

4500 SF (DIVISIBLE) MEDICAL/RETAIL/OFFICE SPACE IN THE HUB at 152nd St. 2929 Third Avenue Bronx, NY 10455



200,000 Daily Pedestrians

Over 6,750,000 Passengers Annually

NEARBY TRANSPORTATION

2 5 trains

Buses: Bx2, Bx4, Bx15, Bx19, Bx21, Bx41

Melrose Metro-North Train Station

Rick Stassa rick@emeraldcpsy.com 646-960-6800 www.emeraldcpsy.com



2929 Third Avenue
Bronx, NY 10455



THREE THINGS TO KNOW

- 1) 50+ Frontage
- 2) Possession Arranged
- 3) Storage Space Available

DEMOGRAPHICS

	.25 miles	.5 miles	1 mile
Population	10,409	53,488	188,285
Med. HH Income	\$36,083	\$25,906	\$27,212

NEIGHBORING TENANTS



Foot Locker

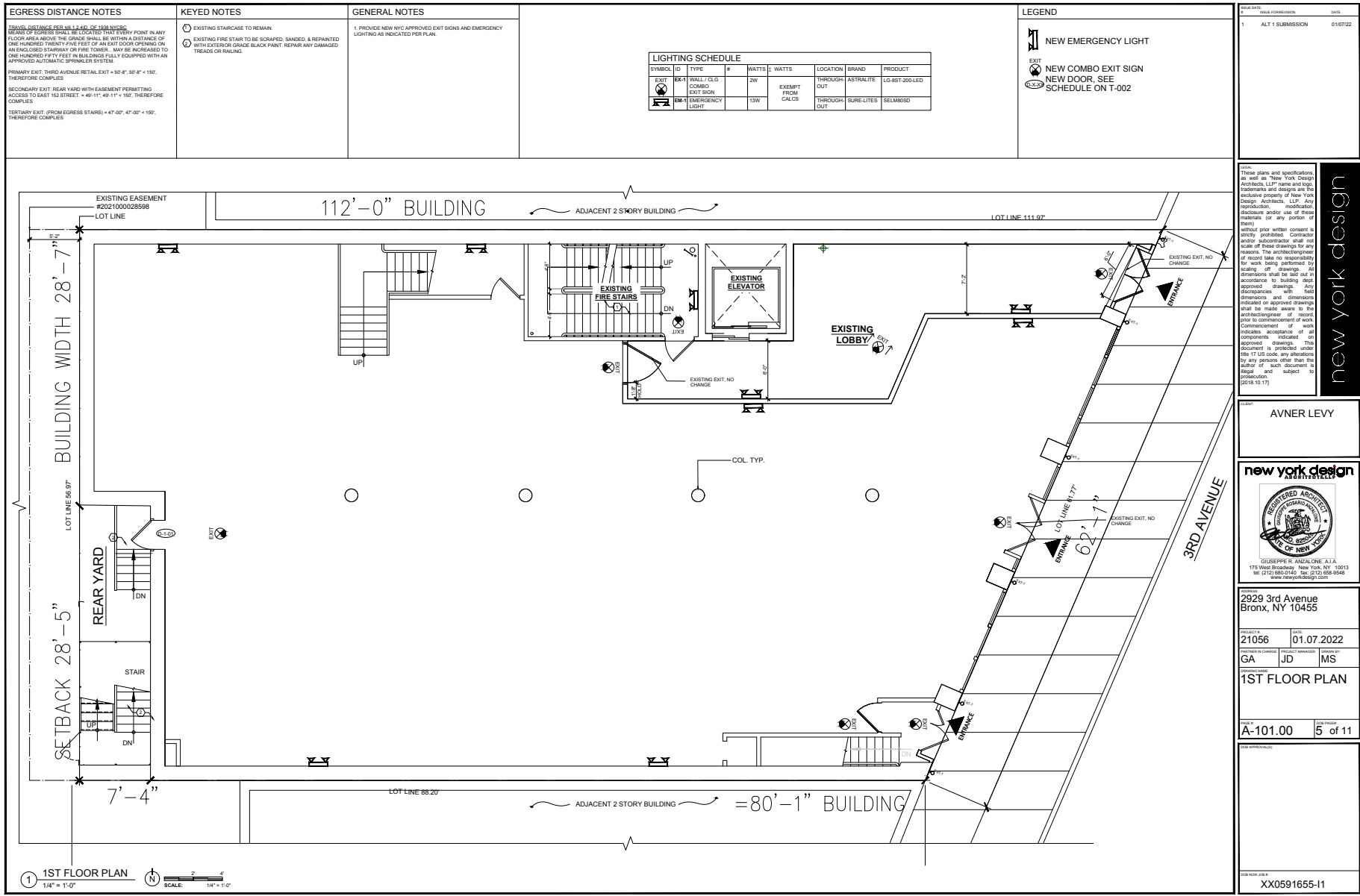


Rick Stassa

rick@emeraldcpny.com

646-960-6800

www.emeraldcpny.com



FIRST FLOOR

new york design

These plans and specifications, as well as the New York Design Instructions, L.P. name and logo, trademarks and designs are the exclusive property of New York Design Architects, L.P. Any reproduction, modification, disclosure or use of these materials (or any portion of them) without prior written consent is strictly prohibited. Contractor and/or subcontractor shall not scale off these drawings for any reasons. The architect/engineer of record takes no responsibility for work being performed by scaling off drawings. All dimensions shall be laid out in accordance with building department approved drawings. Any discrepancies with field dimensions and dimensions indicated on approved drawings shall be made aware to the architect/engineer of record prior to commencement of work. Commencement of work indicates acceptance of all components indicated on approved drawings. This document is provided under file 17145, and any alterations by any persons other than the author of such document is illegal and subject to prosecution. (2018.10.17)

