

South Bronx Retail Opportunity

24 Bruckner Boulevard, Bronx, NY 10454



Newly Constructed 15,740 sf Single Level Building

Available for Lease

Size Ground Floor: 15,740 sf

Frontage 80'9" on Bruckner Boulevard

Ceiling Height Approx. 22'

Asking Rent Available upon request

Currently Cayuga Centers

Comments

- Situated in the heart of the densifying South Bronx trade area
- Adjacent to the new Dream Charter School flagship location (1,400 students, Pre-K thru 12th grade)
- Landlord has the ability to construct additional commercial GLA on 2nd floor
- Ideal for fitness, medical, entertainment and supermarket type uses
- Closest full-service grocery store is 0.6 miles away (Pioneer Supermarket) / 7 full city blocks

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The Neighborhood

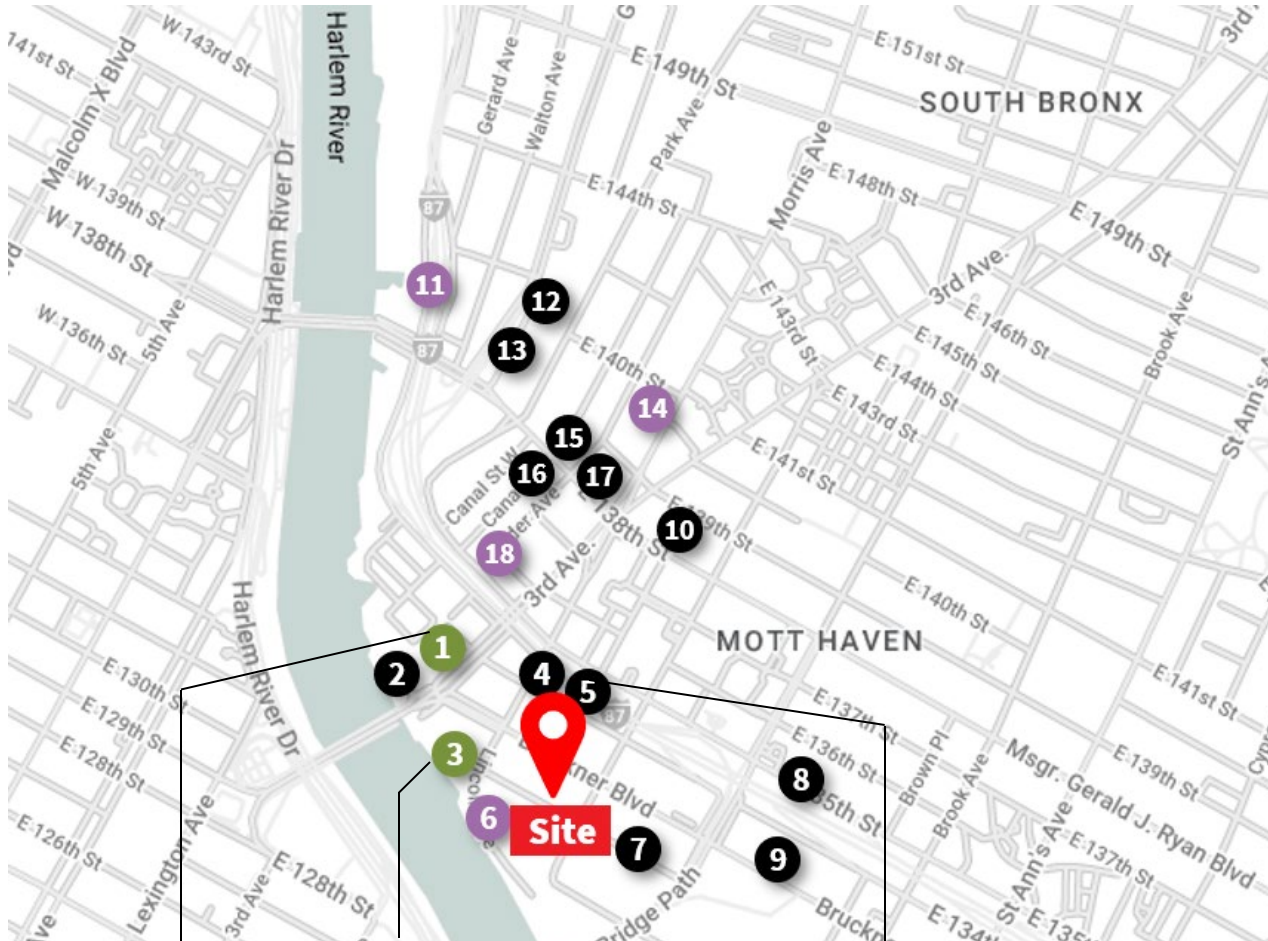


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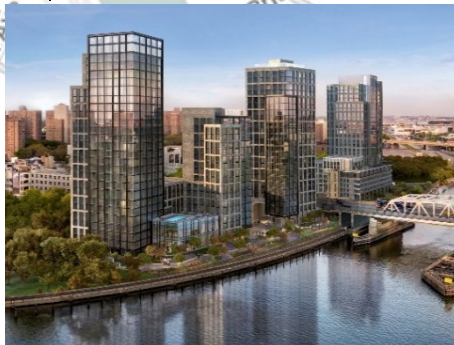
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Residential Pipeline Map

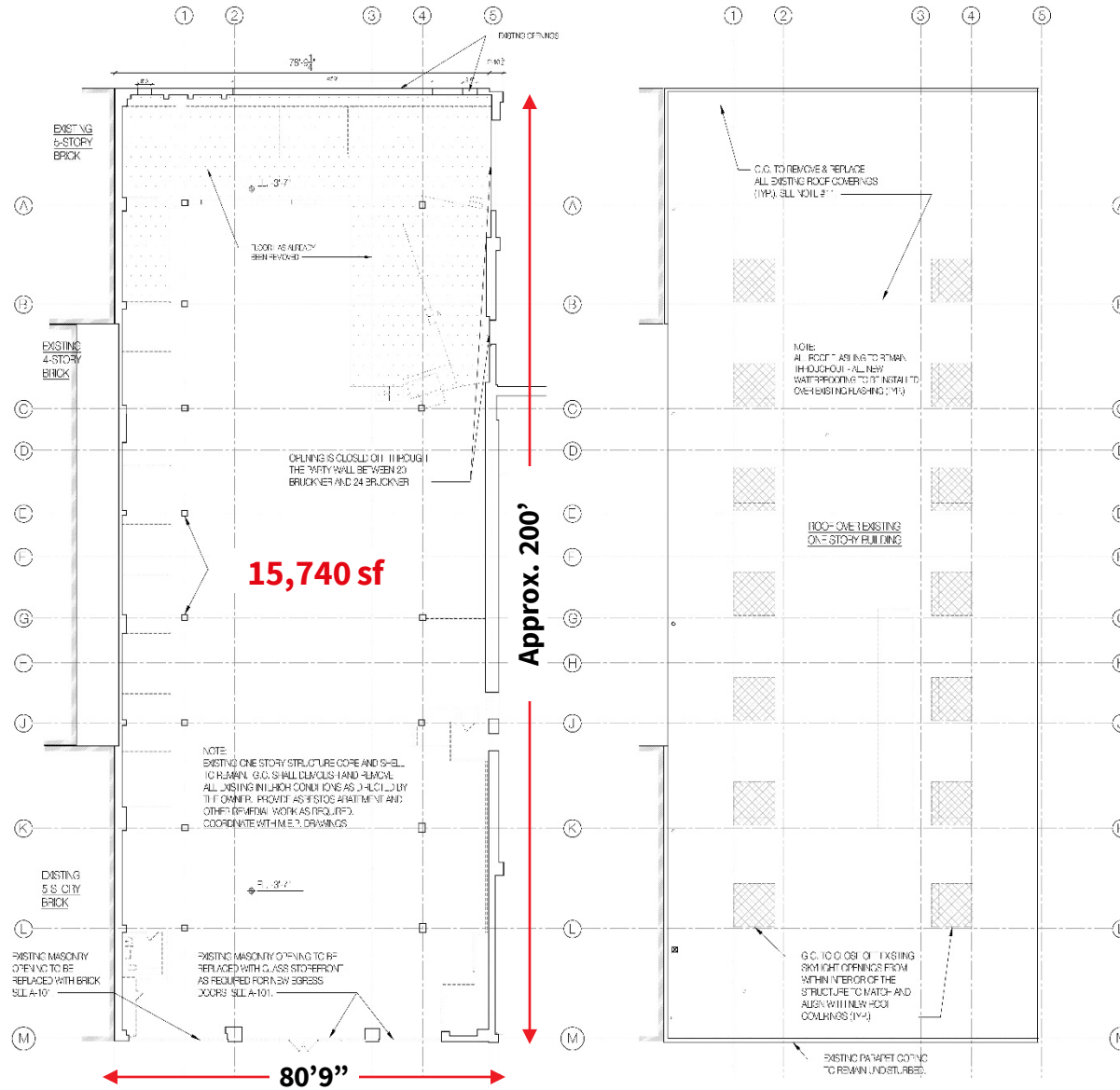
- 1 Existing Residential
- 1 Under Construction
- 1 Proposed



