



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**2095 SOUTHERN BLVD.**

**BRONX, NY 10460**

# Ground Lease or Built to Suit Retail Land for Lease

Densely Populated and  
Heavily Trafficked Location.

Type  
**Land / Retail**



SQUARE FOOT

**19,500** RSF



ZONING

**R7-1/  
C1-4**



PARCEL ID

**3108**  
BLOCK



**8**  
LOT

PRICE

**Upon Request**

**718-784-8282 / PINNACLERENY.COM**

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

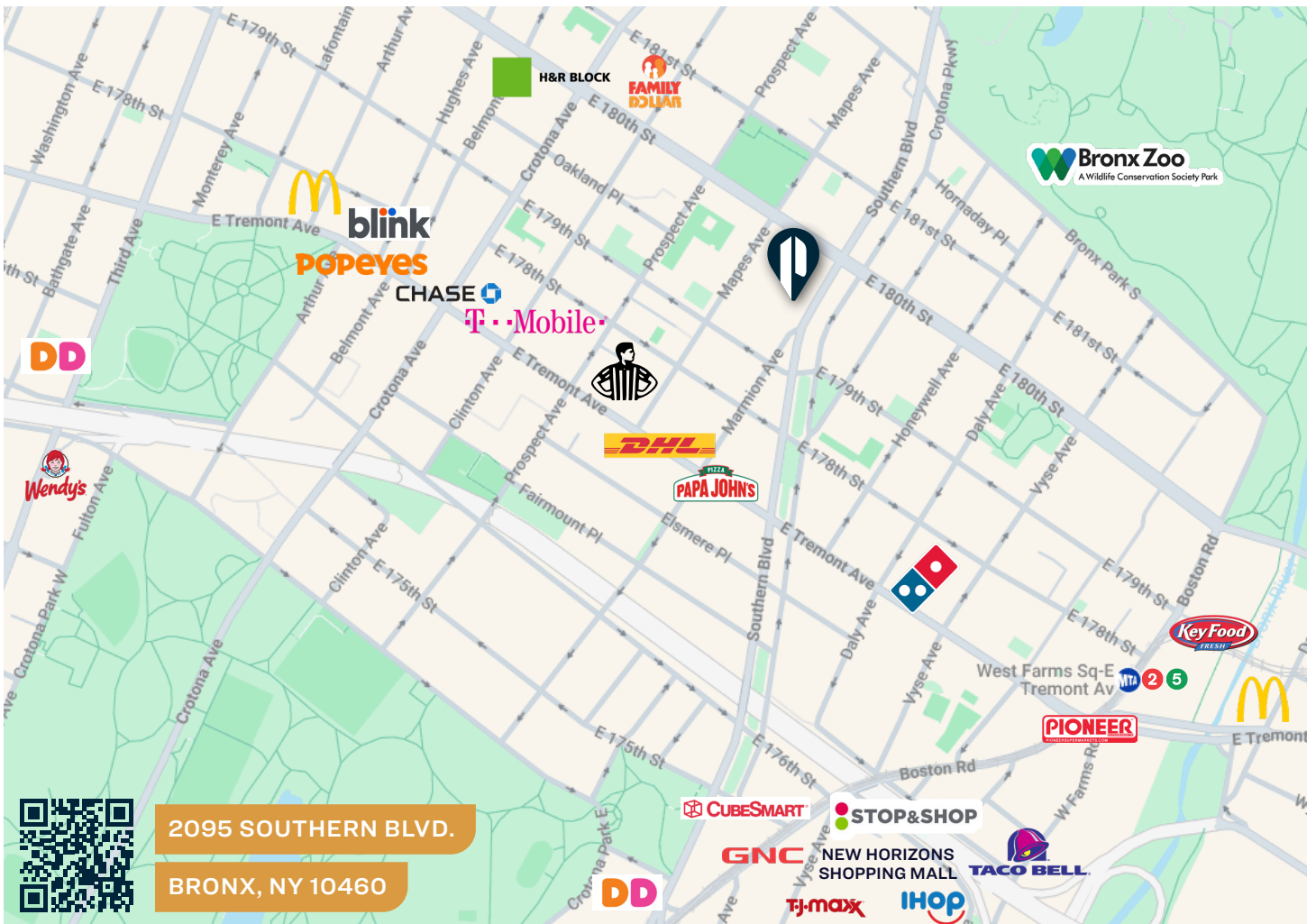
# Property Overview

## Features

- Built-to-Suit or Ground Lease
- Estimated 13,000 Vehicles Per Day
- One of the Most Densely Populated Areas of the Country
- Approximately 74,117 Residents per Square Mile

## Nearby

- Bronx Zoo
- Bronx Botanical Gardens
- Yankee Stadium
- St. Barnabas Hospital
- Fordham University
- Little Italy



