



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# New Construction 40 Car Parking Lot For Lease

8,020 SF

1268 Shakespeare Ave • Bronx • NY

For Pricing **Call: 718-437-6100**

**Shlomi Bagdadi**  
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**Daniel Sharabi**  
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## Location Overview

Located in the Highbridge neighborhood of the Bronx between Woodycrest Ave & W 169th St near the 167th Ave subway station.

Nearby Transit: The 4 train at 167th Ave and the BX18B, BX18A, BX35, BX11, & BX13 bus lines.

Nearby tenants include Siena House, Sacred Heart School, Highbridge Hotel, Retro Fitness, Columbus Center for Medical Rehabilitation, Blazin Chicken & Gyro, Chances for Children NY, Pioneer Fresh of Highbridge, ReyPalm Cleaning and tailoring Services, With The Antics, Cabana Hotel Bronx, Dunkin', Walgreens, and more!

## Main Highlights

- ▶ New Construction
- ▶ Busy area
- ▶ 40 car parking lot

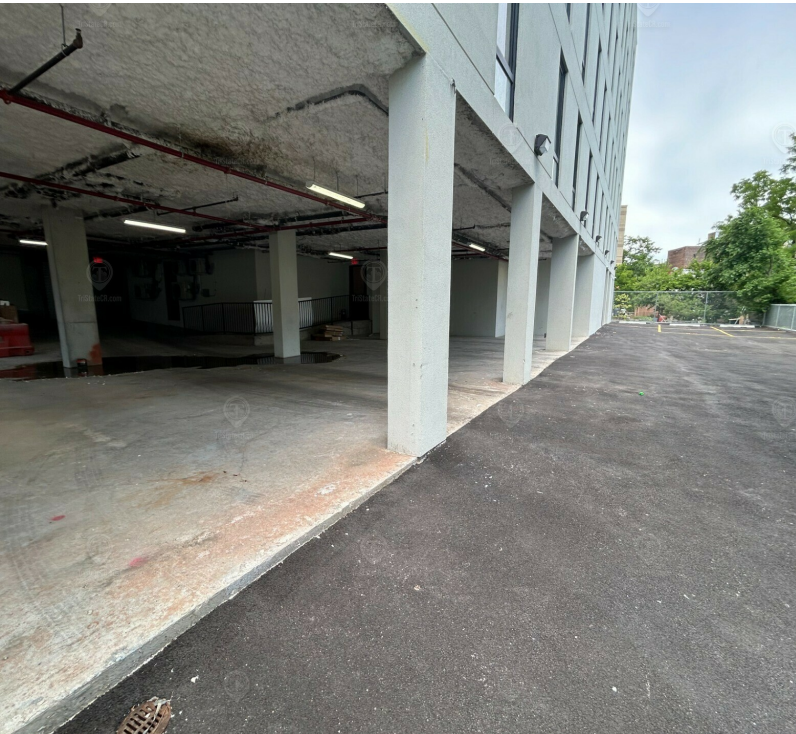
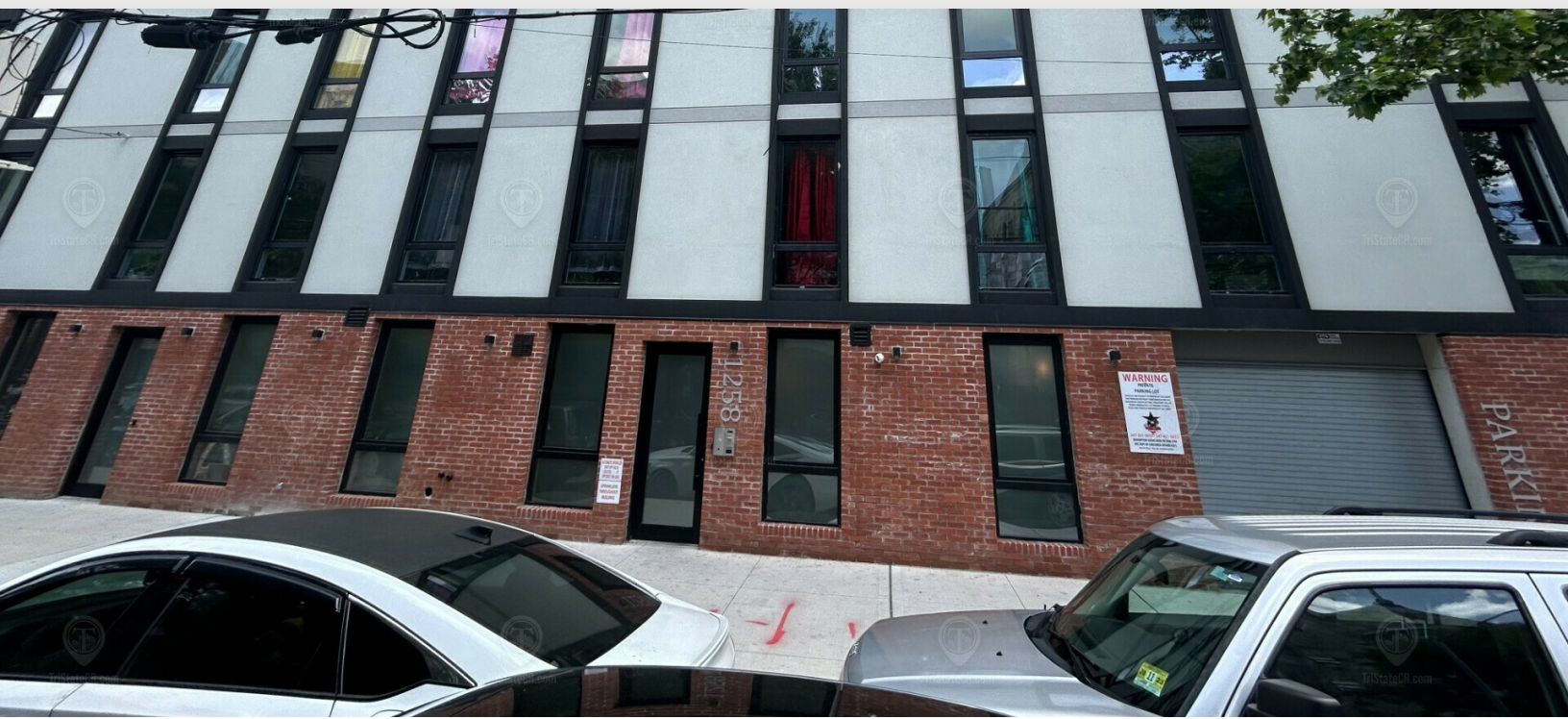
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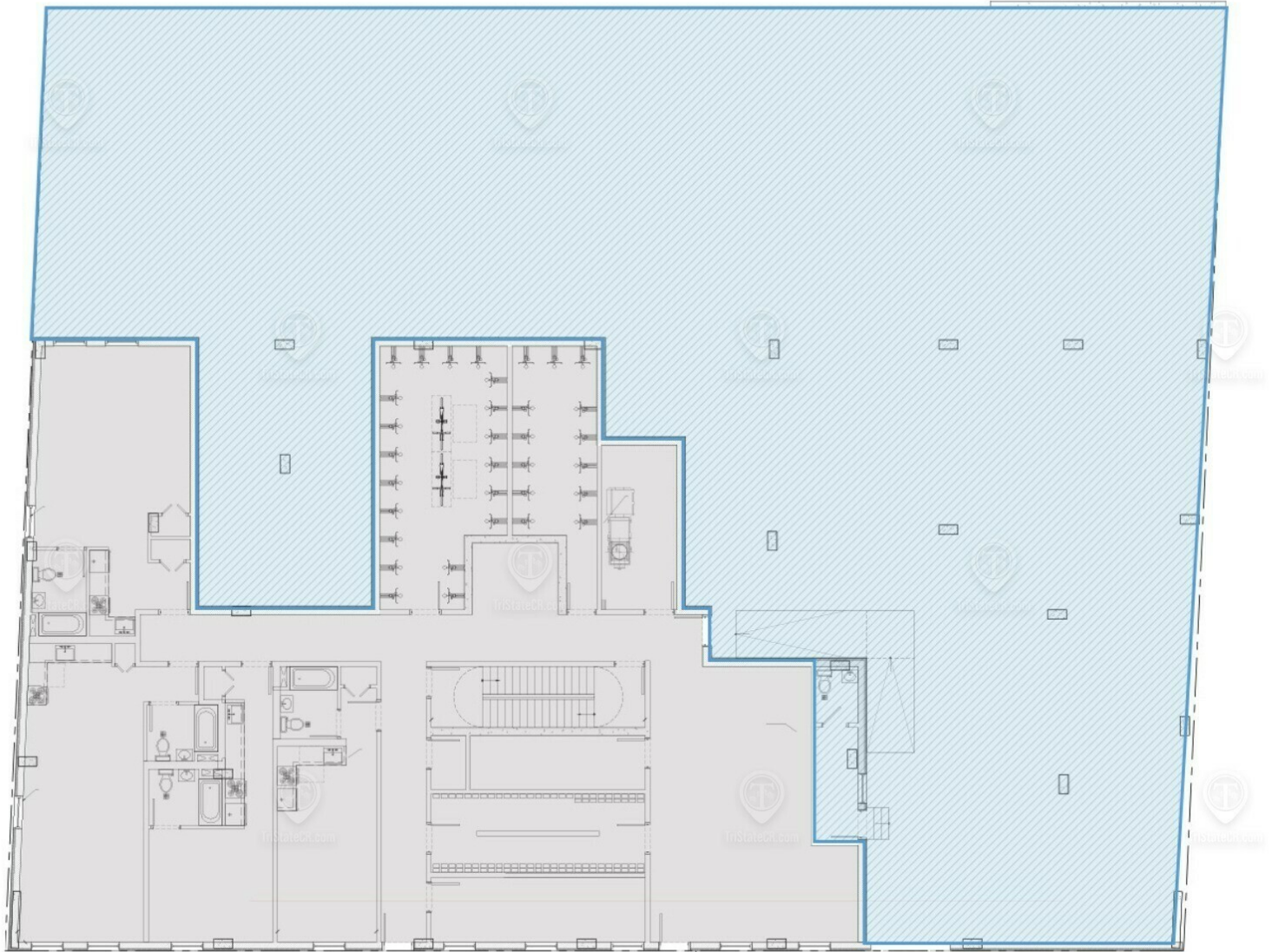
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1268 SHAKESPEARE AVENUE  
TOTAL AVAILABLE SPACE: 8,020 SF

