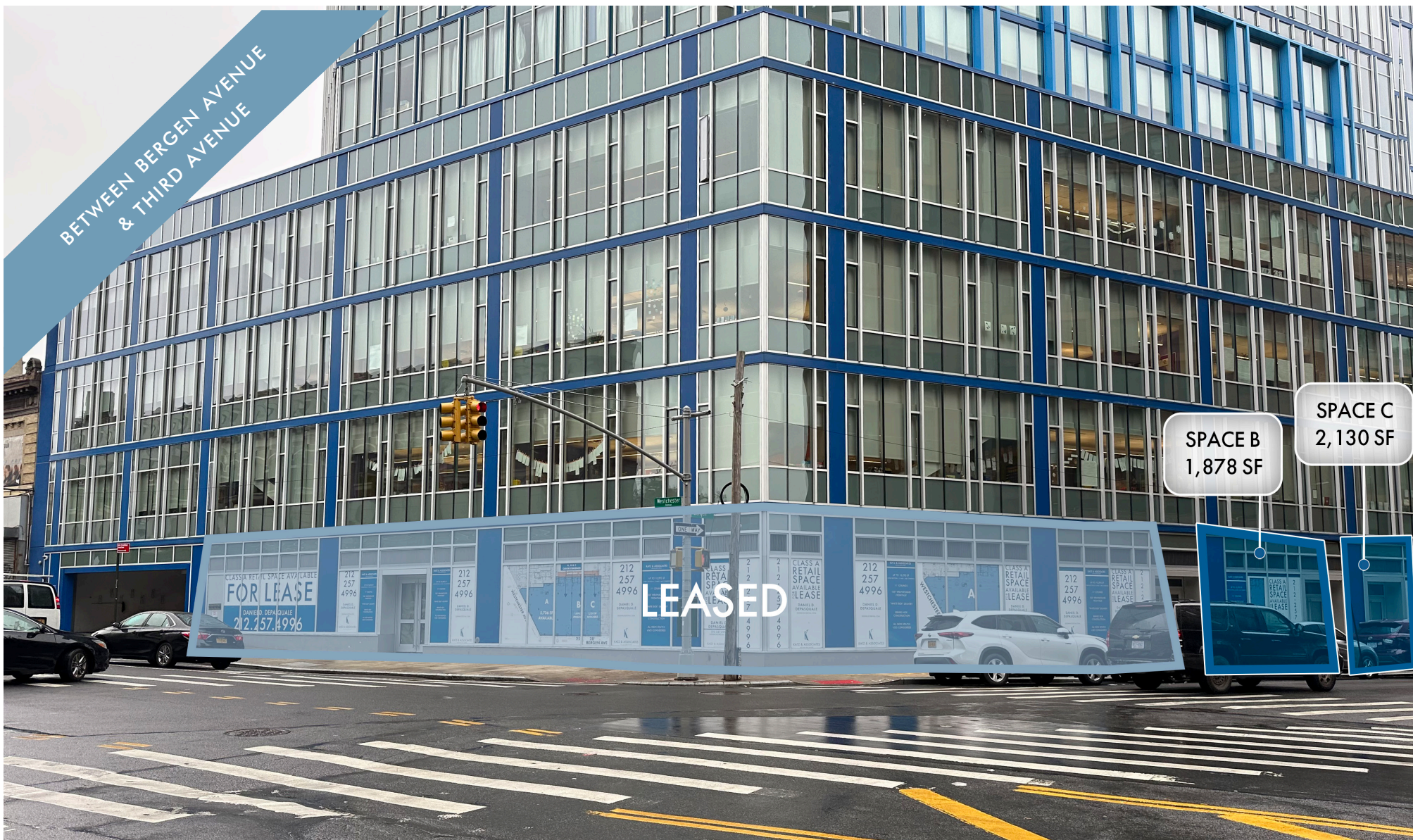


425 WESTCHESTER AVENUE, BRONX, NY 10455

BETWEEN BERGEN AVENUE
& THIRD AVENUE



SPACE B
1,878 SF

SPACE C
2,130 SF

4,008 SF AVAILABLE | BRAND NEW CONSTRUCTION IN THE HUB

BRIAN KATZ
CEO
briankatz@katzretail.com
(212) 257-4995

EXCLUSIVE RETAIL LISTING
KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

DANIEL D. DEPASQUALE
VICE PRESIDENT
ddd@katzretail.com
(212) 257-4996

PROPERTY OVERVIEW

HIGHLIGHTS

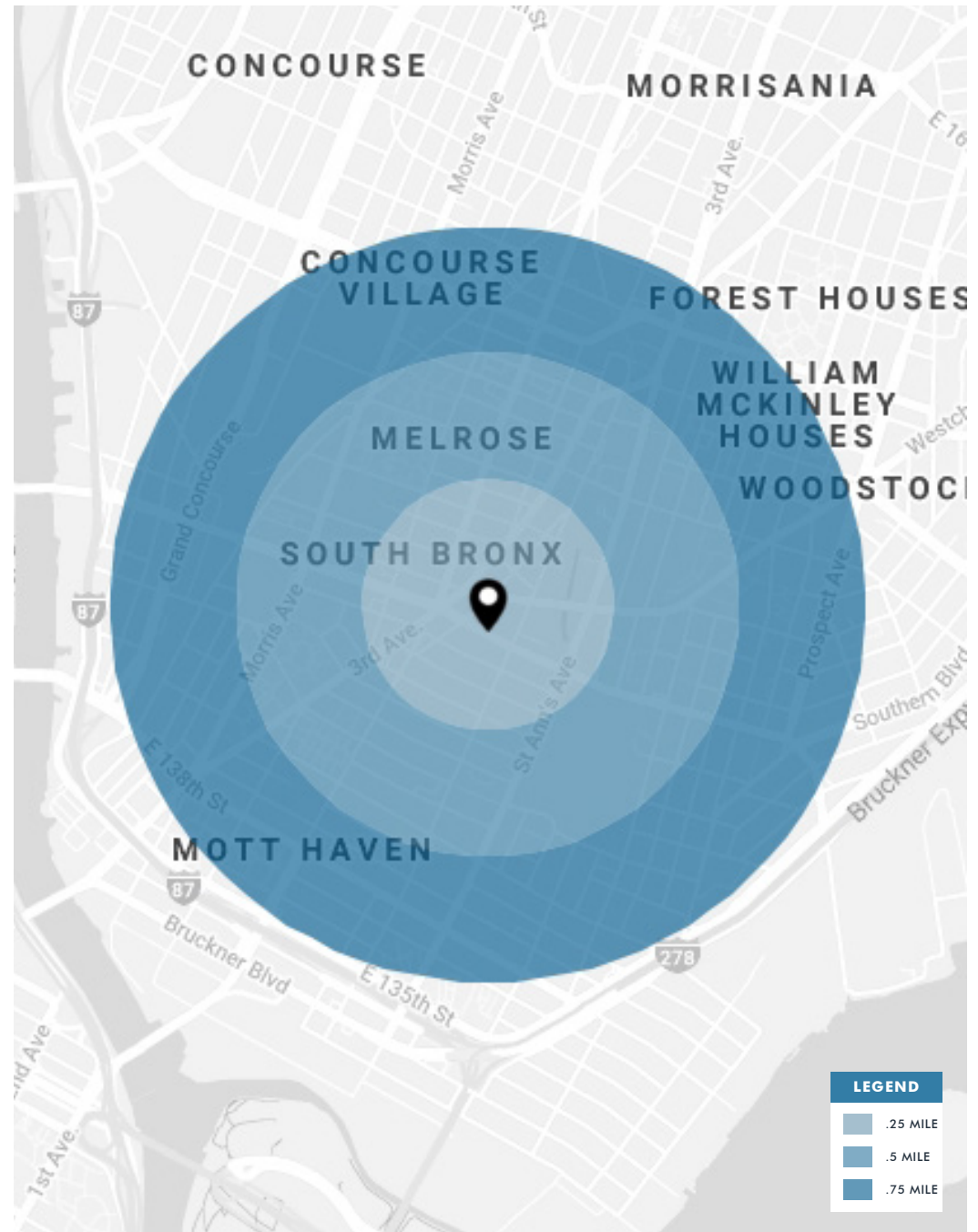
- Retail space for lease
- Ground Floor: 4,008 Total SF
- B+C can be combined or leased separately
- 53' of Frontage on Bergen Avenue
- Located at the base of a 150,000 SF mixed-use building anchored by Zeta Charter School's (99,478 SF) and Jewish Child Care Association (37,111 SF)
- Brand new construction with "White Box" delivery conditions
- All non-cooking uses considered

