

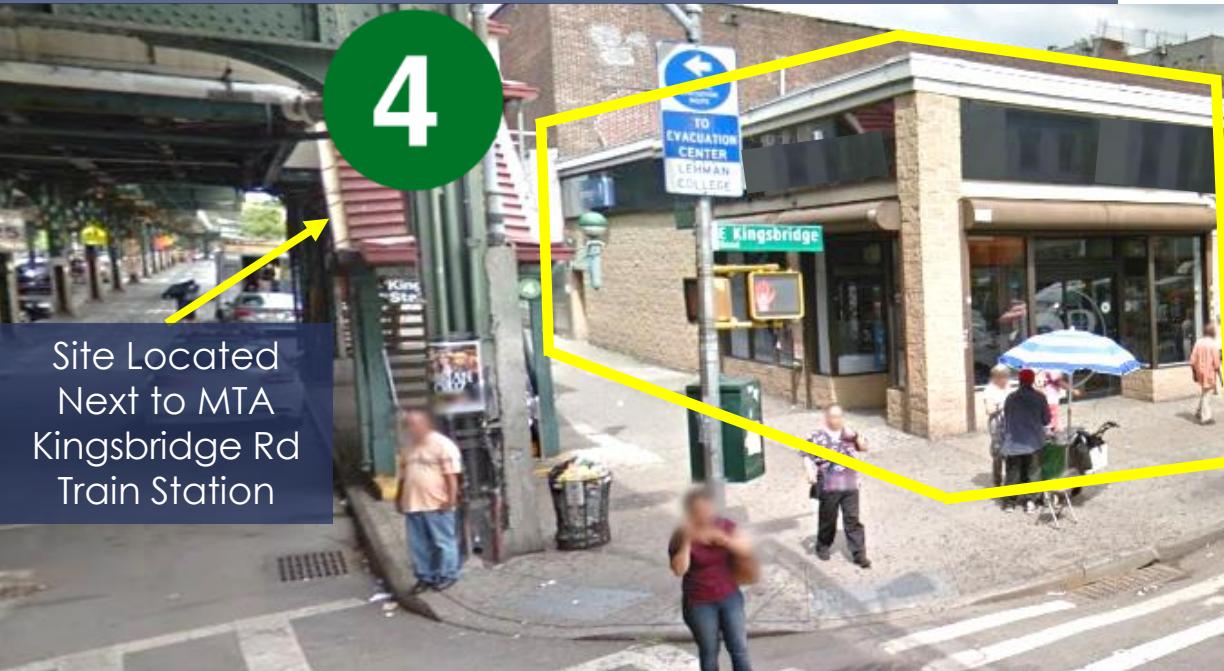
ULTRA PRIME BUSY END-CAP RETAIL

Highly Visible Retail @ Jerome Ave & Kingsbridge Rd
1-15 E Kingsbridge Rd, Bronx, NY 10468



4

Site Located
Next to MTA
Kingsbridge Rd
Train Station



2021 TRAFFIC COUNT	15,000	
APPROXIMATE 2019 RIDERSHIP	Weekday	Weekend
4-TRAIN	9,000	9,000
BX9 BUS	14,000	17,000

FOR LEASE: HIGH PROFILE CORNER RETAIL 1,600 Sq. Ft. | CONTACT BROKER FOR RENTAL RATE

- Superb Retail Corner with Visibility and Proximity to MTA-4 Train
- High Density Shopping Hub Across from the Kingsbridge Armory Site
- Tap Into the Buying Power of the Bronx

- Immaculate Frontage & Signage (20 Ft x 80.5 Ft)
- Additional Uses Permitted: Food, Office, Medical, Urgent Care, Financial, Fitness, Theater/Entertainment
- Multiple Bus Stops Directly in Front of Site



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: 914-779-8200 x115 jgordon@admiralrealestate.com

BROKERS
PROTECTED

BRONX, NY | 1-15 E KINGSBRIDGE AVENUE

High Profile Corner at Bustling Intersection
Next to MTA 4-Train Kingsbridge Ave Station
1,600 Sq. Ft. End-Cap Retail Space



PROPERTY INFORMATION

Uses: Standard/general retail food, office, medical, urgent care, fitness, financial, entertainment

Location: Fordham Manor / Kingsbridge Jerome Ave & E/W Kingsbridge Rd; Near Grand Concourse

Public Transpo: Immediate access to 4-train and multiple bus stops; 3 blocks from MTA B & D Kingsbridge Rd stations

Neighbors: SAMA Department Store, Morton Williams Supermarket, McDonald's, Dunkin' Donuts, Chase Bank, etc.