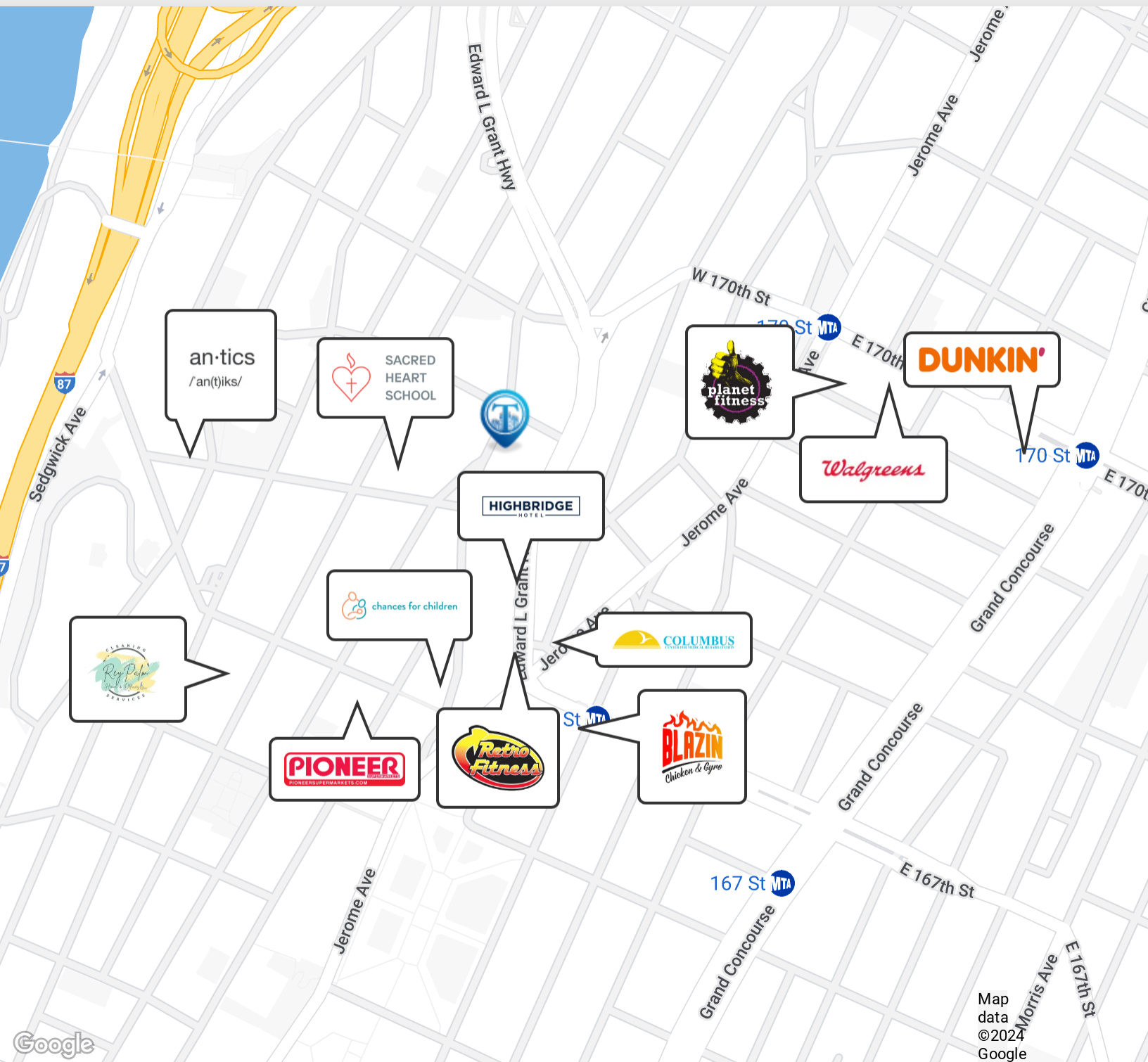
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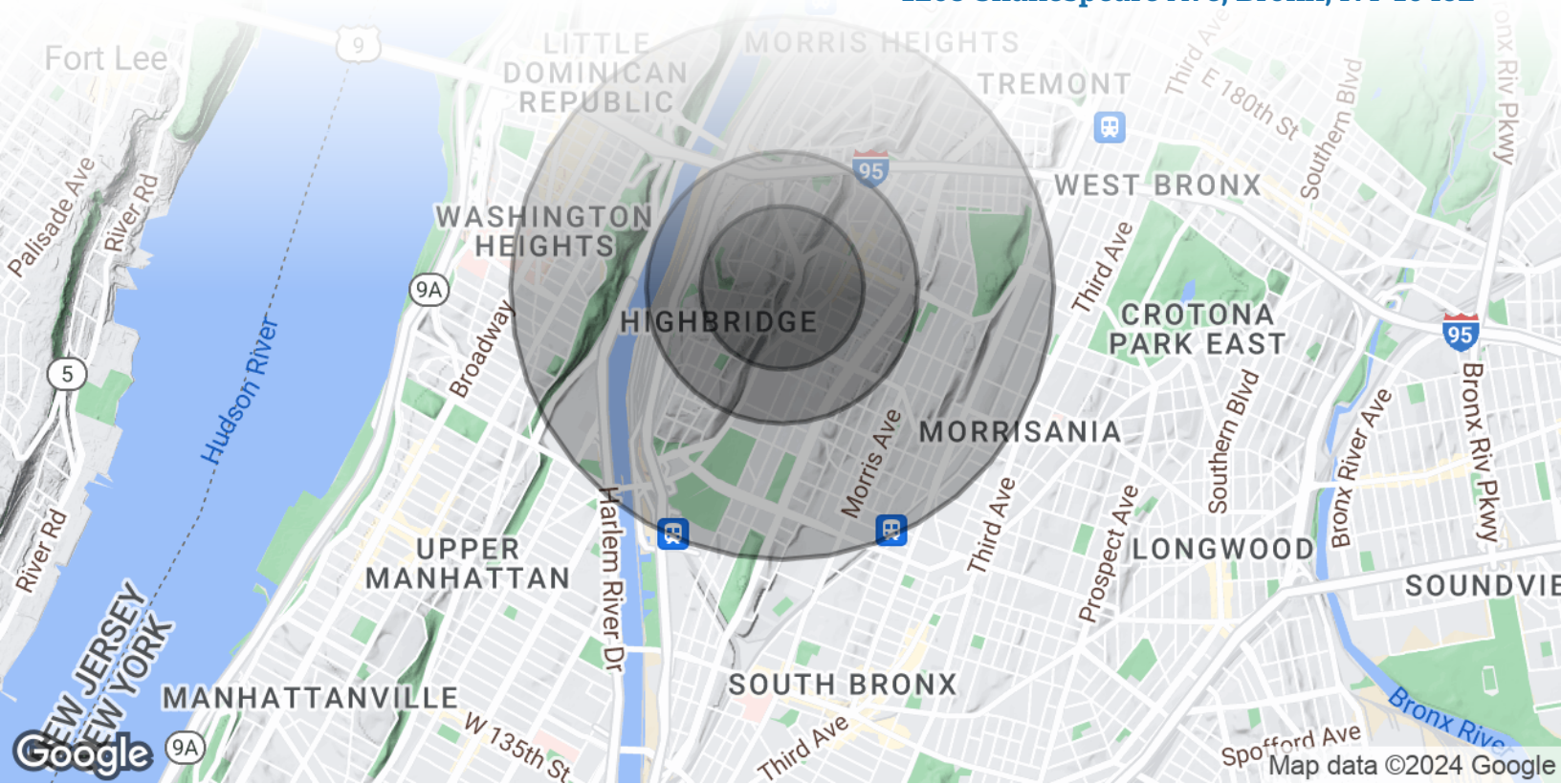
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# Area Demographics

1268 Shakespeare Ave, Bronx, NY 10452



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	25,543	63,100	242,318
Average Age	37	37	38
Average Age (Male)	35	35	36
Average Age (Female)	38	38	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	8,727	21,539	84,163
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$48,770	\$50,251	\$54,884
Average House Value	\$364,262	\$427,042	\$500,509



**242,318**

People within 1 Mile



**\$54,884**

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK