

PRIME EXISTING INCOME PRODUCING RETAIL, WITH SUBSTANTIAL ADDITIONAL BUILDABLE F.A.R.

WAKEFIELD (BRONX, NY)

ADMIRAL
REAL ESTATE SERVICES



3950 - 3972 WHITE PLAINS RD, BRONX, NY 10466

Located b/w 224th & 225th Streets at
MTA 225th St Stop (#2 & #5 Trains)



E 224th St

(Currently unavailable)

AVAILABLE
+/- 33,910 SF Lot

Highly Trafficked,
Vibrant Area with
Fantastic Community
Purchase Power

E 225th St

FOR SALE

- +/- 33,910 SF Lot
- +/- 258 Linear Feet of Frontage
- Currently, +/- 17,790 SF of Improved Retail (Tax) Payers

CALL FOR PRICING & DETAILS



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: 914-779-8200 x115 jgordon@admiralrealestate.com



PRIME EXISTING INCOME PRODUCING RETAIL, WITH SUBSTANTIAL ADDITIONAL BUILDABLE F.A.R.

WAKEFIELD (BRONX, NY)



PROPERTY DETAILS

LOCATION:

White Plains Road between
E 224th and E 225th Streets

PUBLIC TRANSPORTATION:

Immediate access to #2 & 5 MTA
subway trains and bus stop at 225th St

ZONING:

Multiple commercial options.
(See Page 6 for details.)

NEARBY RETAILERS:

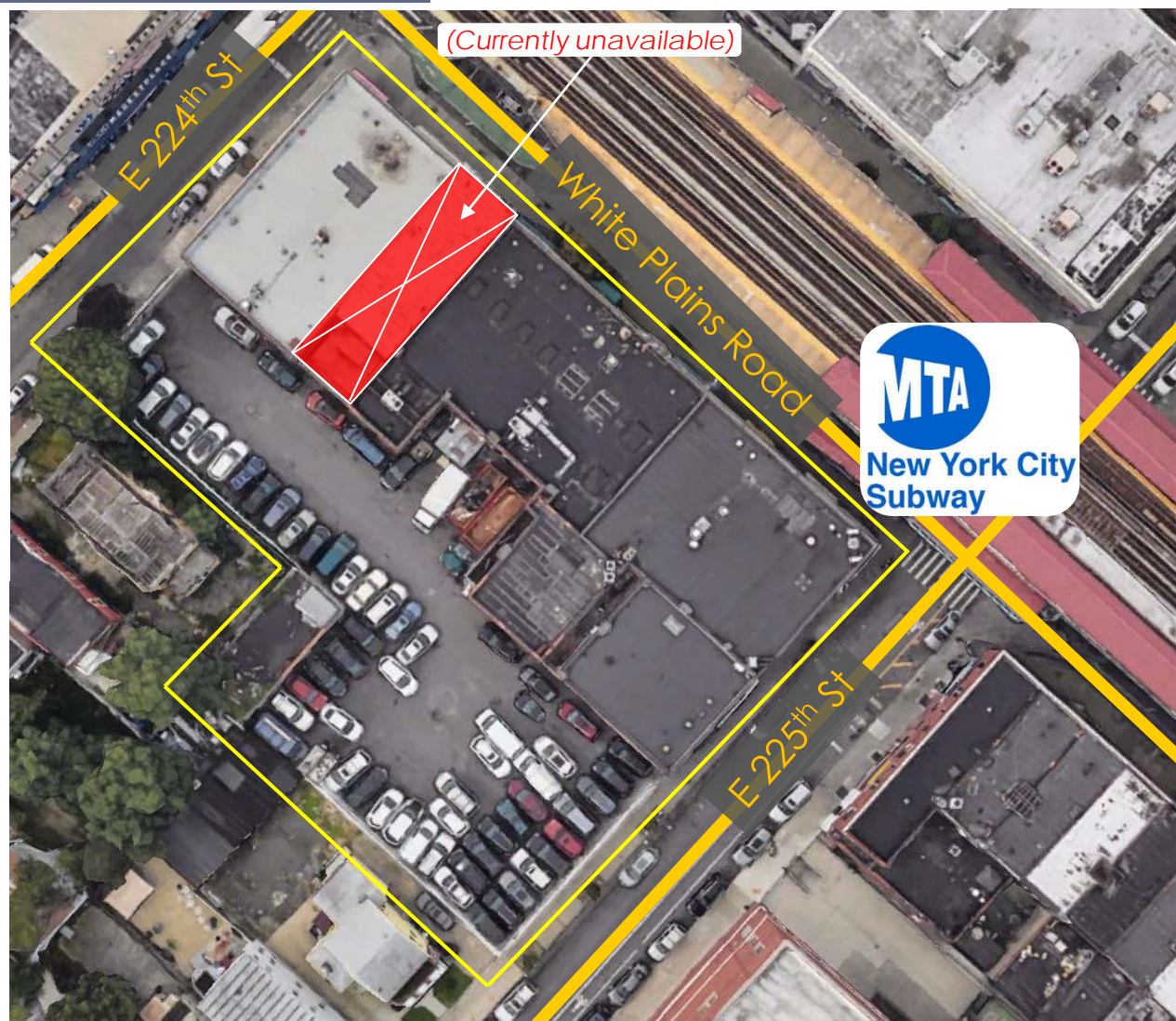
Foot Locker, ShopFair, Papa Johns,
KFC, Subway, MoneyGram, Liquor,
Pharmacy, Fish Market, Rainbow,
Food Universe, Wonder Pets