AVNER LEVY



GIUSEPPE R. ANZALONE, A.I.A.
175 West Broadway, New York, NY 10013
tel: (212) 688-0140 fax: (212) 688-8548
www.newyorkdesign.com

PROJECT:
2929 3rd Avenue
Bronx, NY 10455

21056 01.07.2022

DESIGNED BY: GA
CHECKED BY: JD
ISSUED BY: MS

1ST FLOOR PLAN

DATE: A-101.00
JOB NUMBER: 5 of 11

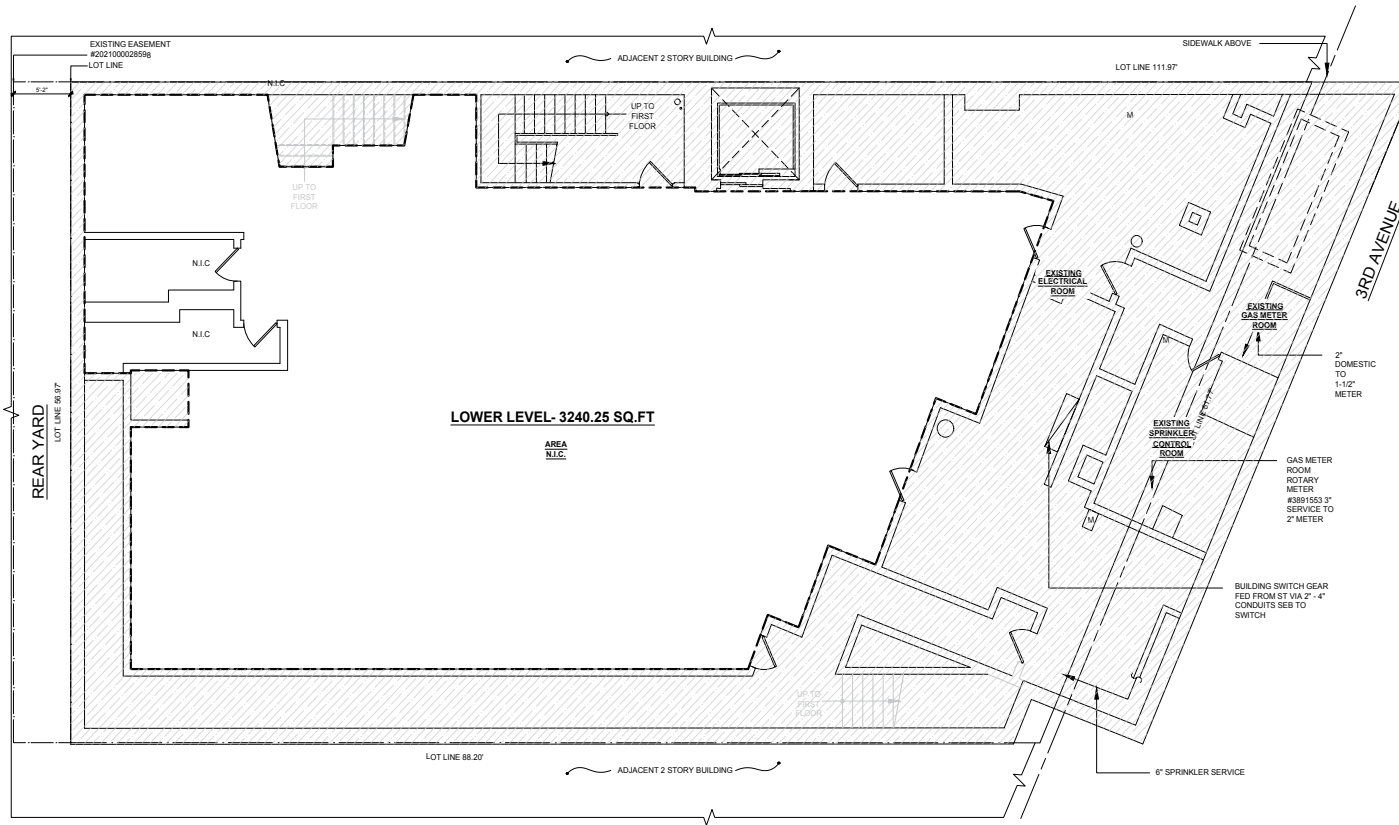
JOB NUMBER: XX0591655-11

2929 Third Avenue
Bronx, NY 10455

EMERALD
COMMERCIAL PROPERTIES



LOWER LEVEL



LOWER LEVEL- 3240.25 SQ.FT

LOWER LEVEL LEASE PLAN
NOT TO SCALE

new york design ARCHITECTS LLP	
2929 3rd Avenue Bronx, NY 10455	
PROJECT # 21056	DATE
DRAWING NAME CELLAR PLAN-LS	DRAWN BY
TITLE #	JOB PACK #
SEE APPROVALS	
SEE WORK JOB #	

Rick Stassa

rick@emeraldcpny.com

646-960-6800

www.emeraldcpny.com