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## TRANSPORTATION

**2 5** E 180 STREET



I-27  
I-95: CROSS  
BRONX EXPY  
BRONX RIVER  
PKWY



BX19: SOUTHERN  
BLVD/E 180 ST  
BX40, BX42:  
E 180 ST/  
SOUTHERN BLVD



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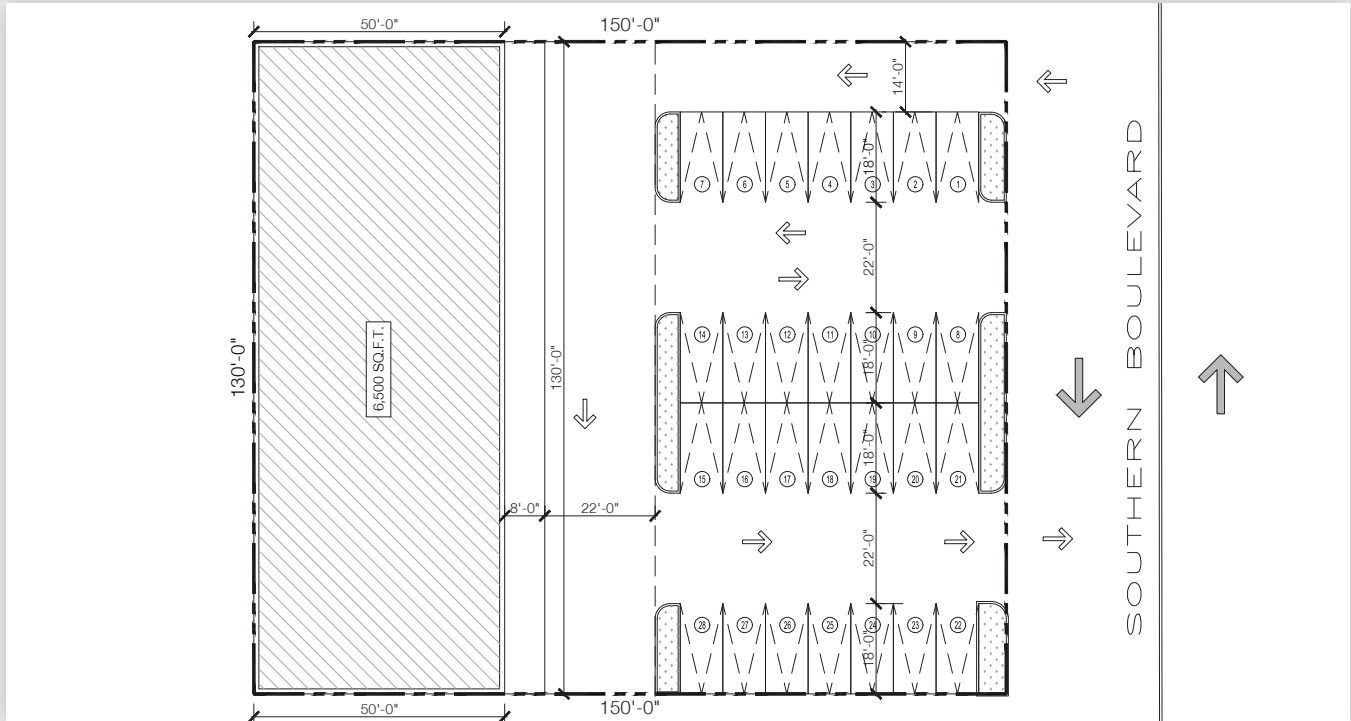