Highway Proximity: Located between I-87 & Bronx River Parkway

SPACE INFORMATION

- 1,600 SF end-cap site
- Rare corner signage opportunity
- Fantastic visibility from all directions
- Incredible pedestrian and vehicle traffic
- Additional basement space may be made available

DEMOGRAPHICS

By Radius	.25-Mile	.50-Mile	.75-Mile
Average HH Income	\$49,507	\$51,447	\$49,325
Median HH Income	\$35,438	\$36,460	\$34,829
Population	16,198	81,166	135,605
Total Households	5,198	26,170	43,979
Disposable Income	\$38,269	\$39,512	\$37,967
Medical Expenses	\$2,661	\$2,807	\$2,675
Retail Potential	\$97M	\$509M	\$856M



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VISIBILITY/ SIGNAGE



On Jerome Ave facing south

On E Kingsbridge Rd facing north



ADMIRAL
REAL ESTATE SERVICES



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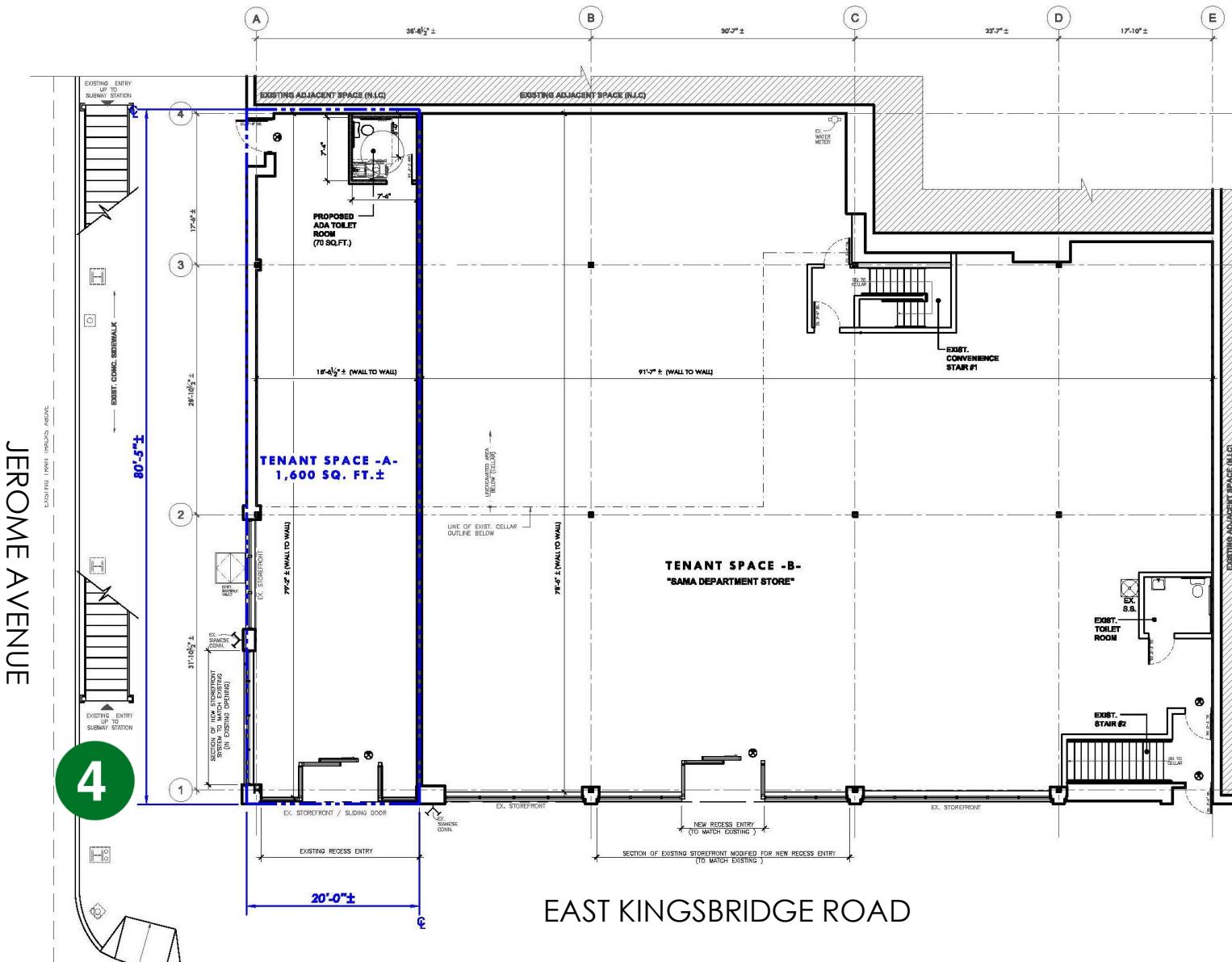
SITE PLAN

