

# Vacant Mott Haven Development Opportunity Prime Bronx Site With Repositioning Potential

410 E 138<sup>TH</sup> Street, Bronx, NY 10454



## PROPERTY HIGHLIGHTS

This vacant development opportunity offers investors and developers the chance to reposition or redevelop a sizable site within the rapidly growing Mott Haven submarket. Supported by strong surrounding residential growth, ongoing neighborhood investment, and excellent transportation access, the property is well-positioned for long-term value creation in one of the Bronx's most active corridors.

### PROPERTY DESCRIPTION

BOROUGH	BRONX
NEIGHBORHOOD	MOTT HAVEN
DESCRIPTION	RETAIL
BLOCK AND LOT	02282-0009
LOT DIMENSIONS	50' x 100'
BUILT DIMENSIONS	50' x 96'
TAX ASSESSMENT (25/26)	\$50,124
GROSS SQUARE FOOT	9,728 SF
TAX CLASS	4
FLOOR AREA RATIO/ALLOWED	1.92 / 4.8
ZONING	R6, C1-4

### ASKING PRICE

**\$4,000,000**

### TOTAL AIR RIGHTS

UNUSED AIR RIGHTS	5,472 SF
CURRENT BUILT AREA	9,729 SF
MAX BUILDABLE AREA	15,201 SF

**PPBSF**      **\$263**

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Property Demographics

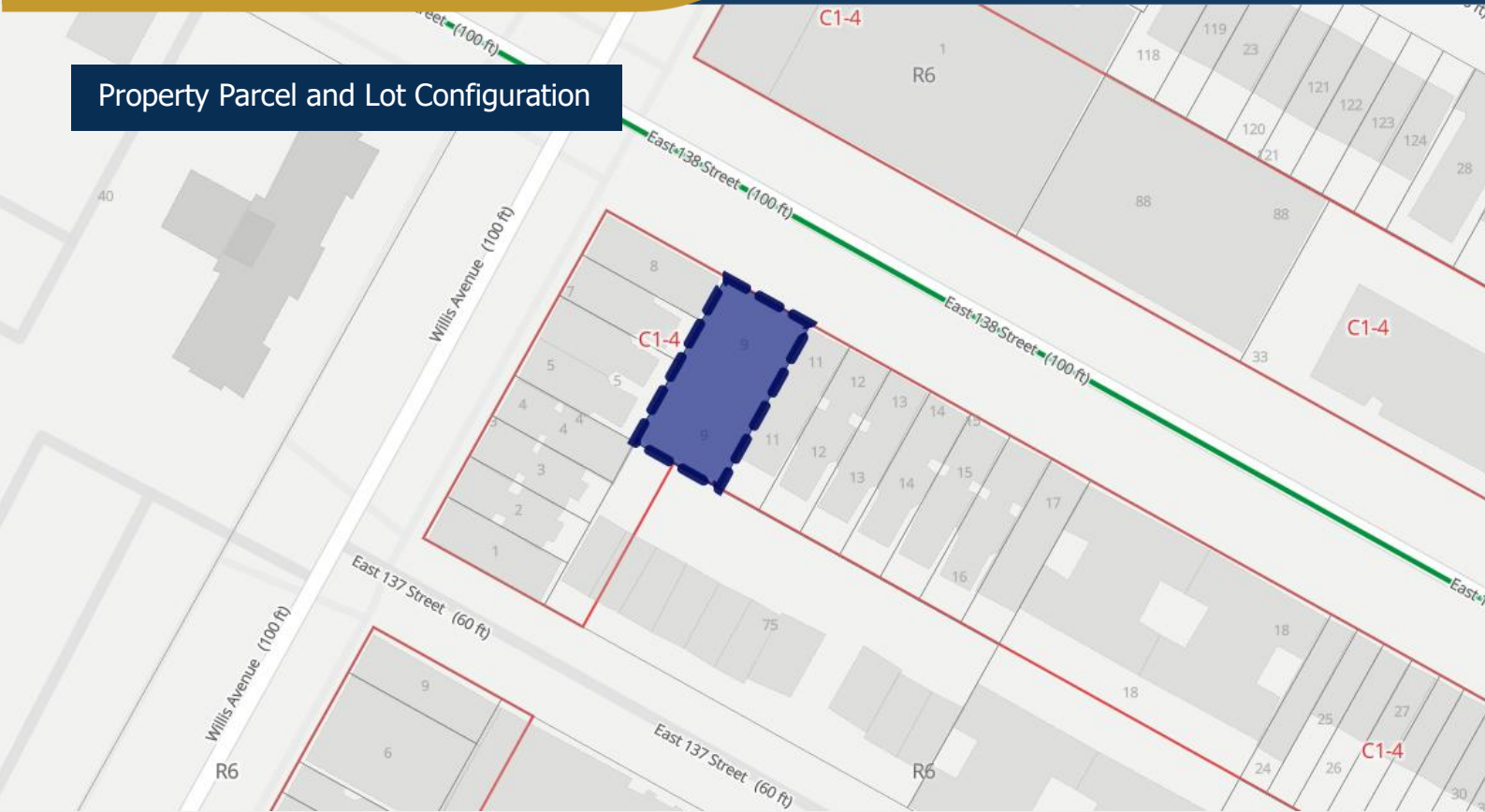
Population	2 miles	5 miles	10 miles
2020 Population	628,378	2,930,225	7,146,059
2025 Population	617,451	2,881,814	7,042,505
2030 Population Projection	628,623	2,922,516	7,121,746
Median Age	37.7	39.4	39.2
Bachelor's Degree or Higher	25%	39%	41%
U.S. Armed Forces	219	822	2,410

