



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Newly Developed Parking/Storage For Lease

3,000 SF

1395 Bristow St • Bronx • NY

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

**Shlomi Bagdadi**  
📞 718.437.6100  
sb@tristatecr.com

**Zack Setton**  
📞 718.437.6100 x113  
Zack.S@TriStateCR.com



## Location Overview

Located in the Crotona neighborhood of The Bronx between E 170th St & Jennings St near the Freeman St subway station.

Nearest Transit: 2, & 5 trains at Freeman St and the Bx21, Bx17, Bx11, Bx19, & Bx35 bus lines.

Nearby tenants include Dollar General, Food Universe Marketplace, The Salvation Army, Metro by T-Mobile, Bronx Music Heritage Center, Childrens Aid College Prep Charter School Elementary School, PostNet, P.S. X721 - Stephen McSweeney School, Libreria Poder y Sabiduría, Golden Krust Caribbean Restaurant, Family Dollar, Mohadd Auto Trading, Casa Boricua Senior Center, and more!

## Main Highlights

- ▶ New development
- ▶ 12' ceiling
- ▶ Drive in dock



**4,896 SF**

Total Building Size



**5,530 SF**

Lot Size



**R7-1**

Zoning

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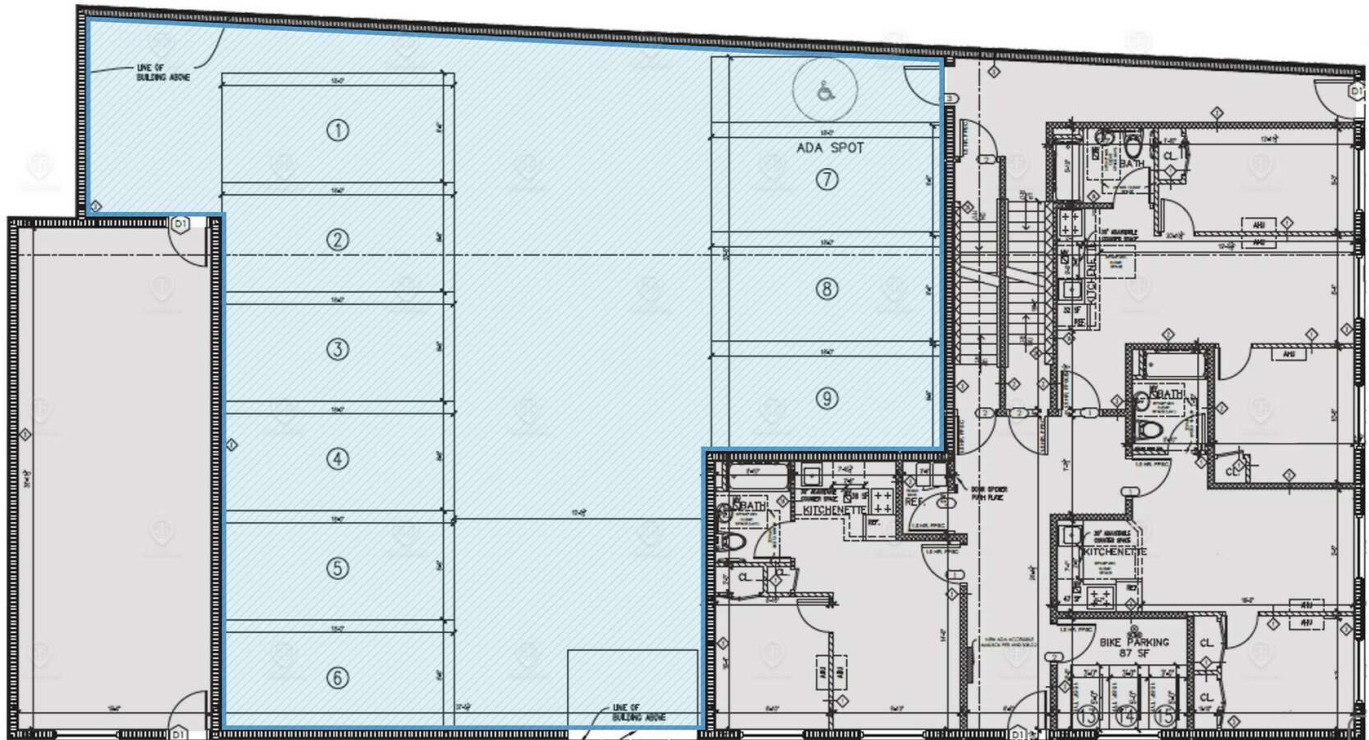
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## 1395 BRISTOW STREET

PARKING/STORAGE  
TOTAL AVAILABLE SPACE: 3,000 SF

ALL SQUARE FOOTAGE  
ARE APPROXIMATE.

