

AVAILABLE FOR LEASE FOR THE FIRST TIME IN 30 YEARS!!! PRIME RETAIL w/ PARKING

**3371 E Tremont Ave, Bronx, NY
(Former Boston Market)**



Property Highlights:

- **+/- 3,000 SF** high traffic, high visibility, freestanding, single-story building
- **+/- 4,000 SF** paved, fenced parking lot with drive-up window, and two curb cuts
- **Zoning: C2-2; R-4** which allows for retail, office, medical, and residential options
- Boston Chicken/Boston Market location since 1995
- **TOP 10** Boston Market location in the country (not an owner-operator location)
- **Plentiful parking options** available on the street and on adjacent blocks
- Boston Market is no longer in possession and the property is **fully available for the first time in 30 Years!**
- **Opportunity to expand** the existing lot for more parking, true drive-thru, or development purposes
- **FRESH** Zoning Program Incentives
- Easily accessible, located one block from the corner of E Tremont and I-95
- Less than 5-minute walk to the Bx40, Bx42, Bx5, BxM8, Bx8, & Q50 MTA Bus Stops
- Less than one mile (1.0 mi) from the Middletown Rd and Buhre Ave MTA Subway Stations (#6 Train)
- **Join or Relocate** retailers such as Verizon, T-Mobile, Dunkin, Carvel, McDonald's, CVS, Walgreens, Chase Bank, 7-Eleven, Pizza Hut, & The Learning Experience!

As of right, FAR allows for increased SF

For more information or to view this property, contact 914.422.0100

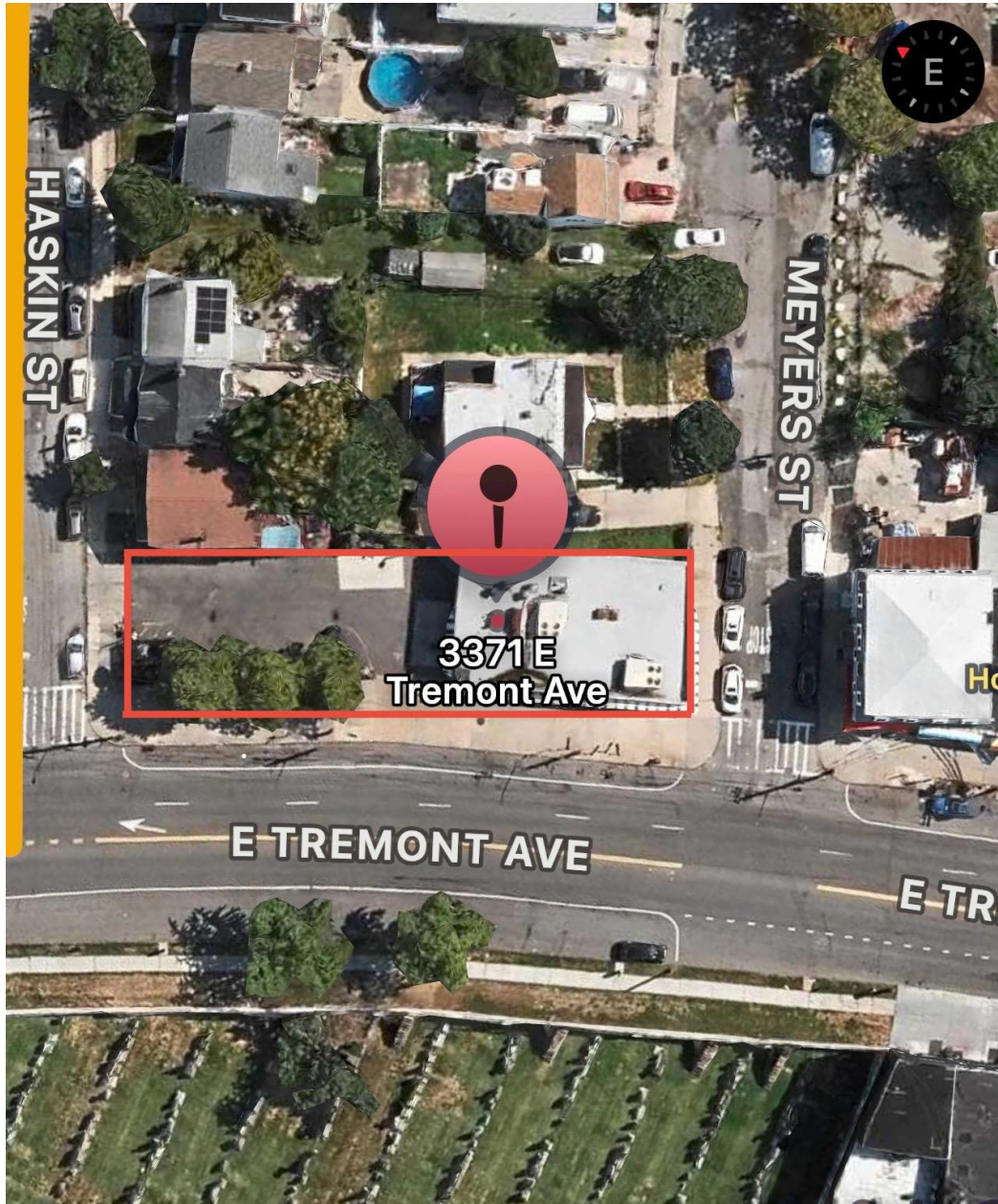
Nico V. Rossi at x 17 or Cell: 914-874-6758 or Nico@RakowGroup.com

