

3217

WESTCHESTER

AVENTUS  
RESIDENTIAL & COMMERCIAL REAL ESTATE

# AVENTUS

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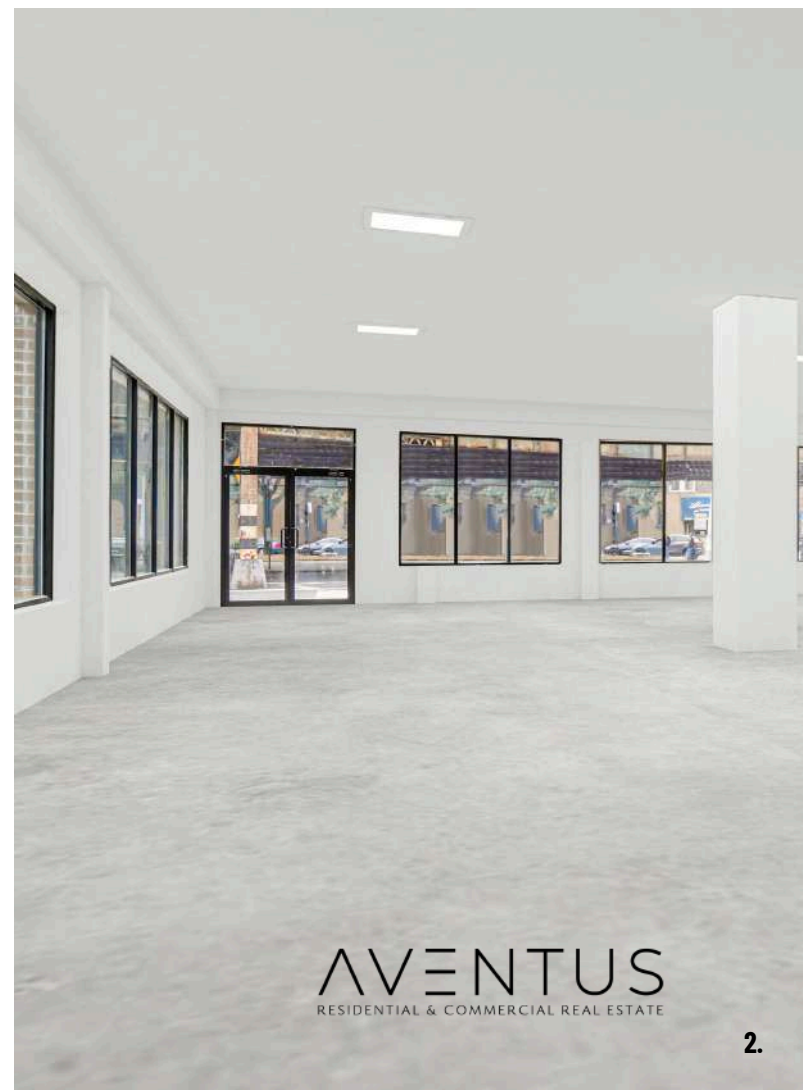
Aventus Real Estate, as the exclusive agent, is pleased to offer for lease 3217 Westchester Avenue, a prime corner retail building located in the Pelham Bay neighborhood of the Bronx. The property spans 10,000 square feet and offers the flexibility for space subdivision to suit a variety of tenant needs. Conveniently located just 3 blocks from the Pelham Bay Park Station, which services the MTA train, this location offers excellent accessibility.

For more information, please contact us.



