



# 16 WADE SQUARE

Southeast Corner of East 182nd Street, Bronx, NY

**NEW CONSTRUCTION - COMMUNITY FACILITY SPACE - 7,883 SF (DIVISIBLE)**

**UNIQUE OPPORTUNITY FOR MEDICAL OFFICES, DAYCARES, NOT-FOR-PROFIT OFFICES**

## Available

Ground (step-down): 7,883 sf  
Community Facility use

## Possible Divisions

Unit A:  $\pm$  4,018 sf  
Unit B:  $\pm$  3,865 sf

Possession: Immediate  
Rent: Upon request

## Comments

- New construction - ideal for Medical Offices, Daycares, and Not-for-Profit Offices
- ADA accessible entries via stairway and ramp on Quarry Road
- At base of newly constructed 74-unit residential building
- Centrally located between the 182nd St-183rd St **B D** station on Grand Concourse and the Pelham Pky **2 5** station on White Plains Rd
- Area healthcare organizations include St. Barnabas Hospital, Essen Health Care, Community Health care Network, NYC Health + Hospitals/Gotham Health, Union Community Health Center, Claremont Family Health Center, BronxCare Health and Wellness Center

## By the Numbers

Households

62,399

1 Mile - 2024

Avg. Household Income

\$47,808

1 Mile - 2024

Annual Subway Ridership

2,359,757

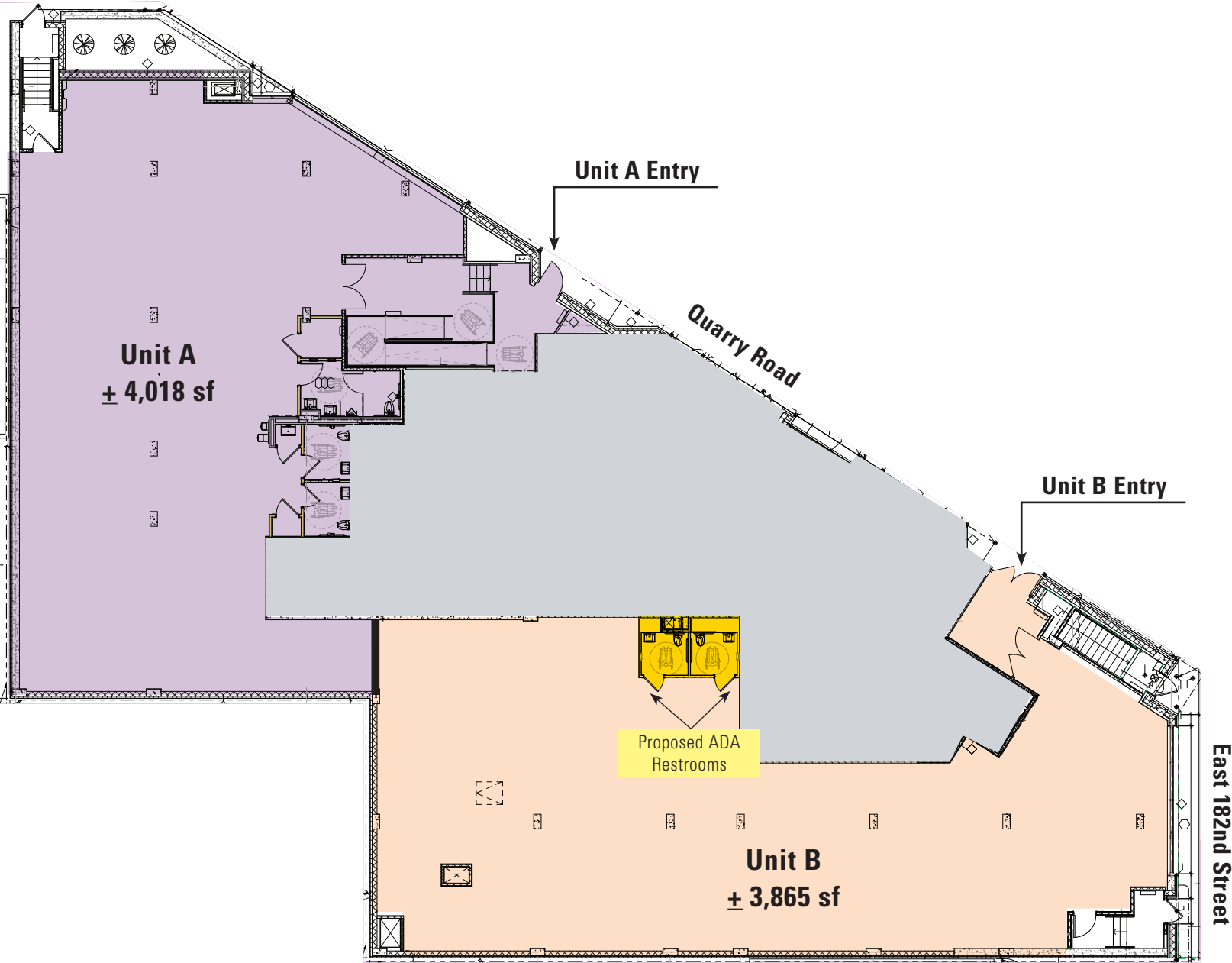
2024 Total - 182nd St-183rd St & Pelham Pky Stations

Available Space: 7,883 sf





Possible Divisions:





View of Entry Stairway and Ramp



Current Conditions



Private ADA Accessible Restrooms





For further information and/or inspection contact exclusive broker:

**Mark Tergesen**

Partner

212.400.9528

mt@absre.com

**Cooper Katz**

Executive Director

646.439.2009

ckatz@absre.com

**Quinn Reavy**

Associate

212.400.6064

qreavy@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • [www.absre.com](http://www.absre.com)