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***Inquire further for Pricing ***

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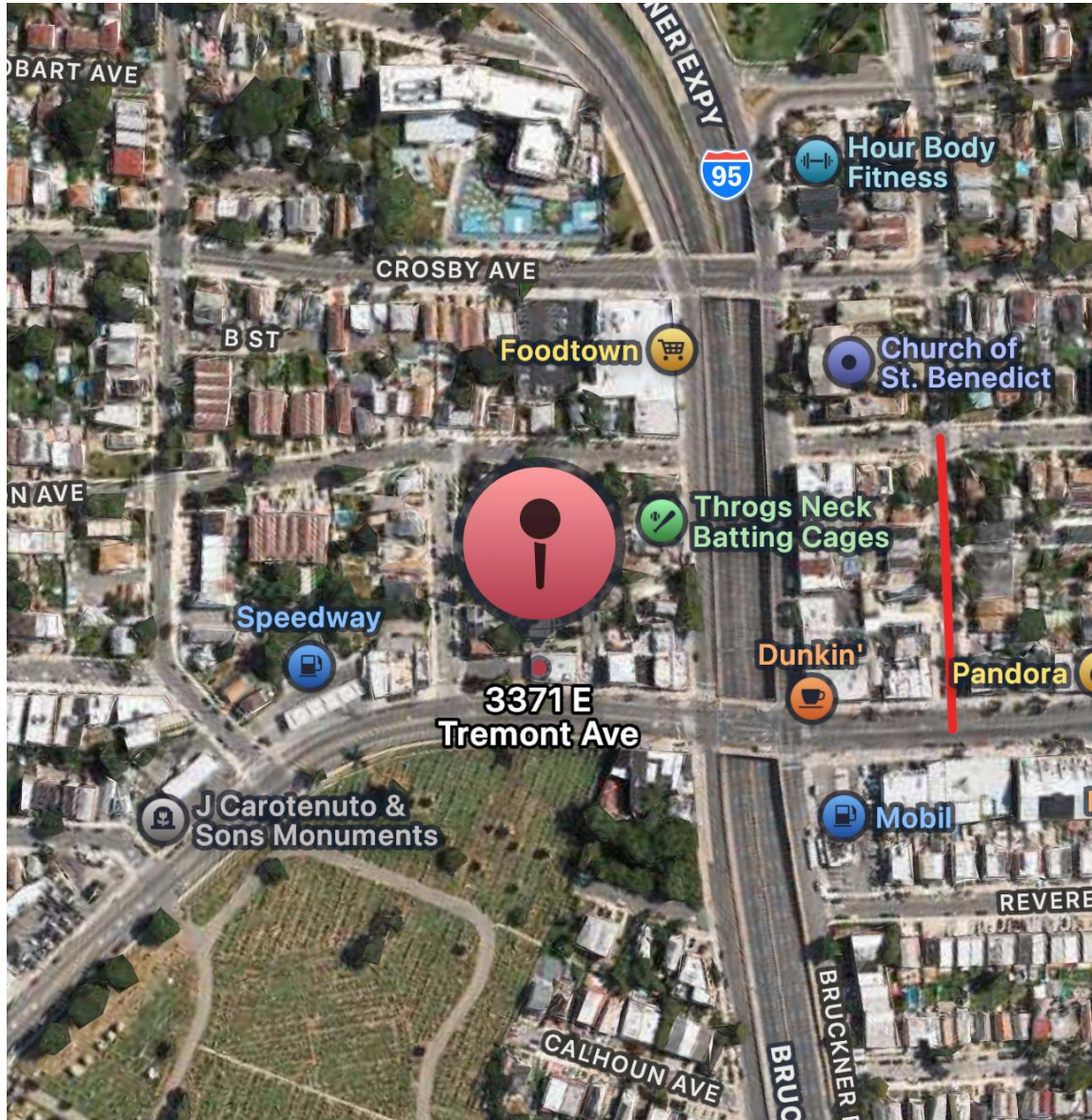
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