Full Property



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Full Property



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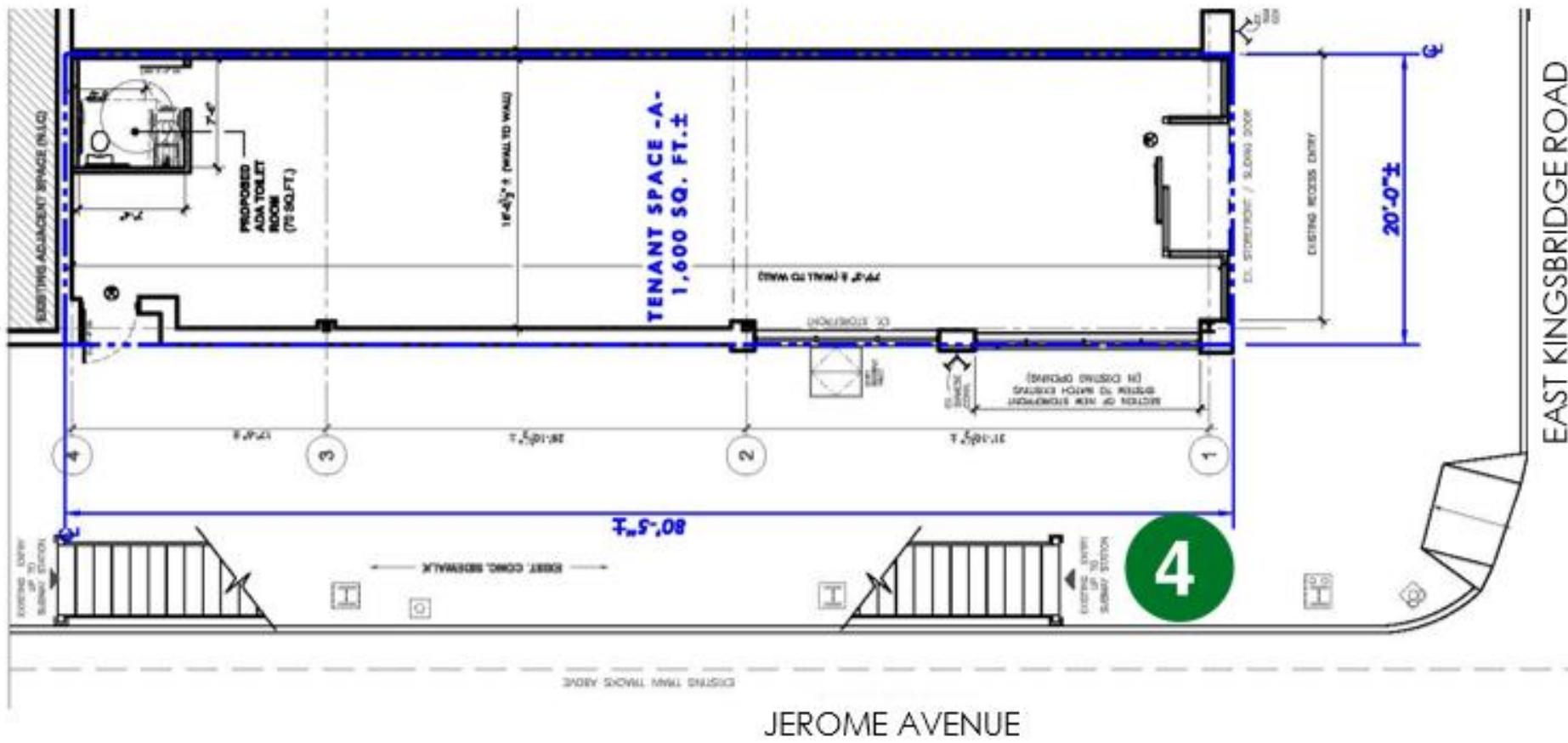
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ADMIRAL REAL ESTATE SERVICES