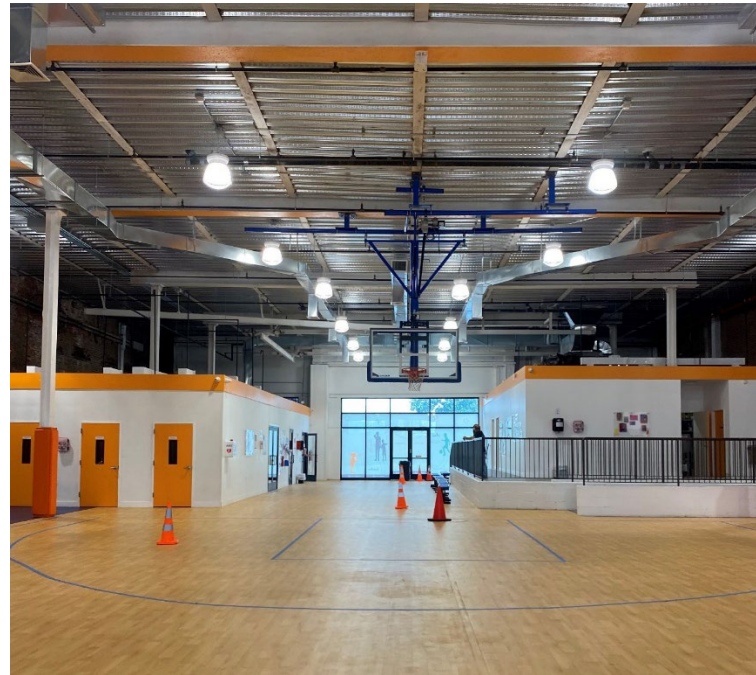
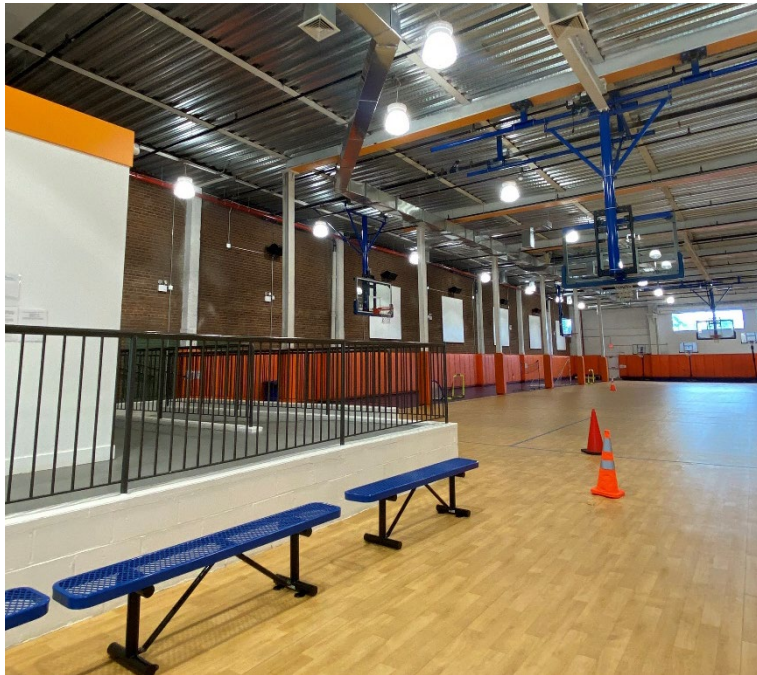
- 1 2313 3rd Avenue (200 units)
- 2 Third at Bankside (458 units)
- 3 Bankside Development (1,450 units)
- 4 112 Lincoln Avenue (75 units)
- 5 The Crescendo (130 units)
- 6 180 East 132nd Street (224 units)
- 7 Bridgeline (91 units)
- 8 The Haven (22 units)
- 9 101 Bruckner Boulevard (55 units)
- 10 Borinquen Court (145 units)
- 11 261 Walton Apartments (206 units)
- 12 276 Grand Concourse Avenue (215 units)
- 13 Windgate by Wyndham (70 rooms)
- 14 286 Rider Avenue (105 units)
- 15 The Joinery (47 units)
- 16 The Arches (156 units)
- 17 The Graham (96 units)
- 18 2457 3rd Avenue (139 units) & 2455 3rd Avenue (135 units)



Ground Floor Plan



| Building Photos



Interior photos



Potential loading area,
rear of building