Households	2 miles	5 miles	10 miles
2020 Households	242,798	1,187,034	2,851,710
2025 Households	234,710	1,157,846	2,786,998
2030 Household Projection	239,508	1,179,764	2,828,522
Owner Occupied Households	24,371	248,615	749,954
Renter Occupied Households	215,137	931,148	2,078,568
Total Specified Consumer Spending	\$4.7B	\$30.6B	\$79.4B

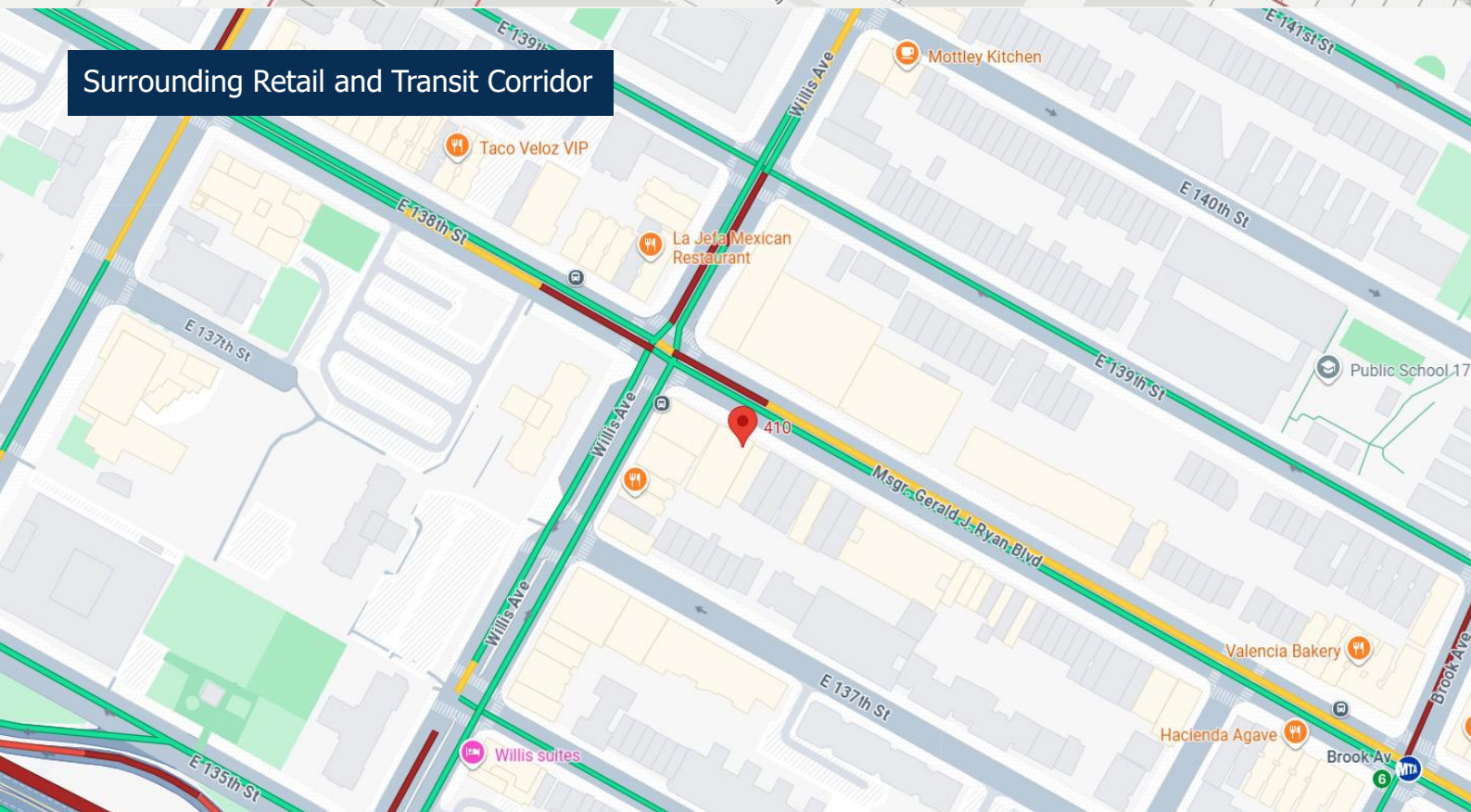
Income	2 miles	5 miles	10 miles
Avg Household Income	\$69,616	\$108,150	\$117,866
Median Household Income	\$42,339	\$70,741	\$82,434
< \$25,000	83,658	266,732	547,162
\$25,000 - \$50,000	46,844	181,732	402,561
\$50,000 - \$75,000	33,485	156,450	360,476
\$75,000 - \$100,000	21,400	114,703	280,135
\$100,000 - \$125,000	12,666	88,866	238,233
\$125,000 - \$150,000	8,136	62,877	175,003
\$150,000 - \$200,000	12,802	89,131	252,119
\$200,000+	15,720	197,355	531,309

# 410 E 138<sup>TH</sup> STREET BRONX, NY 10454

## Property Parcel and Lot Configuration



## Surrounding Retail and Transit Corridor





**FOR MORE INFORMATION, PLEASE CONTACT**

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