SITE PLAN

Subject Site Close-Up



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SITE AERIAL & MTA TRANSIT



Four (4) bus stops within steps of site

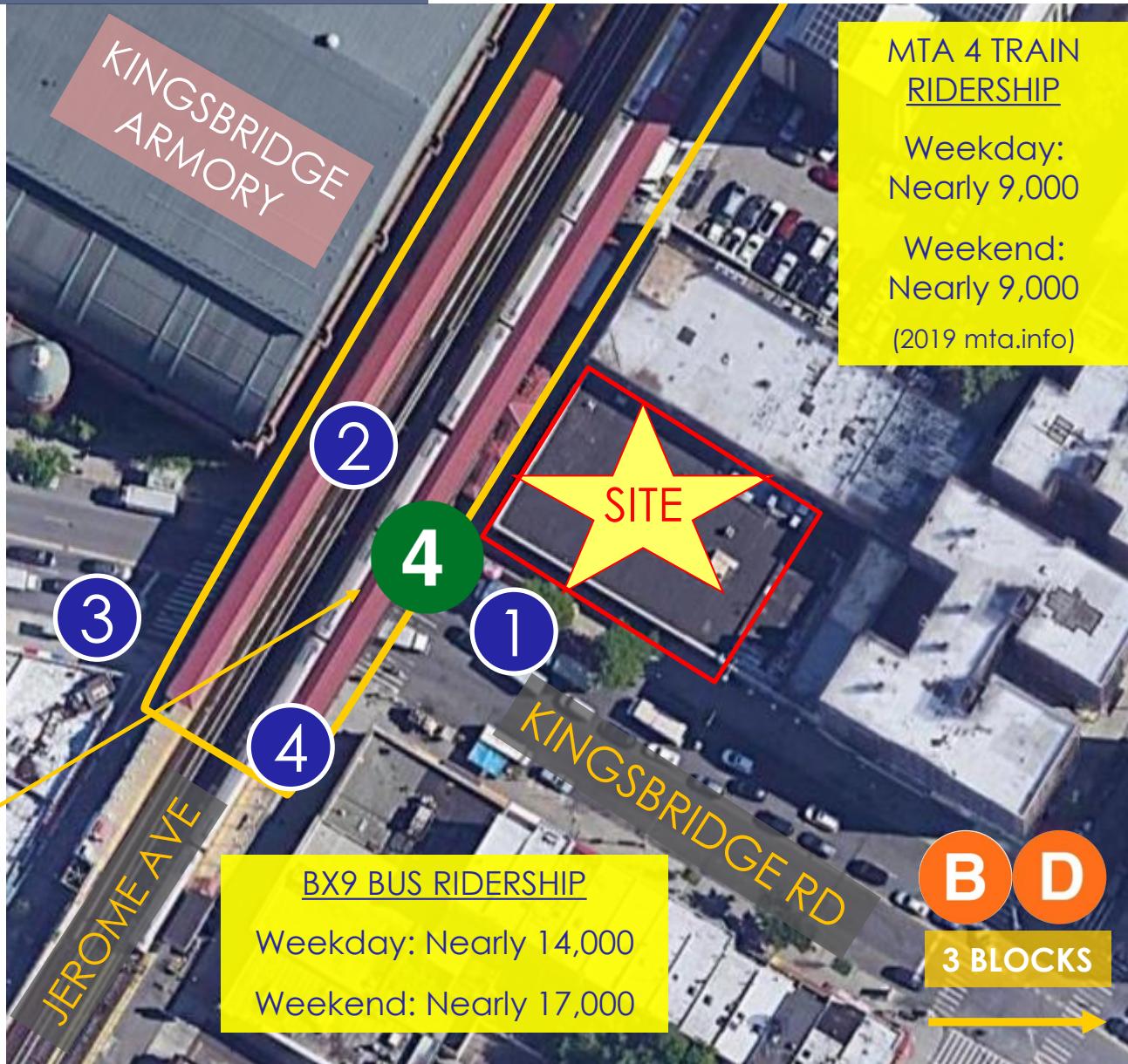
1. (1) Immediate access directly in front of site on East Kingsbridge Rd (westbound)
2. (1) From site west across Jerome Ave (southbound)
3. West Kingsbridge Rd and corner of Jerome Ave (eastbound)
4. (1) On Jerome Ave and East Kingsbridge Rd (northbound)



