



651 Jefferson Pl, Bronx, NY 10456

**\$449,999**

651 Jefferson Place

Development Site Available for Commercial Office Building!



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Listing Added: 06/02/2022  
Listing Updated: 06/03/2022



#### Details

Asking Price	\$449,999	Property Type	Land
Subtype	Commercial	Permitted Zoning	R6

#### Marketing Description

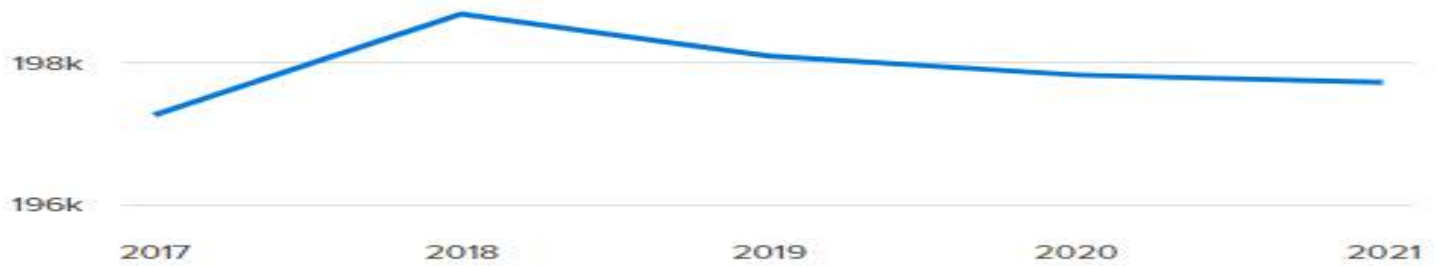
Located on the corner of Clinton Avenue and Jefferson Place in the Central Bronx, it allows a medium sized development site ideal for a commercial office building. The current zoning allows for plenty of space for a square foot mixed healthcare/ community facility to be built on the site, with 100 feet of street frontage. Standing 6 stories tall, the approved development will have a daycare center on the ground floor (duplexed down into the basement), along with several medical office/ healthcare facility spaces above. 651 Jefferson Place is approved for an elevator and brick façade. Transit options are also healthy in the area, with the BX 11, 17, 21 and 35 bus routes servicing the area, along with the 2 and 5 trains being a short walk away. This is a great opportunity to build "Class A" medical office space, in an area of the Bronx that is severely lacking higher end medical office space. Information believed to be true but not warranted.

## Population

# 197k

0%  
Compared to 197k in 2020

0%  
Compared to 197k in 2017



## Household Income

# \$28.1k

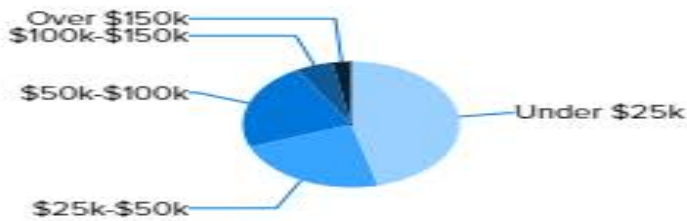
Median Income

## \$31.4k

2026 Estimate

↑ 2%

Growth Rate



## Age Demographics

# 32

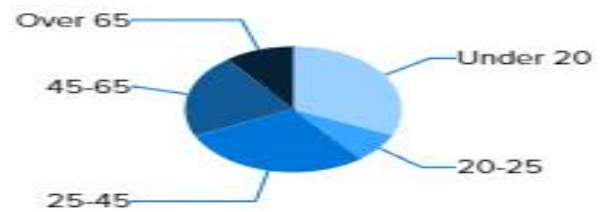
Median Age

## 33

2026 Estimate

↑ 6%

Growth Rate



## Number of Employees

# 39.9k

### Top 5 Employment Categories

Office & Administrative Support

Sales & Related

Food Prep & Service

Management

Production

## Housing Occupancy Ratio

# 15:1

16:1 predicted by 2026

Occupied

Vacant

## Renter to Homeowner Ratio

# 12:1

11:1 predicted by 2026

Renters

Homeowner