

1673-1675 WESTCHESTER AVE

BRONX, NY



RETAIL SPACES FOR LEASE IN NEW DEVELOPMENT

RETAIL B
3,552 RSF
ASKING \$50.50/RSF

RETAIL C
6,117 RSF
ASKING \$50.50/RSF

*ADJACENT TO FINE FARE MARKET, CVS, CARE MAX & POST OFFICE
ACCESSIBLE TO #6 TRAIN, BX4, BX27, I-95 & SPRAIN BROOK PARKWAY*

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

CONTACT EXCLUSIVE LISTING AGENT:

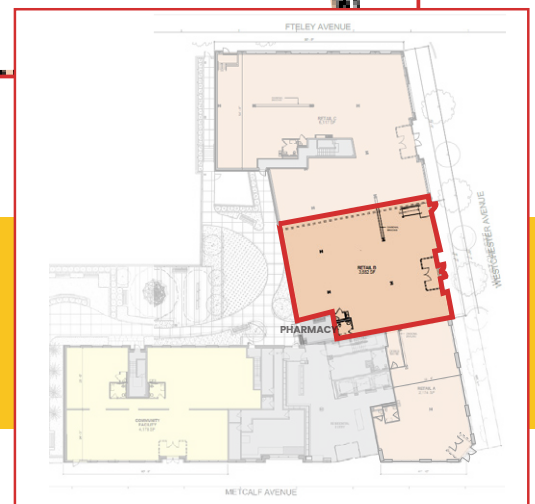
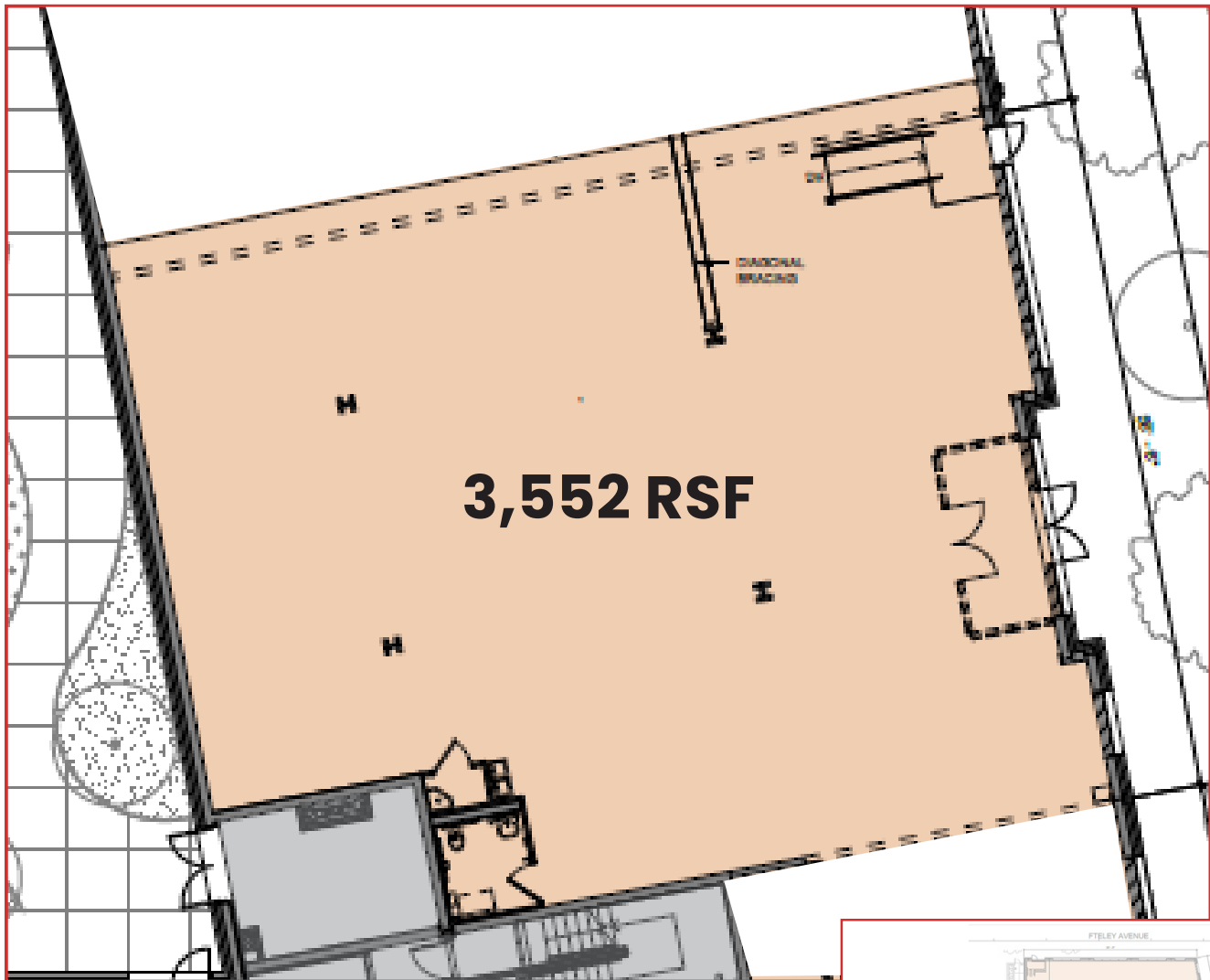
Stephen Kaufman
914.968.8500 x315