New York City
Subway

Kingsbridge Road
Train Station

*B & D Trains only
3 blocks east at
Grand Concourse



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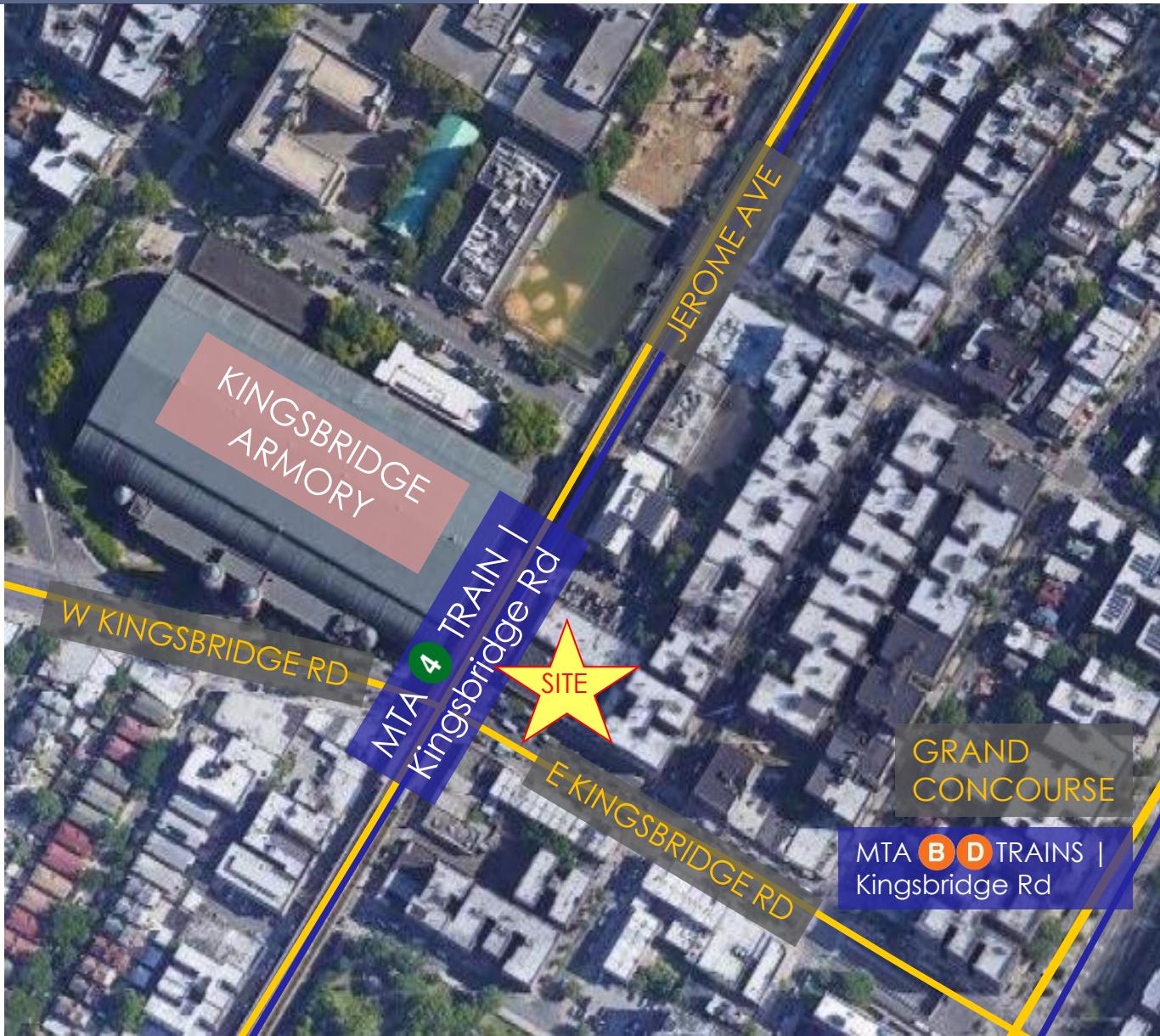
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ADMIRAL
REAL ESTATE SERVICES



MAIN LOCAL ROUTES & SUBWAY AERIAL

- MTA 4-Train Kingsbridge Rd Station
- MTA B \$ & D Trains Kingsbridge Rd Station
- East Kingsbridge Rd
- West Kingsbridge Rd
- Jerome Ave
- Grand Concourse