HIGHWAY ACCESS:

Located between Bronxwood Ave
and Bronx River Parkway

TRAFFIC COUNT:

Over 10,000 vehicles per day



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: 914-779-8200 x115 jgordon@admiralrealestate.com



PRIME EXISTING INCOME PRODUCING RETAIL, WITH SUBSTANTIAL ADDITIONAL BUILDABLE F.A.R.

WAKEFIELD (BRONX, NY)



NEW YORK
MTA TRAIN
ACCESS



Located in the Wakefield section of the Bronx, the subject site sits just steps from the MTA's #2 and 5 trains entrance/exit stairwell, drawing in thousands of commuters each day.

MTA #2 & 5 TRAIN
RIDERSHIP

Weekday:
Nearly 4,000

Weekend:
Over 3,500

(2019 mta.info)



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: [914-779-8200](tel:914-779-8200) x115 jgordon@admiralrealestate.com



PRIME EXISTING INCOME PRODUCING RETAIL, WITH SUBSTANTIAL ADDITIONAL BUILDABLE F.A.R.

WAKEFIELD (BRONX, NY)

ADMIRAL
REAL ESTATE SERVICES



DEMOGRAPHICS

By Radius	0.1-Mile	0.3-Mile	0.5-Mile
Average HH Income	\$54,763	\$65,148	\$69,139
Median HH Income	\$40,372	\$43,298	\$46,944
Population	1,351	17,164	34,302
Total Households	490	6,151	12,388
Median Age	33	35	35
Disposable Income	\$43,712	\$50,731	\$53,451
Medical Expenses	\$3,301	\$3,900	\$4,146

RETAIL MARKET POTENTIAL (2017)