DEMOGRAPHICS

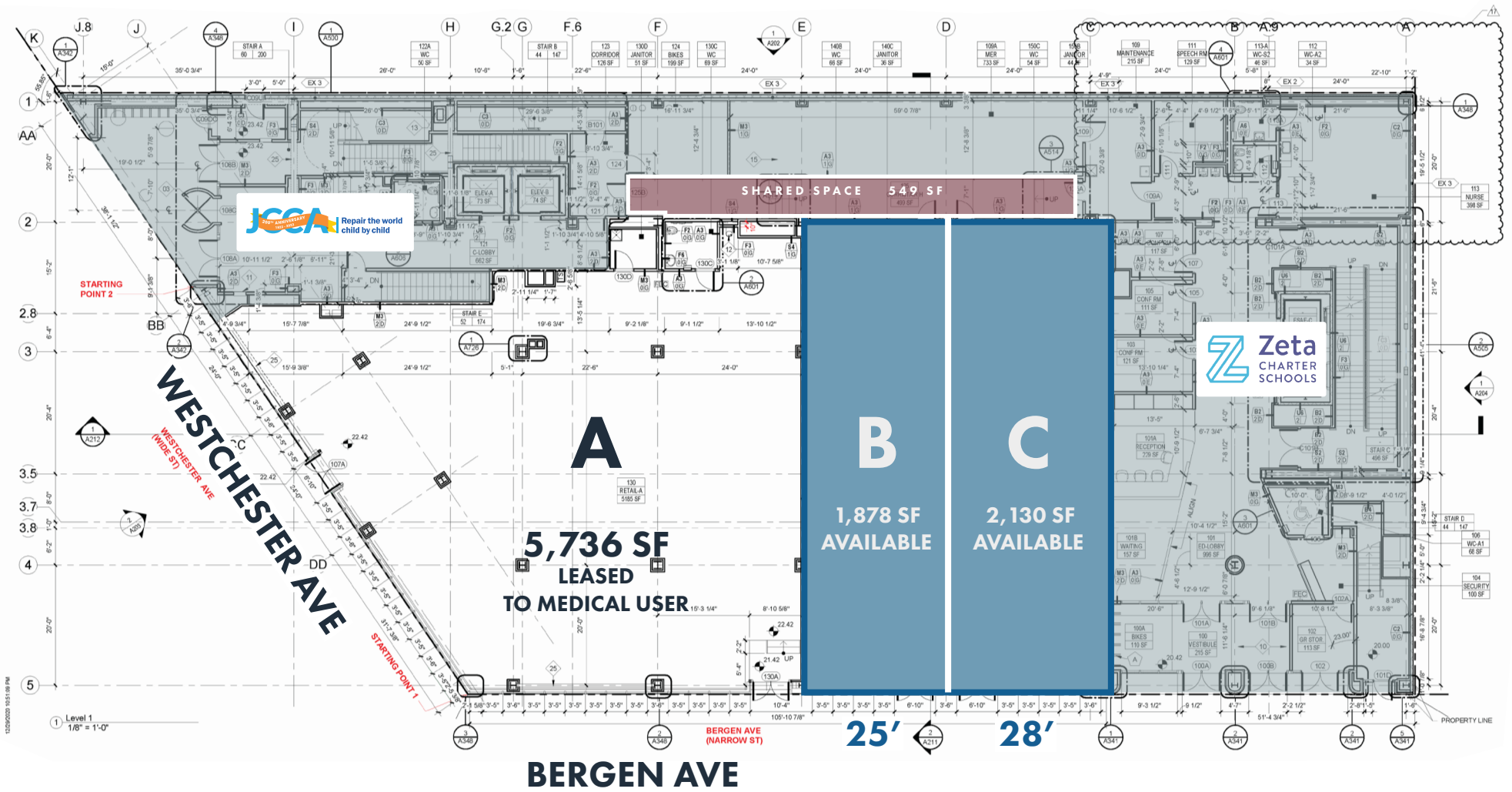
	.25 Mile	.5 Mile	.75 Miles
POPULATION	8,292	52,859	116,192
HOUSEHOLDS	2,672	17,447	39,586
DAYTIME EMPLOYEES	4,849	15,391	34,588
AVERAGE HH INCOME	\$45,727	\$47,543	\$46,311

ADDITIONAL INFO

POSSESSION:	Immediate
FRONTAGE:	53'
CEILINGS:	11'
ASKING RENT:	Upon Request



425 WESTCHESTER AVENUE | EXECUTIVE SUMMARY



425 WESTCHESTER AVENUE | DIVISIBLE FLOOR PLAN



**CONTACT
EXCLUSIVE AGENTS:**

DANIEL D. DEPASQUALE
VICE PRESIDENT
ddd@katzretail.com
(212) 257-4996

BRIAN KATZ
CEO
briankatz@katzretail.com
(212) 257-4995



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS
katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 12.27.23