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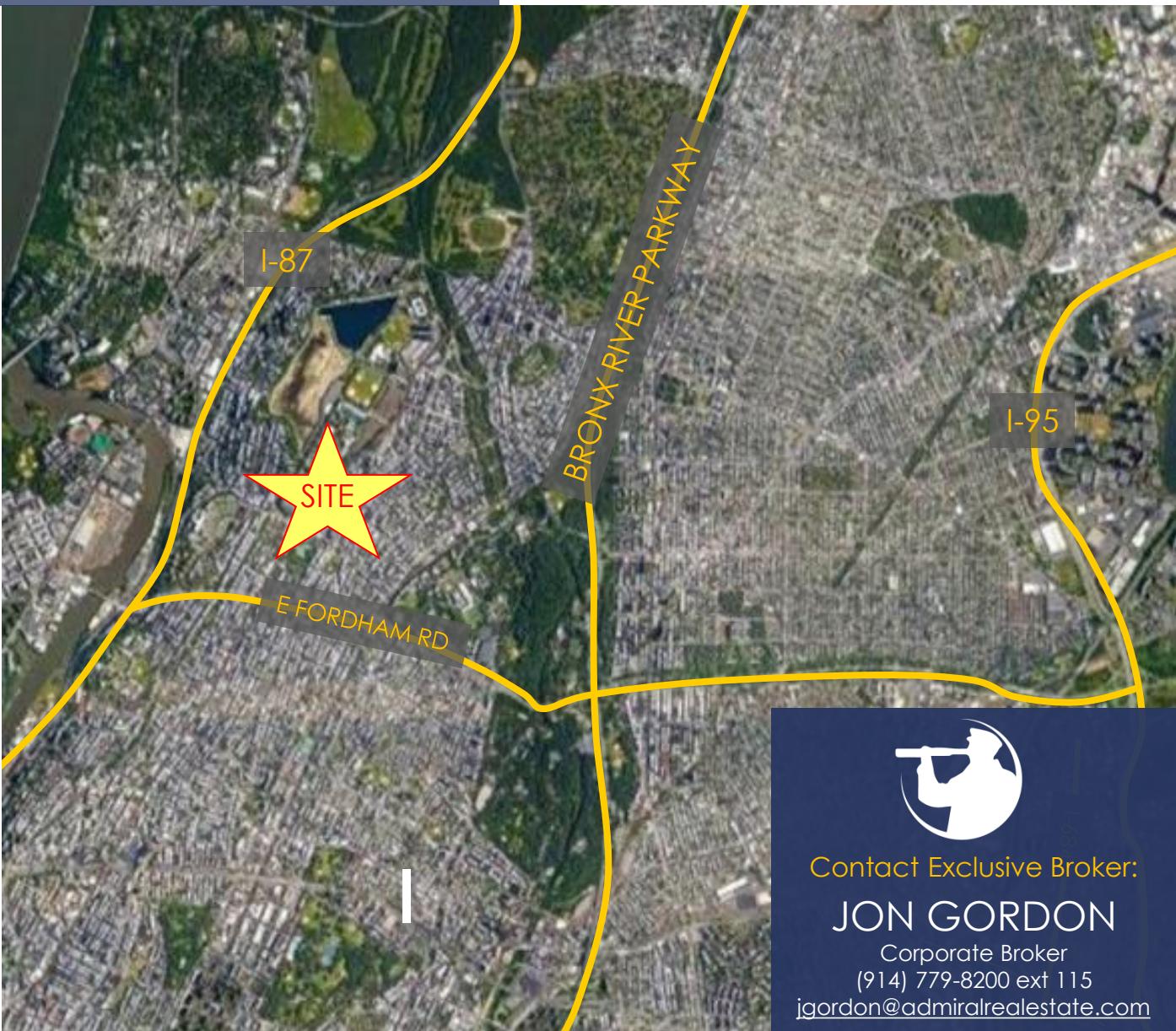
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REGIONAL HIGHWAY AERIAL

Fordham Manor/
Kingsbridge

- Grand Concourse
- Bronx River Parkway
- I-87 / Major Deegan Expy
- I-95



Contact Exclusive Broker:

JON GORDON

Corporate Broker

(914) 779-8200 ext 115

jgordon@admiralrealestate.com