busiest corridors
- High vehicular & pedestrian foot traffic
- 290,000+ residents within a quarter mile
- Surrounded by national retailers & local businesses
- Excellent visibility from Jerome Ave & elevated train
- 63 ft of frontage on Jerome Avenue

SRG

SAFDIE REALTY GROUP

Joseph Kafif

joeyk@safdierealtygroup.com · (917) 792-1262



1412 Jerome Ave, Bronx NY, 10452
Btwn E 171 st St & E 170th St

FLOOR PLAN

RETAIL LAYOUT

AVAILABLE

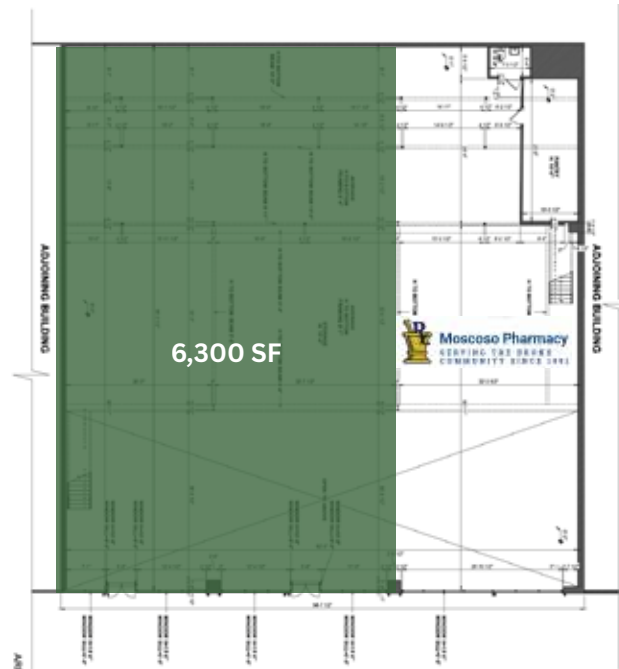
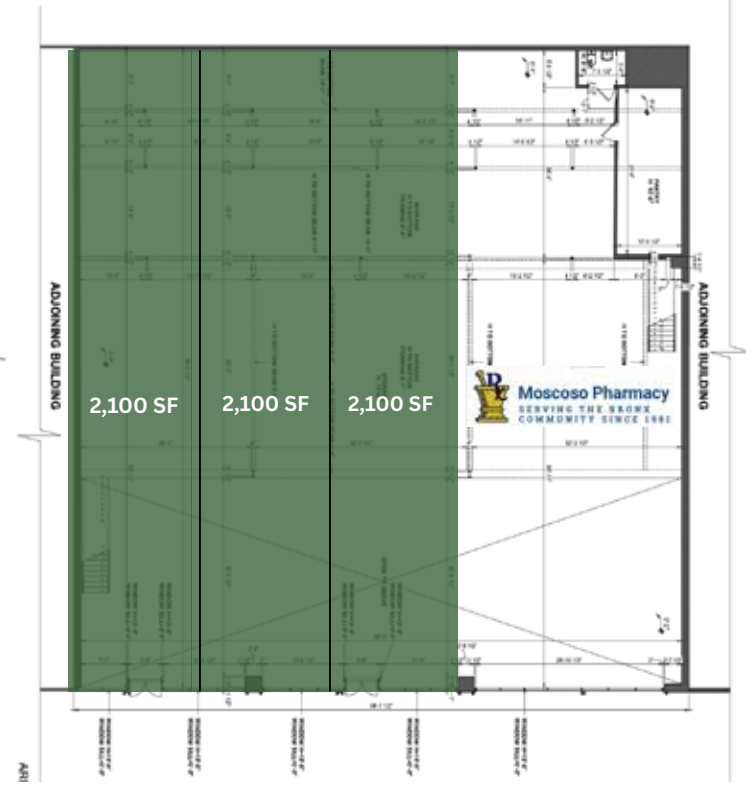
DIVISIBLE

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MEZZANINE SELLING SPACE (DIVISIBLE)

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TOTAL SPACE

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STREET FRONTAGE



AREA DEMOGRAPHICS

77,564

Residents

ZIP 10452 population

\$37,854

Med. HH Income

2023 ACS estimate

34.3

Median Age

Below state & National avg

141,358

Pop. Density

Per sq mile — top 0.1% U.S.

POPULATION & INCOME PROFILE

Total population (ZIP 10452)	77,564
Total households	26,636
Avg. persons per household	2.83
Median household income	\$37,854
Family household income	\$46,432
Per-capita income	\$19,491
Population below poverty line	Est. 35–40%
Median gross rent	\$1,354 / mo
Cost of living index	146.7 (U.S. avg = 100)
Unemployment rate	Est. 6–8%
290,000+ residents	Within ¼ mile of Jerome Ave

RACE & ETHNICITY (ZIP 11206)

White	67.2%
Hispanic / Latino	22.8%
Black / African American	4.8%
Asian	3.5%
Other / Two or more	1.7%

AGE PROFILE

Median age	34.3 yrs
NY State median age	39.0 yrs
National median age	38.8 yrs
Dominant age group	25–44 (working adults)
Spanish speakers at home	75.1% of residents
English speakers at home	31.7% of residents
Foreign-born residents	37.3% (28,180 people)
Car-free households	82.1% — transit-dependent

CONSUMER & RETAIL PROFILE

- 141,358 residents/sq mile — top 0.1% density in U.S
- 82% car-free — daily walk-to-retail shopping patterns
- Predominantly Hispanic/Latino & Caribbean community
- 290,000+ residents within ¼ mile of Jerome Ave
- Value retail, grocery & essential services in high demand
- Major rezoning (2018) fueling new development on corridor

Sources: U.S. Census Bureau 2023 ACS 5-Year Estimates · zip-codes.com · NeighborhoodScout · NYC Dept. of City Planning Jerome Ave Study · Cubit Planning 2025

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FOR LEASE.

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For Pricing: +1 (917) 792-1262

JOSEPH KAFIF

www.safdierealtygroup.com

joeyk@safdierealtygroup.com

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