skaufman@rmfriedland.com

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1673 WESTCHESTER AVE | RETAIL B

12-STORY BUILDING WITH 220 RESIDENTIAL UNITS ABOVE



STEPS TO CVS AND FINE FARE
WALK TO MORRISON AVE/SOUNDVIEW SUBWAY
CLOSE TO HIGHWAYS

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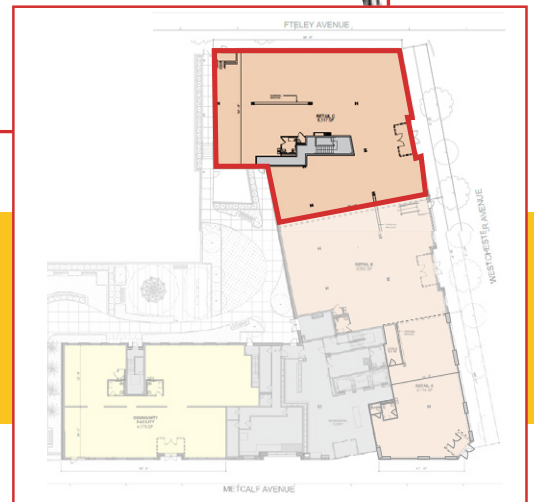
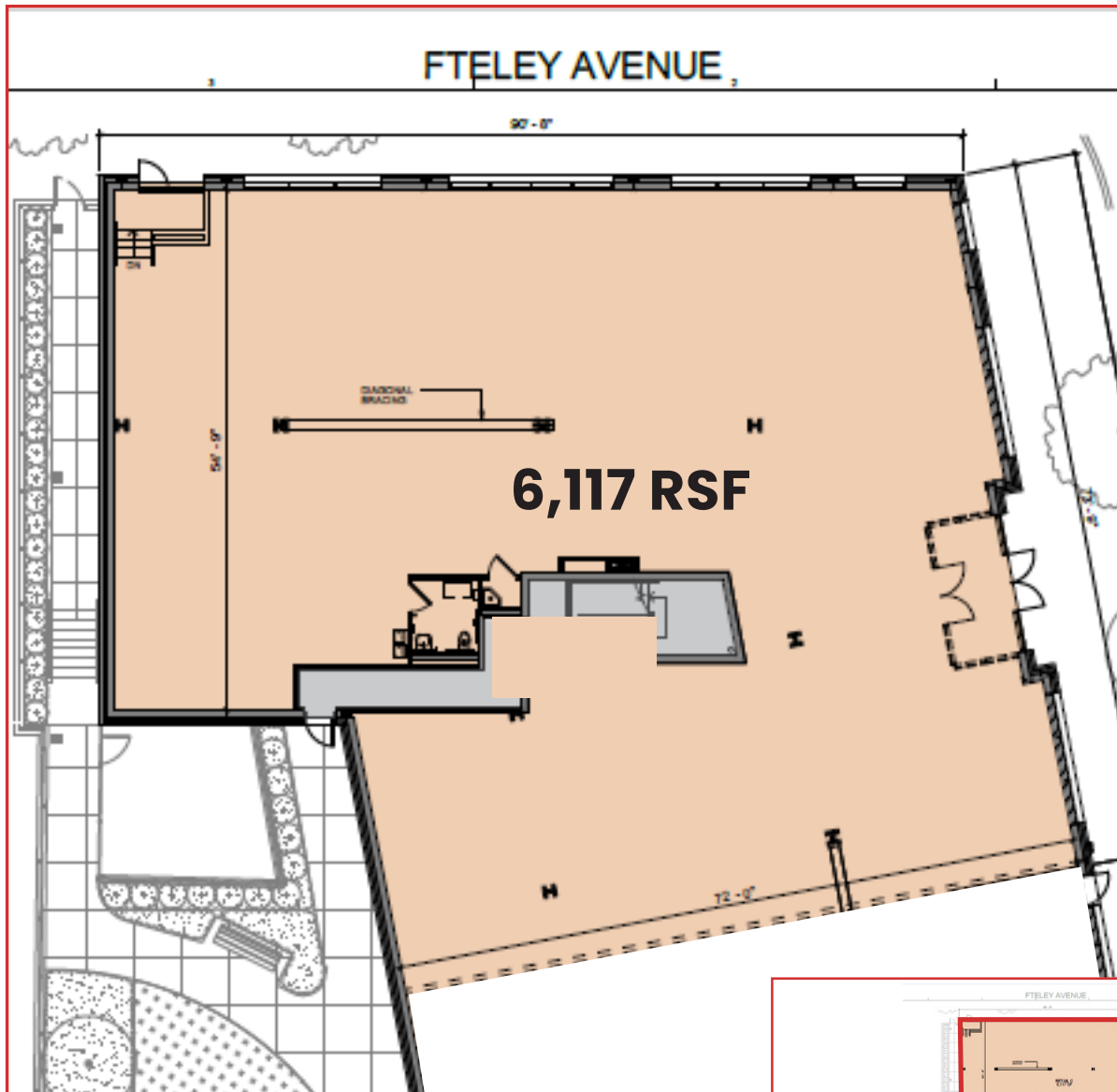
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1675 WESTCHESTER AVE | RETAIL C

