#### RECENTLY LISTED

### PRIME RETAIL/Office PROPERTY FOR LEASE

# 2486 Webster Avenue

# N/E/C 189<sup>th</sup> St., Just south of Fordham Rd.

The Bronx, NY 10458

SPACE: Ground 2<sup>nd</sup> Fl.\* LL.

5,000+/- SF 5,000+/- SF

50' Front on Webster & 103' Front on 189th, May build 3rd Fl.

Will divide 1st fl.

LISTED RENTAL: \$23,500 /Mo. 14,500 /Mo. 10,500 /Mo

**POSSESSION:** Arrange **TERM:** Arrange

**COMMENTS:** The Bronx's No 1 Market-Strong Co-Tenant

**Next to** Acadia Realty Trust's retail / 130k SF Office building:

Sears, Walgreen, Best Buys, 24 Hr Fitness,

NYC High School 50K SF, Burlington Coat Factory just North of Fordham

Applebee's, Finish Line, T.J. Maxx

# For further details on this property contact exclusive agent

### **BARRY FIELDS**

212-994-3203 \*E-Mail: barry.fields@ccrny.com





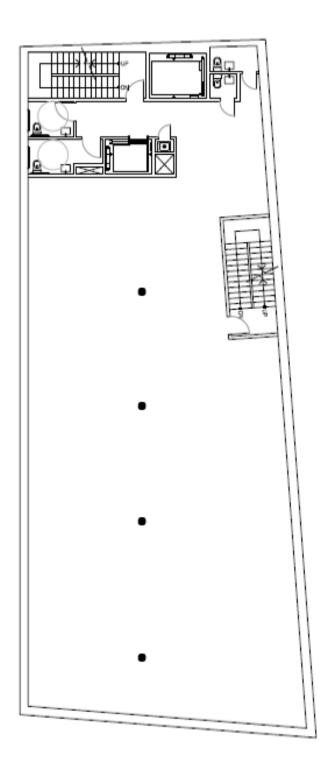
Barry was recently designated an "Industry Leader" by Real Estate Weekly

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## **All 3 Floors**



189<sup>th</sup> St.

Webster Ave