

459 E 149th Street

Bronx, New York

2,776 SF & 1,522 SF FOR LEASE

49,720 SF BUILDING



SIMONE[®]
DEVELOPMENT COMPANIES

Josh Gopan

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Exclusive Brokers - RIPCO
Miles Mahony/Christopher Walther
(718) 233-6565

Available Immediately

Information contained herein subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing, including the withdrawal without notice.



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2,776 SF & 1,522 SF
 Available For Lease



GROCERY-ANCHORED RETAIL & MEDICAL OFFICE AVAILABLE FOR LEASE

- 2,776 SF
Second Generation Restaurant
 (Divisions considered)
- 1,522 SF
- + Price upon request
- + Available Immediately

Existing Property Features

- + Major Tenant: Super Fresh, Sun River Health, DaVita, MCNY, Dunkin, VistaSite Eye Care

- + 83 Rooftop Parking Spaces
- + Near #2 & #5 Subway
- + Prime Location
- + Excellent Visibility
- + High Pedestrian Traffic

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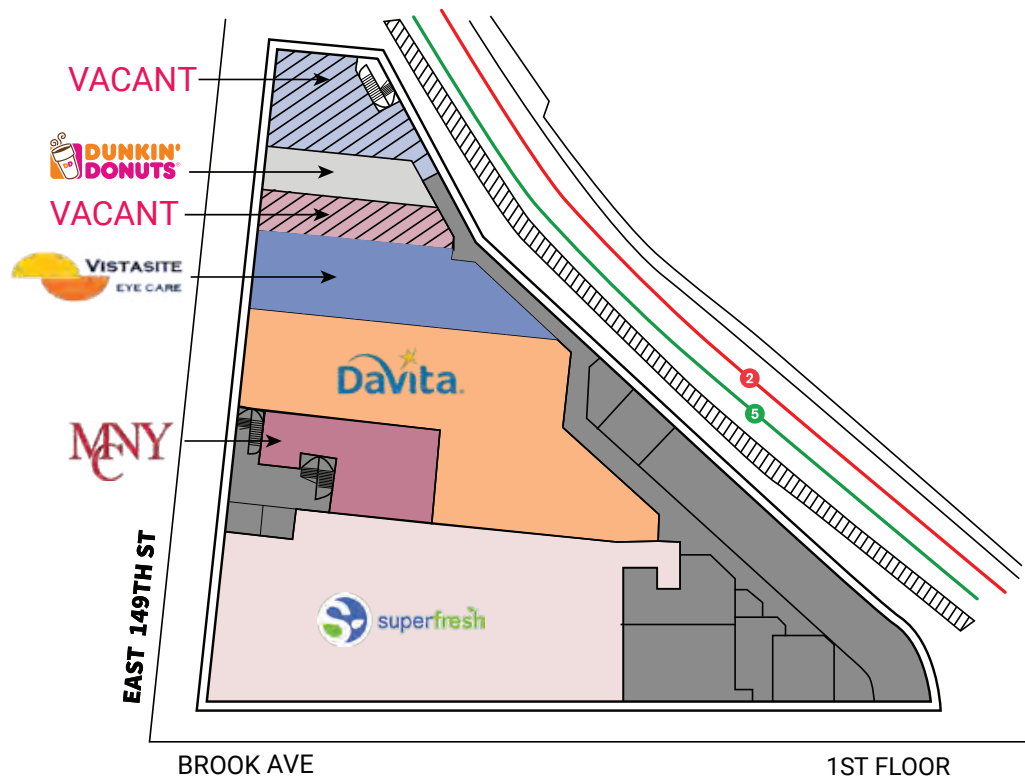
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Site Plan & Highlights

459 East 149th Street, Bronx, New York

49,720 SF BUILDING
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1st Floor Plan



Property Highlights

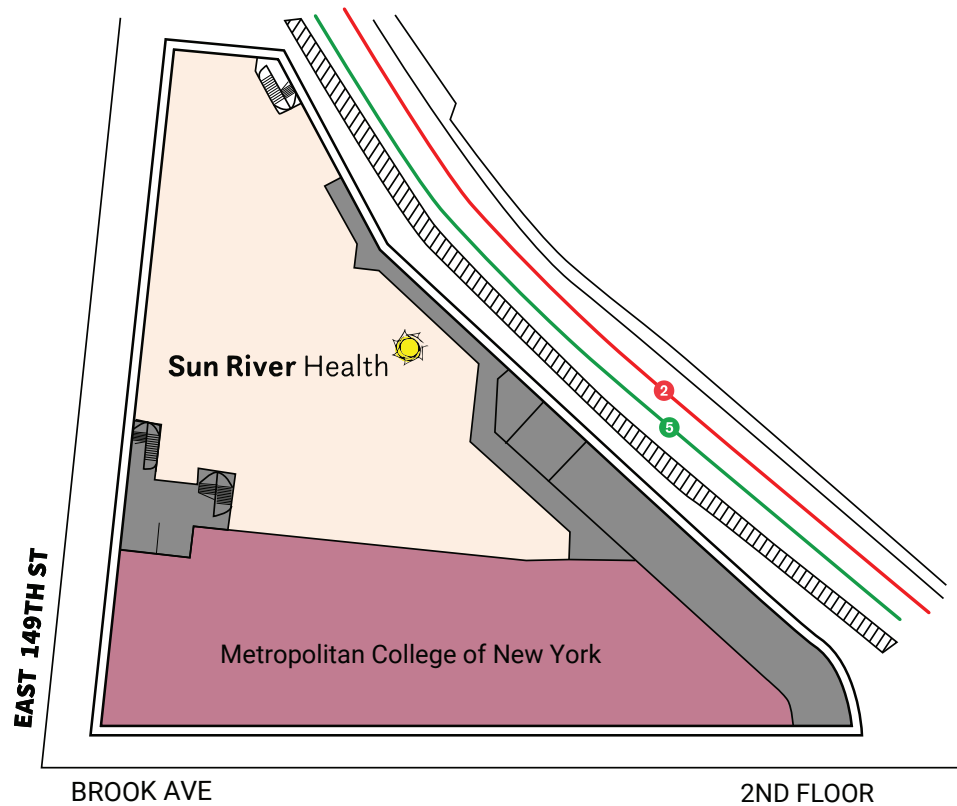
- + Major Tenant: Super Fresh, Sun River Health, DaVita, MCNY, Dunkin, VistaSite Eye Care
- + 83 Parking Spaces
- + Near #2 & #5 Subway
- + Prime Corner Location with Excellent Visibility