STRONG RETAIL IN A NEW DEVELOPMENT



STEPS TO CVS AND FINE FARE
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DEMOGRAPHICS

CVS DRAWS 220,000+ VISITS/YEAR



1673-1675 WESTCHESTER AVE

MTA

CVS
pharmacy

UNITED STATES
POSTAL SERVICE

FINE FARE
Supermarkets

Bronx
River
Pkwy

DEMOGRAPHICS	0.25 MILES		0.5 MILES		1 MILE		
	Population	Number of Households	Average HH Income	Annual HH Expenditure	Annual Retail Expenditure	Annual Food & Beverages Expenditure	Annual Health Care Expenditure
	13,387	4,487	\$55,123	\$209.14 M	\$97.16 M	\$31.55 M	\$17.53 M
	49,840	16,639	\$58,141	\$826.55 M	\$384.37 M	\$124.5 M	\$69.19 M
	161,443	58,814	\$68,562	\$3.22 B	\$1.5 B	\$482.17 M	\$269.61 M

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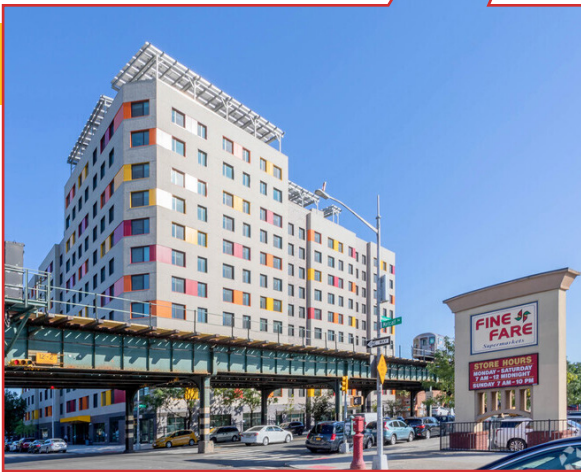
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ACCESSIBILITY

EASY ACCESS TO #6 TRAIN, BX4, BX27, I-95 & SPRAIN BROOK PARKWAY



TRANSPORTATION

- | | | |
|--|----------------------------|---------------------|
| | Morrison Ave/Soundview Ave | 2 min walk (0.1m) |
| | Bx4, Bx4a, Bx27 | 2 min walk (0.1m) |
| | St. Lawrence Ave | 6 min walk (0.3m) |
| | Bronx River Parkway | 3 min drive (0.6m) |
| | I-95 | 6 min drive (0.8m) |
| | I-278 | 7 min drive (1.2 m) |

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