0.1-Mile

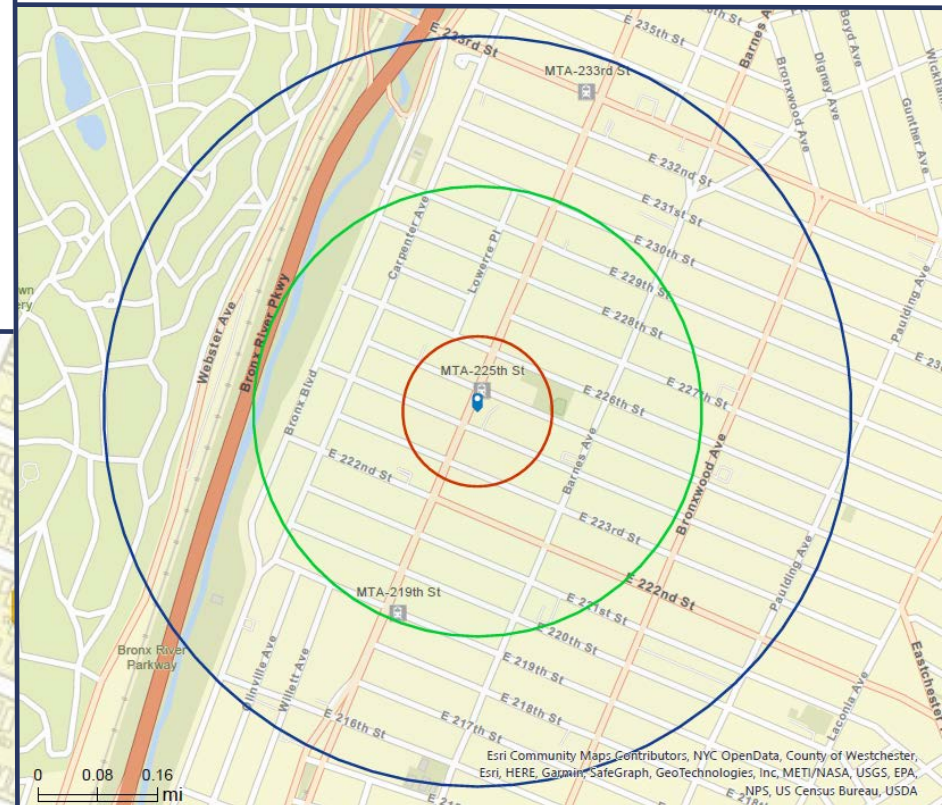
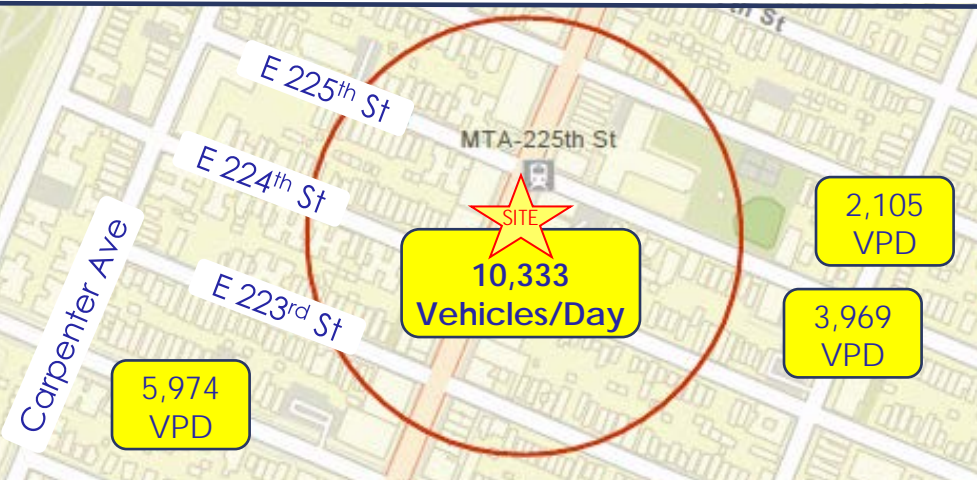
\$11M

0.3-Mile

\$147M

0.5-Mile

\$289M



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: 914-779-8200 x115 jgordon@admiralrealestate.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

PRIME EXISTING INCOME PRODUCING RETAIL, WITH SUBSTANTIAL ADDITIONAL BUILDABLE F.A.R.

WAKEFIELD (BRONX, NY)