Site Plan & Highlights

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2nd Floor Plan



Property Highlights

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Site Plan & Highlights

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Roof - Parking



Property Highlights

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Specifications

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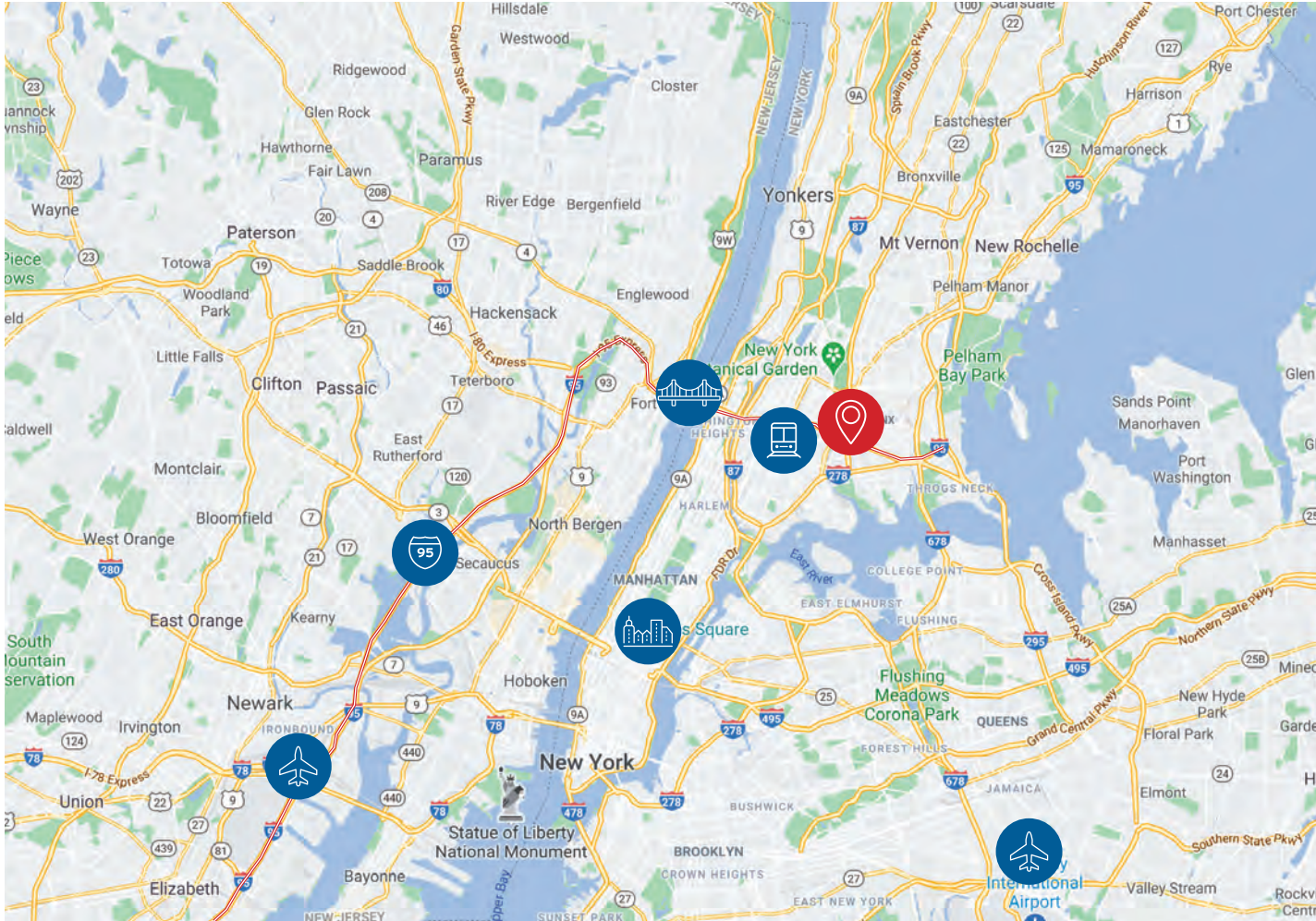
Specifications

Building Size	49,720 SF (2 stories)
Available SF	4,298 SF
Stories	2
Parking	83 parking spaces
Property Type	Grocery-Anchored Retail & Medical Office
Block/Lot	2294/7501
Heat	Independantly Controlled Units
Condition	New

Location & Landmarks

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Key Landmarks



Address
459 E. 149th Street
Bronx, NY



Interstate 95
10 Mile



George Washington Bridge
5 Miles



JFK Airport
16 Miles

Newark Airport
25 Miles



2 and 5 Subway
.1 Miles



Manhattan
5 Miles