

# PRIME BRONX FLAGSHIP RETAIL

## LEASING OPPORTUNITY

51,200 Square Foot Corner White Plains Road-  
High Visibility-Onsite Parking-Institutional-Grade Site

Will consider Sale!

2916-2926 White Plains Road, Bronx NY 10467



**Lease aggressively priced at \$33/SF NNN — Prime White Plains Road  
Frontage with heavy foot, public transit and vehicle traffic.**

**This site is well-positioned for and possible subdivision Zoning R6, C2-3:**

Grocery / Specialty Food Anchors / Urgent Care / Medical / Multi-Provider Health Systems / Fitness / Wellness Concepts (mid-box to large format) / Educational / Training Institutions / Financial Services / Credit Union Branch Expansion / Fast Casual / High-Volume QSR Concepts (where applicable) / Religious or Institutional Uses requiring scale and access. The Bronx continues to demonstrate strong fundamentals makes this combination well-located corner sites increasingly scarce and highly competitive.



HOULIHAN LAWRENCE

399 Main St, Armonk NY 10504

**For more information pricing or to view this property  
Contact Exclusive Agent: Bruce Wenig 914.844-2478  
or on-line at [Bwenig@houlihanlawrence.com](mailto:Bwenig@houlihanlawrence.com)**

**[www.brucewenig.com](http://www.brucewenig.com)**

The information contained in this document has been obtained from owner and outside sources and is believed to be accurate. Houlihan Lawrence, makes no representations as to the correctness and accuracy of the information contained in this document.

# Prime Bronx End-User, Investment & Development Opportunity

## **Property Highlights:**

- ±51,200 SF existing building (2 stories)
- 36,853 SF lot (3 combined parcels)
- Corner property with exceptional frontage and visibility
- Parking lot with multiple curb cuts
- Flexible Zoning R6 C2-3

## **Ideal for End Users:**

- Immediate occupancy with substantial existing space
- Rare on-site parking for customers, staff, and operations
- Ideal for retail, medical, educational, or institutional use
- Long-term upside through future expansion or redevelopment

## **Ideal for Potential Investment or Development:**

- Potential investment with high cap rate
- Significant unused air rights
- Strong candidate for mixed-use or community facility development
- Corner exposure on a major commercial corridor
- Positioned for long-term growth and value creation

## **Location Highlights:**

- High-traffic corridor on White Plains Road
- Prime White Plains Road heavy foot, public transit and vehicle traffic
- Excellent visibility and accessibility
- Surrounded by national retailers, local businesses, and dense residential population

## **Opportunity:**

A rare combination of scale, parking, and development potential in one of the Bronx's most active commercial corridors