ADMIRAL
REAL ESTATE SERVICES



SITE PLAN

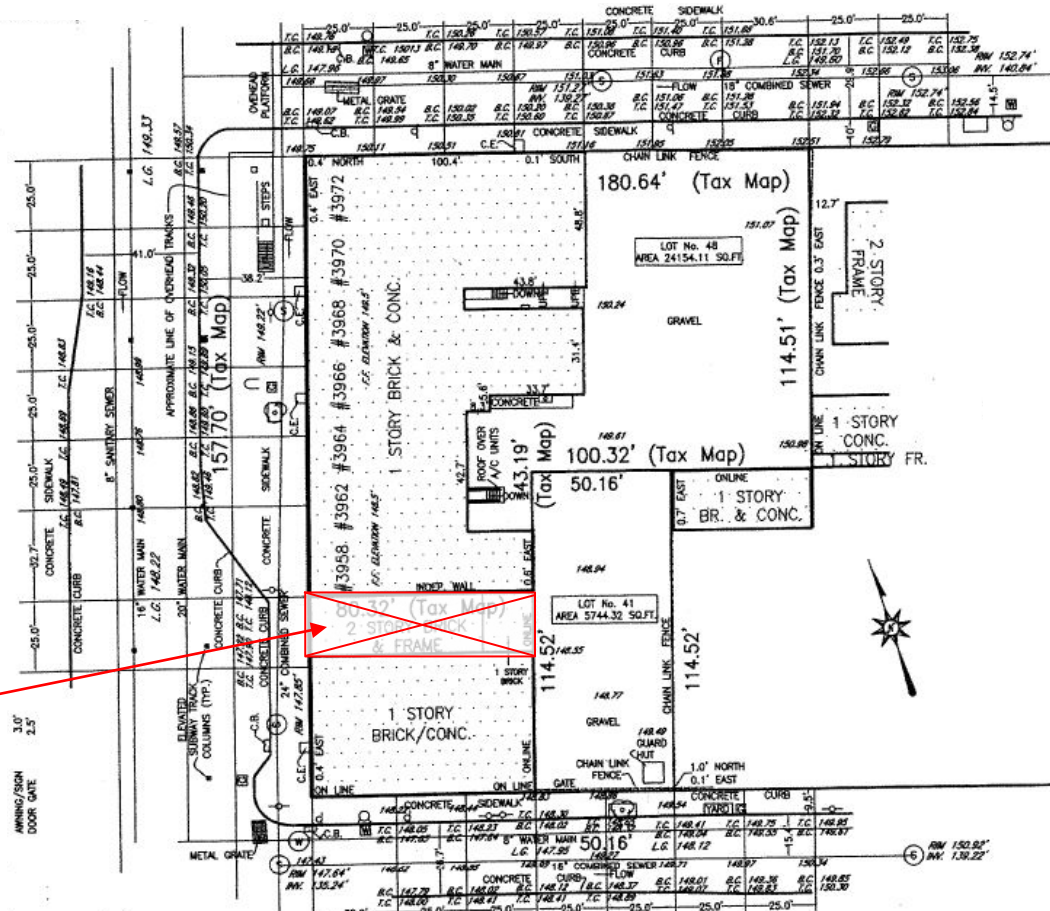


EAST 225TH STREET

WHITE PLAINS ROAD



EAST 224TH STREET



(Currently unavailable)



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: 914-779-8200 x115 jgordon@admiralrealestate.com



PRIME EXISTING INCOME PRODUCING RETAIL, WITH SUBSTANTIAL ADDITIONAL BUILDABLE F.A.R.

WAKEFIELD (BRONX, NY)



ZONING & PLANNING DETAILS

713 EAST 224 STREET, 10466

Bronx (Borough 2) | Block 4838 | Lot 41
Zoning District: R6 C1-4
Land Use: Parking Facilities
Lot Area: +/-5,730 sq ft
Lot Frontage: 50.08 ft
Lot Depth: 114.42 ft
Building Class: Unlicensed Parking Lot (G7)

3958 WHITE PLAINS ROAD, 10466

Bronx (Borough 2) | Block 4838 | Lot 50
Zoning Districts: R6 R5 C1-4
Land Use: Commercial & Office Buildings
Lot Area: +/-24,154 sq ft
Lot Frontage: 157.7 ft
Lot Depth: 180.64 ft
Year Built: 1931
Building Class: Store Buildings (Taxpayers Included) –
One Story Retail Building (K1)
Number of Buildings: 1
Number of Floors: 1
Gross Floor Area: 13,790 sq ft
Total # of Units: 12

3950 WHITE PLAINS ROAD, 10466

Bronx (Borough 2) | Block 4838 | Lot 44
Zoning District: R6 C1-4
Land Use: Commercial & Office Buildings
Lot Area: +/-4,026 sq ft
Lot Frontage: 50.17 ft
Lot Depth: 80.25 ft
Year Built: 1930
Building Class: Store Buildings (Taxpayers Included) –
One Story Retail Building (K1)
Number of Buildings: 1
Number of Floors: 1
Gross Floor Area: 4,000 sq ft
Total # of Units: 3

**+/- 17K SQ. FT. BUILT-OUT RETAIL
WITH PROJECTED GROSS INCOME
OF \$726,000**

Source: NYC Planning ZoLa Map



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: [914-779-8200](tel:914-779-8200) x115 jgordon@admiralrealestate.com



PRIME EXISTING INCOME PRODUCING RETAIL, WITH SUBSTANTIAL ADDITIONAL BUILDABLE F.A.R.