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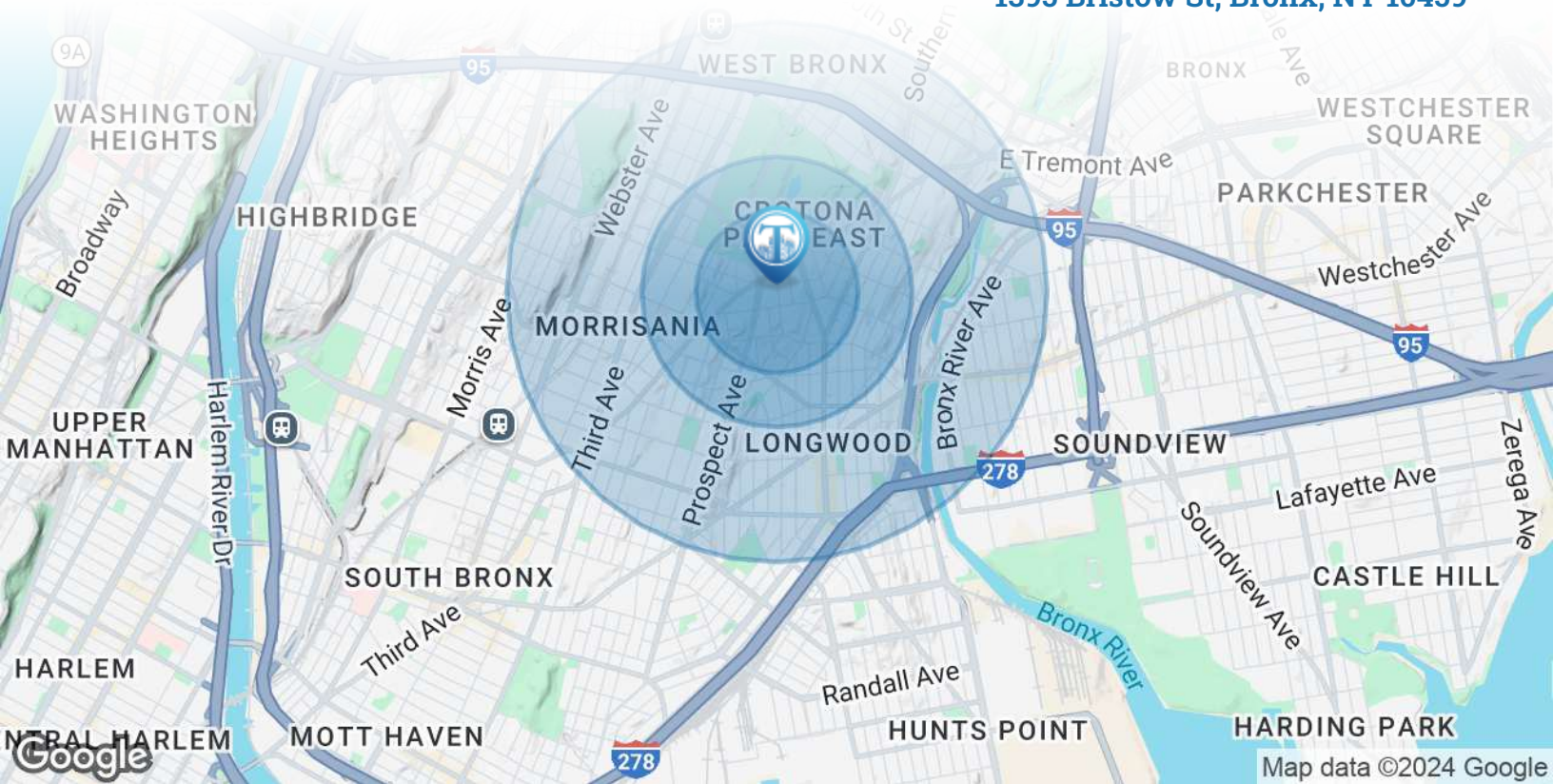
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1395 Bristow St, Bronx, NY 10459



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	14,185	40,562	168,417
Average Age	36	36	36
Average Age (Male)	36	35	35
Average Age (Female)	37	37	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,014	14,062	57,837
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$51,323	\$54,567	\$51,946
Average House Value	\$575,126	\$611,243	\$564,295



**168,417**

People within 1 Mile



**\$51,946**

Avg Household Income

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