

# THE RETAIL AT CROSS BRONX PLAZA

---





# 961 EAST 174TH STREET

CORNER OF EAST 174TH STREET & BRYANT AVENUE | CHARLOTTE GARDENS, THE BRONX



# 961 EAST 174TH STREET

CORNER OF EAST 174TH STREET & BRYANT AVENUE | CHARLOTTE GARDENS, THE BRONX

## PROPERTY HIGHLIGHTS

- Great exposure on 174th Street
- Space A can be divided in half
- High foot traffic
- Dense commercial/residential area
- Neighboring tenants include:  
*TJ Maxx, Stop & Shop, Autozone, IHop, Taco Bell, Burger King, Umi Hotpot & Sushi, Dunkin', McDonald's, Popeye's, Domino's, Montefiore Medical Center, Cubesmart, Extra Space Storage, & many more!*

**SPACE A:** 7,158 SF Ground Floor

**SPACE B:** 1,088 SF Ground Floor

**SPACE C:** 1,813 SF Ground Floor

**FRONTAGE:** A: 62' 7" | B: 16' 5" | C: 24' 8"

**CEILING HEIGHT:** 12'

**POSSESSION:** ASAP

**ASKING RENT:** Upon Request

**TRANSPORTATION:** 2 3 4 5 6





# 961 EAST 174<sup>TH</sup> STREET

CORNER OF EAST 174TH STREET & BRYANT AVENUE | CHARLOTTE GARDENS, THE BRONX

## SITE PLAN:

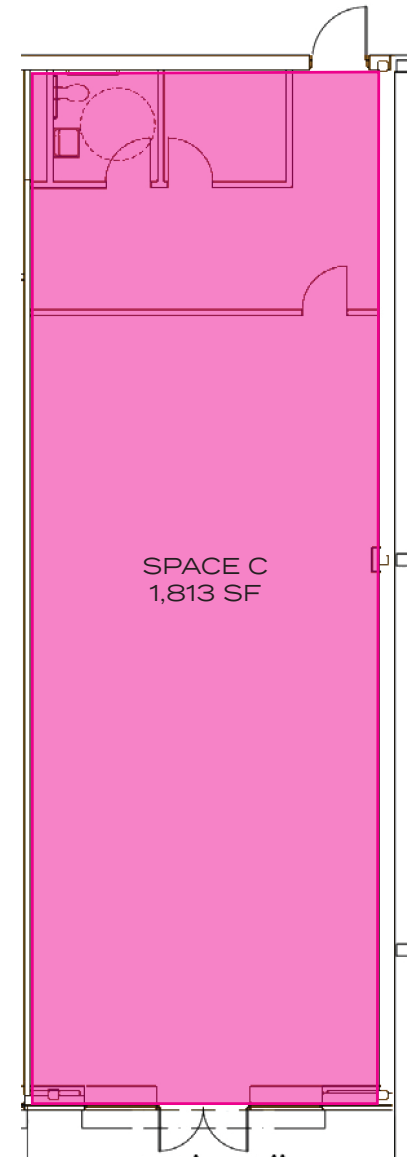
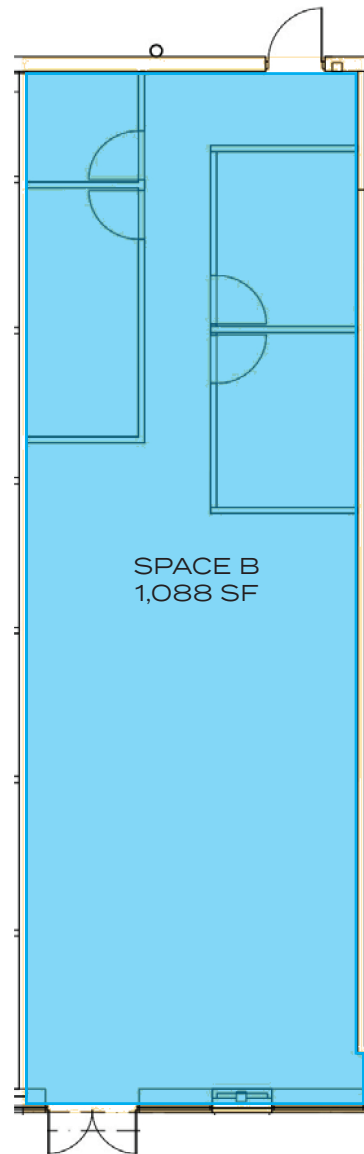
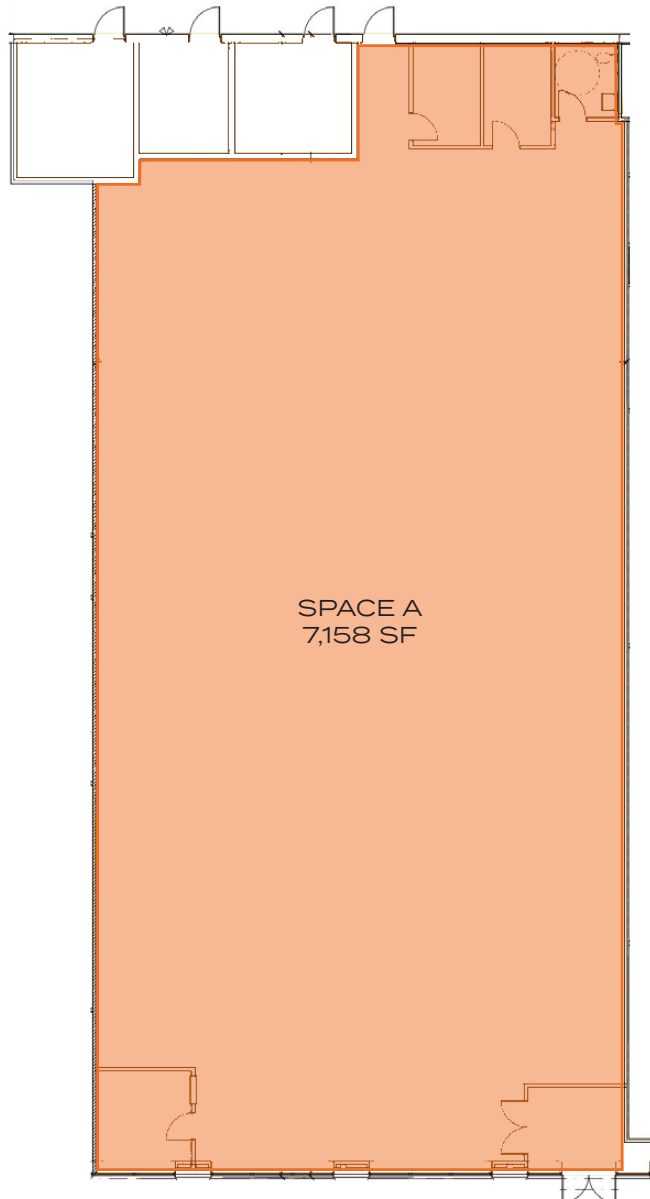
- SPACE A - 7,158 SF
- SPACE B - 1,088 SF
- SPACE C - 1,813 SF



# 961 EAST 174<sup>TH</sup> STREET

CORNER OF EAST 174TH STREET & BRYANT AVENUE | CHARLOTTE GARDENS, THE BRONX

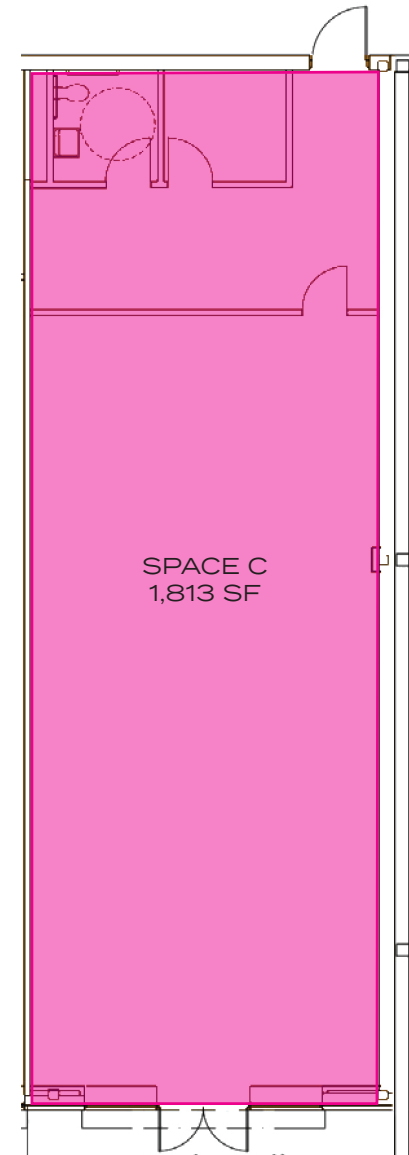
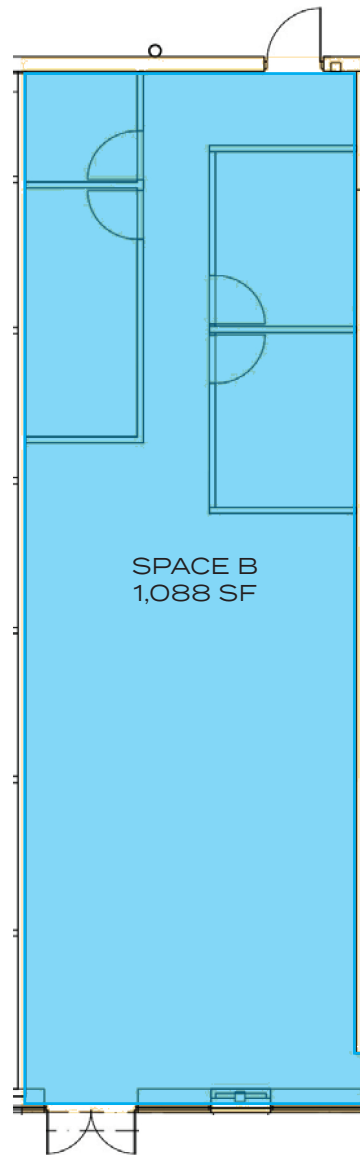
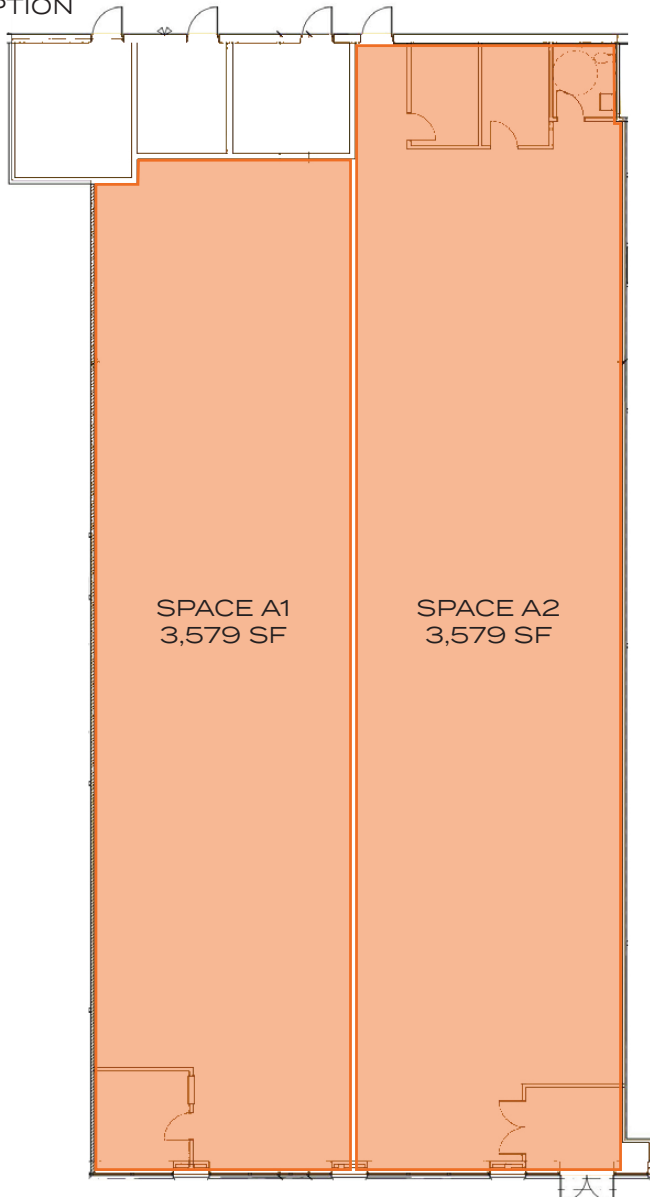
FLOOR PLANS:



# 961 EAST 174<sup>TH</sup> STREET

CORNER OF EAST 174TH STREET & BRYANT AVENUE | CHARLOTTE GARDENS, THE BRONX

FLOOR PLANS:  
DIVISION OPTION



# 961 EAST 174<sup>TH</sup> STREET

CORNER OF EAST 174TH STREET & BRYANT AVENUE | CHARLOTTE GARDENS, THE BRONX

FOR MORE INFORMATION,  
PLEASE CONTACT:

**YGAL LAHAM**

718.627.3751 | [YLaham@ksrny.com](mailto:YLaham@ksrny.com)

**FREDDY SOUID**

917.968.0329 | [FSouid@ksrny.com](mailto:FSouid@ksrny.com)

**JACK HAMADANI**

718.415.0095 | [JHamadani@ksrny.com](mailto:JHamadani@ksrny.com)