WAKEFIELD (BRONX, NY)

ADMIRAL
REAL ESTATE SERVICES



SITE AERIAL & MTA TRANSIT



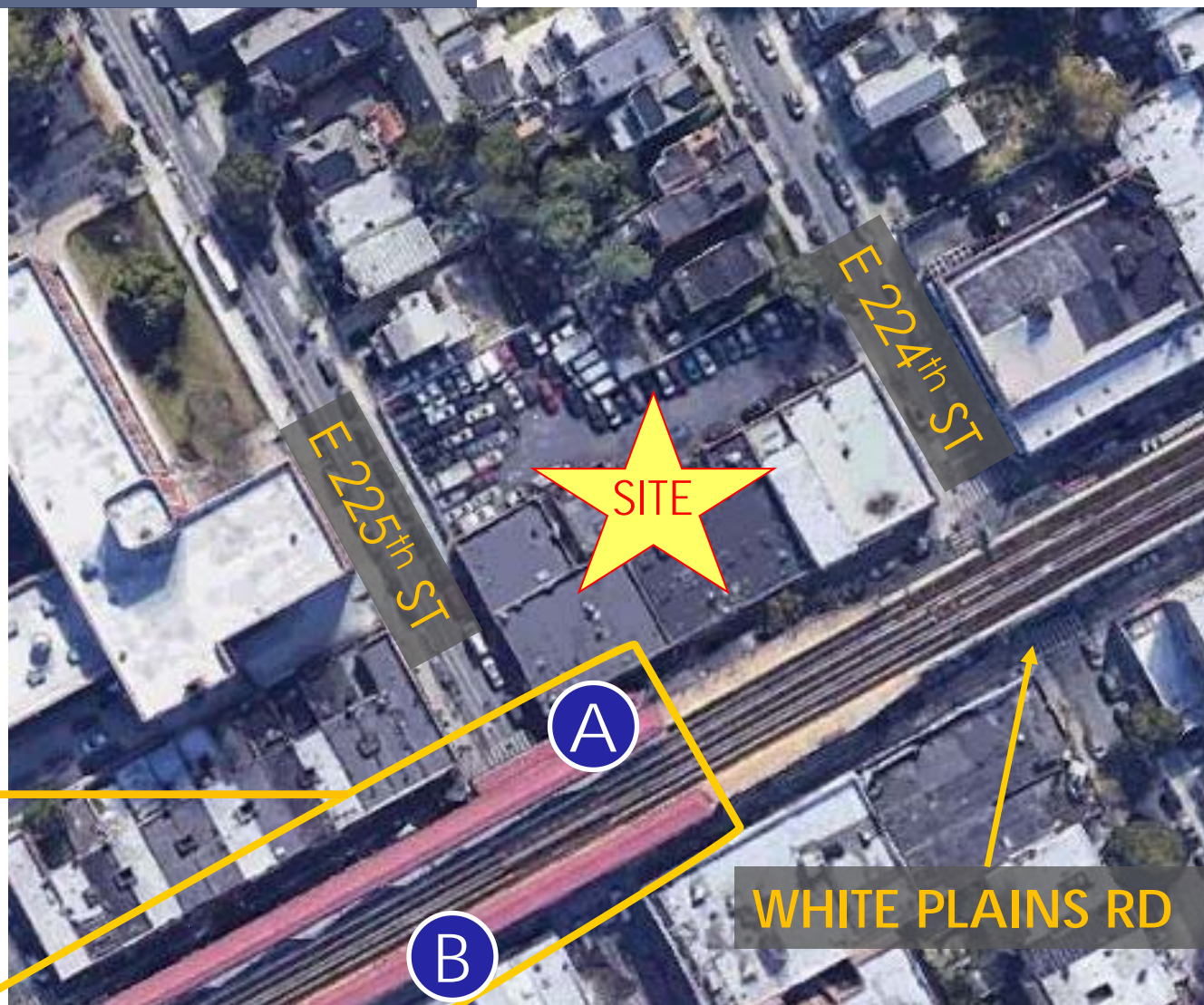
Bx39

Two (2) bus stops within
steps of site:

- A. (1) Southeast corner of White Plains Road & E 225th Street
- B. (1) Northwest corner of White Plains Road & E 225th Street



225th Street
Train Station
#2 & 5 Trains



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: 914-779-8200 x115 jgordon@admiralrealestate.com



PRIME EXISTING INCOME PRODUCING
RETAIL, WITH SUBSTANTIAL ADDITIONAL
BUILDABLE F.A.R.

WAKEFIELD (BRONX, NY)

ADMIRAL
REAL ESTATE SERVICES



VISIBILITY



On White Plains Road facing northwest

On 225th Street facing southeast



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: [914-779-8200](tel:914-779-8200) x115 jgordon@admiralrealestate.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

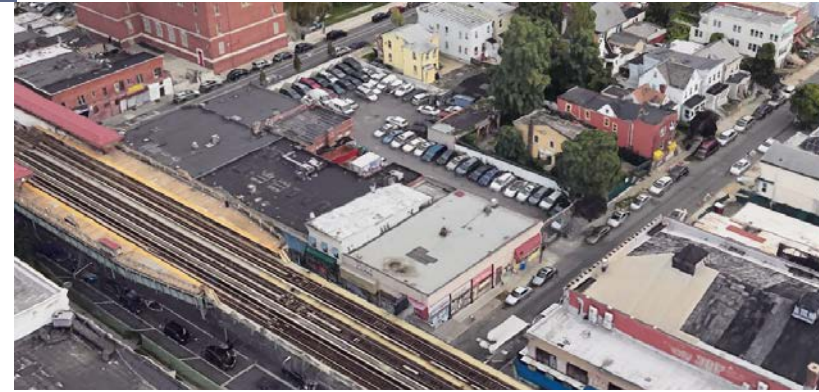
PRIME EXISTING INCOME PRODUCING RETAIL, WITH SUBSTANTIAL ADDITIONAL BUILDABLE F.A.R.

WAKEFIELD (BRONX, NY)



WAKEFIELD AERIAL

- Bronx River Parkway
- Webster Avenue
- White Plains Road
- Bronxwood Avenue



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: [914-779-8200](tel:914-779-8200) x115 jgordon@admiralrealestate.com