## PICTURES

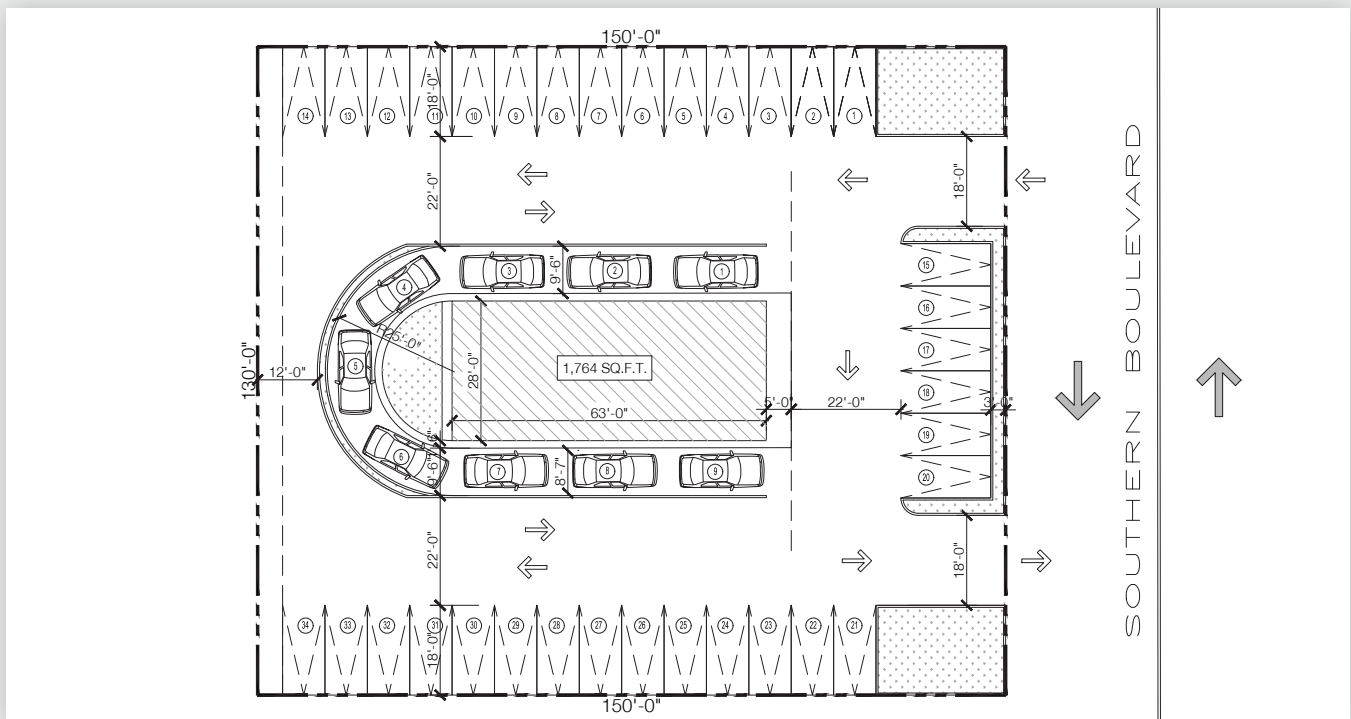


## SITE PLAN

### POTENTIAL 6,500 SQUARE FOOT BUILDING SET BACK WITH PARKING

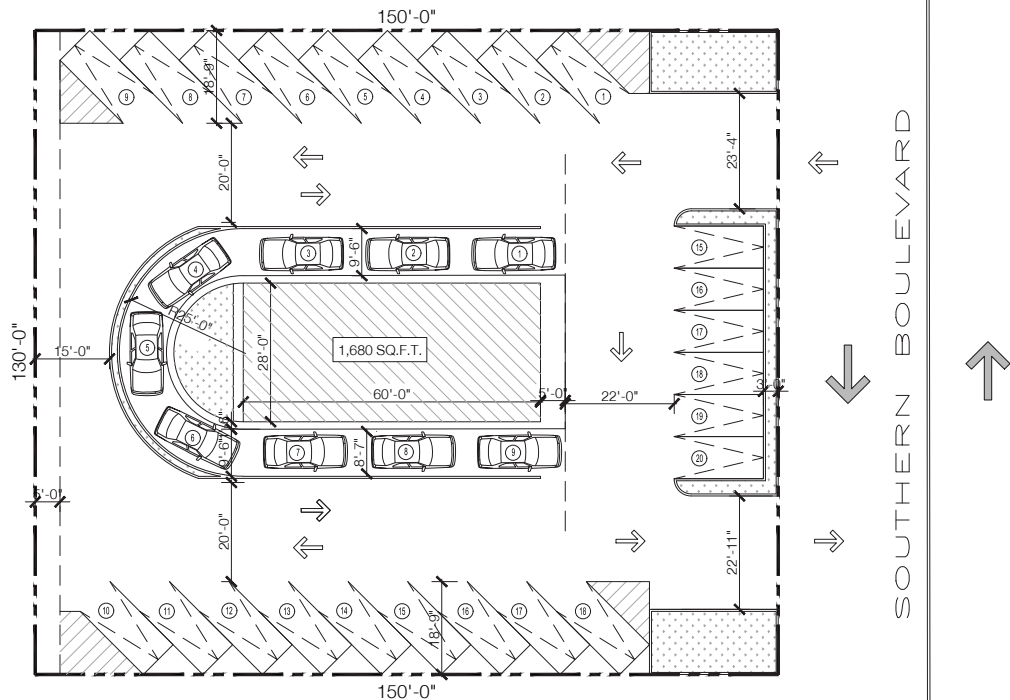


### POTENTIAL DRIVE-THROUGH BUILDING WITH PARKING



## SITE PLAN

### POTENTIAL DRIVE-THROUGH BUILDING WITH PARKING



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