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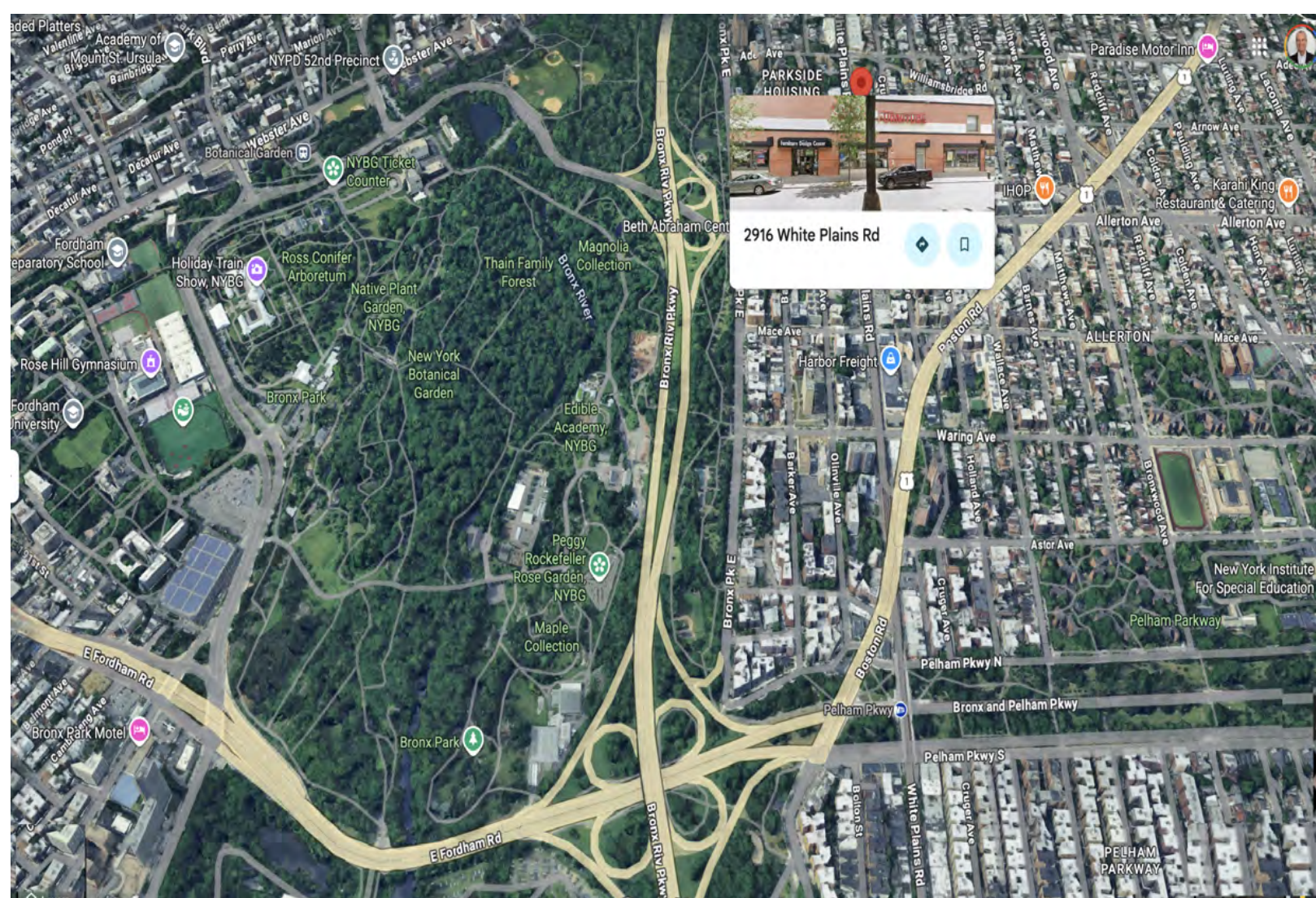
**Subway (2 / 5 Lines – White Plains Rd Line)**  
 Allerton Ave, Burke Ave, Gun Hill Rd, and Pelham Pkwy stations are all within walking distance (approx. 4–16 minutes), providing direct access to Manhattan, the Bronx, and Brooklyn via the 2/5 express/local lines.

**Bus Transit (Frontage on White Plains Road)**  
 Multiple high-frequency routes run directly along the corridor, including BX39 and BXM11 express service to Midtown, plus BX12, BX30, BX41, and BX31 nearby connections.

**Strong daily commuter flow with direct street-level transit access and high retail exposure along White Plains Road.**



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## **PRIME BRONX DEVELOPMENT / OWNER-USER OPPORTUNITY** **INVESTMENT PROFILE:**

Corner Commercial Property | White Plains Road Exposure | Strong  
Redevelopment Upside. Zoning R6, C2-3.

This is a rare opportunity to acquire a large, highly visible site combining scale, parking, and  
long-term upside in one of the Bronx's most established and active commercial corridors.

Flexible zoning allowing multiple use scenarios and redevelopment potential.

The property is well-positioned for both immediate end-user occupancy and future value  
creation through redevelopment or repositioning.

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