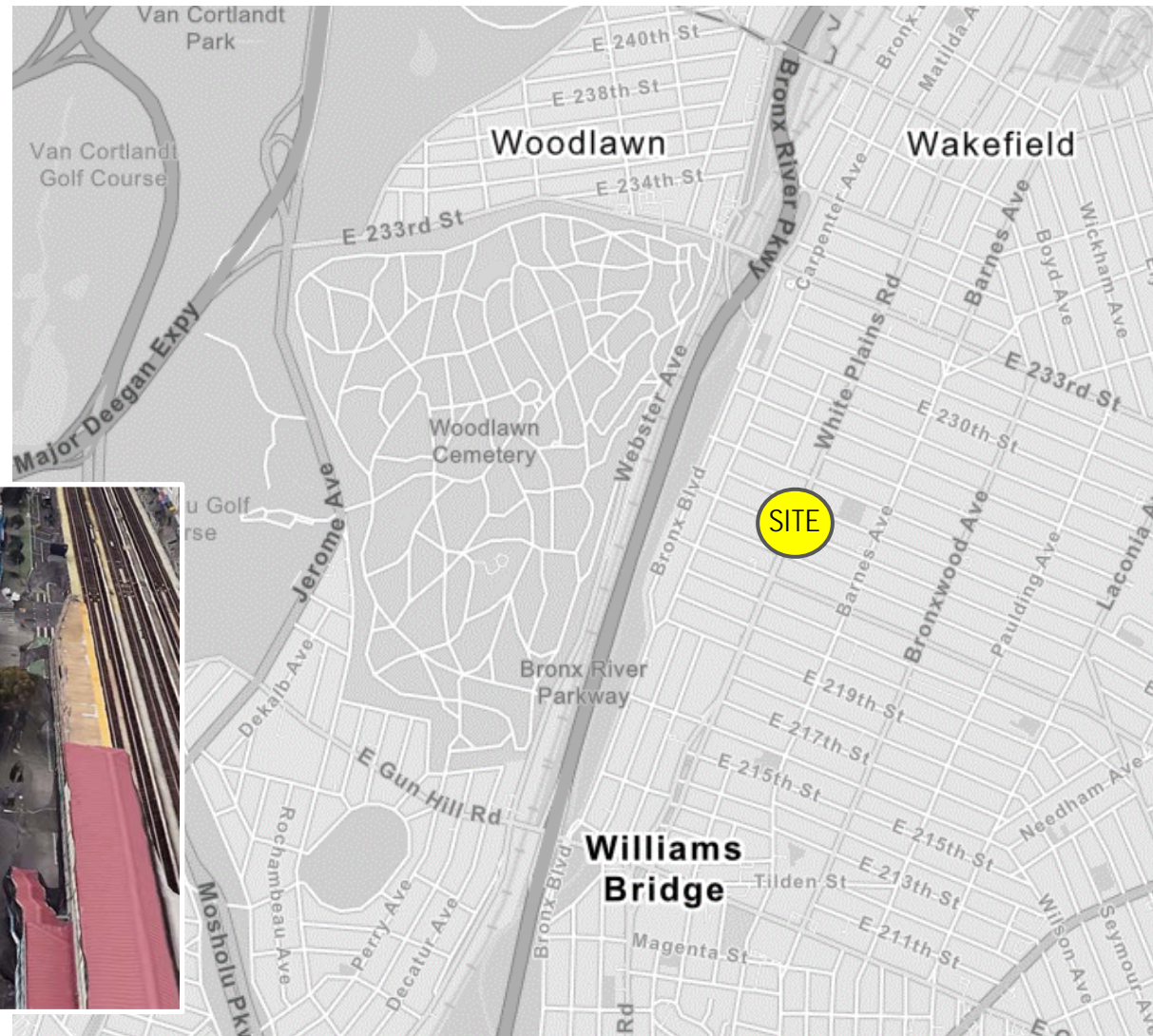
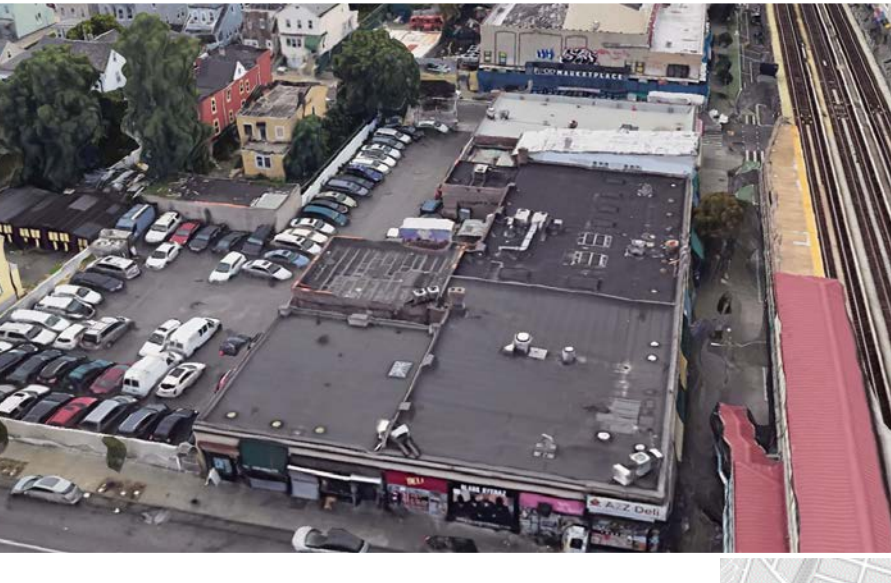
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

PRIME EXISTING INCOME PRODUCING RETAIL, WITH SUBSTANTIAL ADDITIONAL BUILDABLE F.A.R.

WAKEFIELD (BRONX, NY)



REGIONAL MAP



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: [914-779-8200](tel:914-779-8200) x115 jgordon@admiralrealestate.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.