FOR LEASE

3217 WESTCHESTER AVENUE, BRONX NY 10461



## BUILDING INFORMATION:

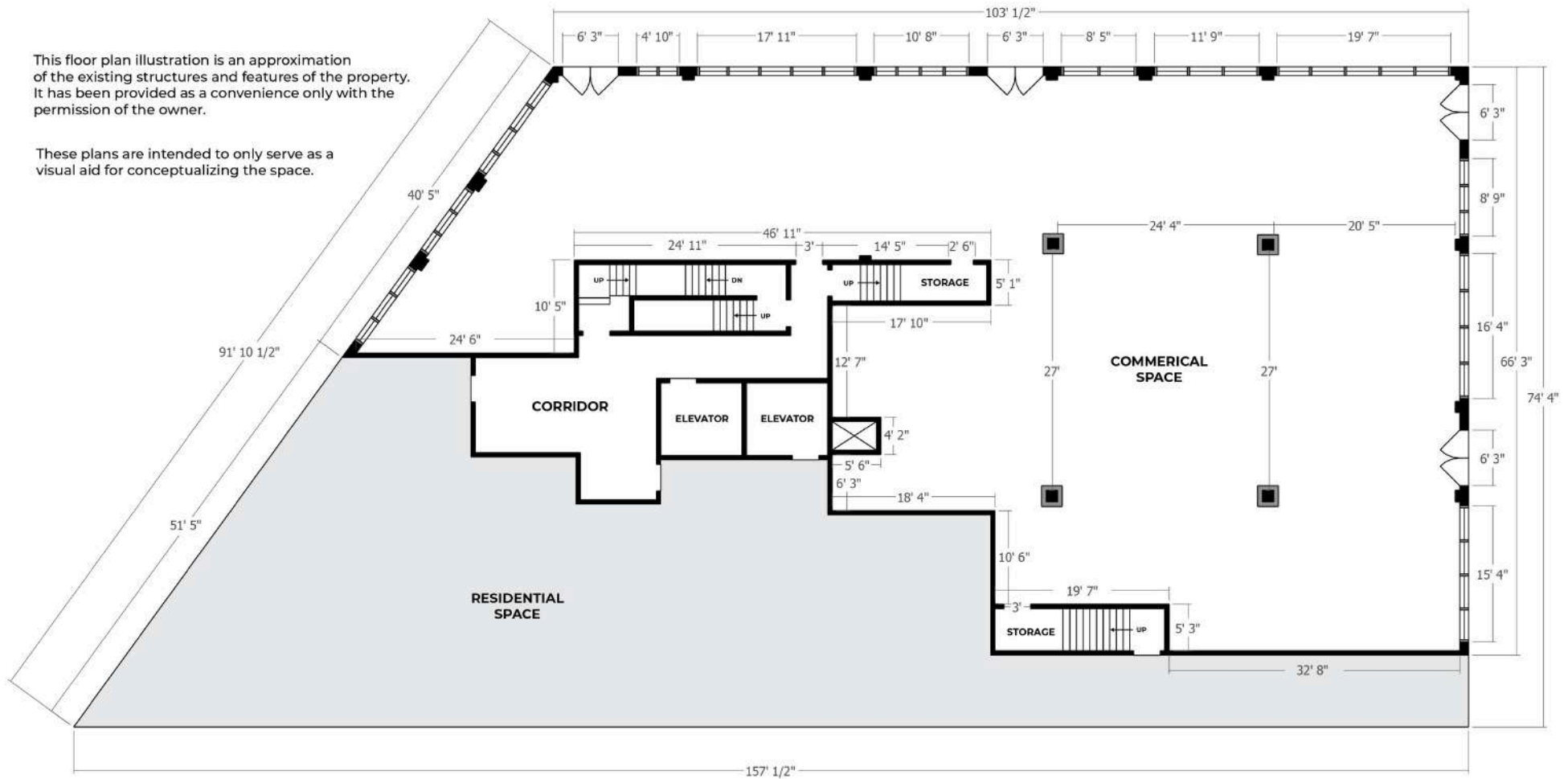
Address: 3217 Westchester Avenue, Bronx NY 10461  
Block/Lot: 4245 / 16  
Building Square Footage: 10,000 sq ft Can be subdivided  
Price Per Square Footage: \$50/sq ft  
Zoning: R7-1, C2-4  
Year Built: 2023

# 3217 Westchester Avenue, Bronx, NY 10461

## FIRST FLOOR

This floor plan illustration is an approximation of the existing structures and features of the property. It has been provided as a convenience only with the permission of the owner.

These plans are intended to only serve as a visual aid for conceptualizing the space.



**FOR LEASE**

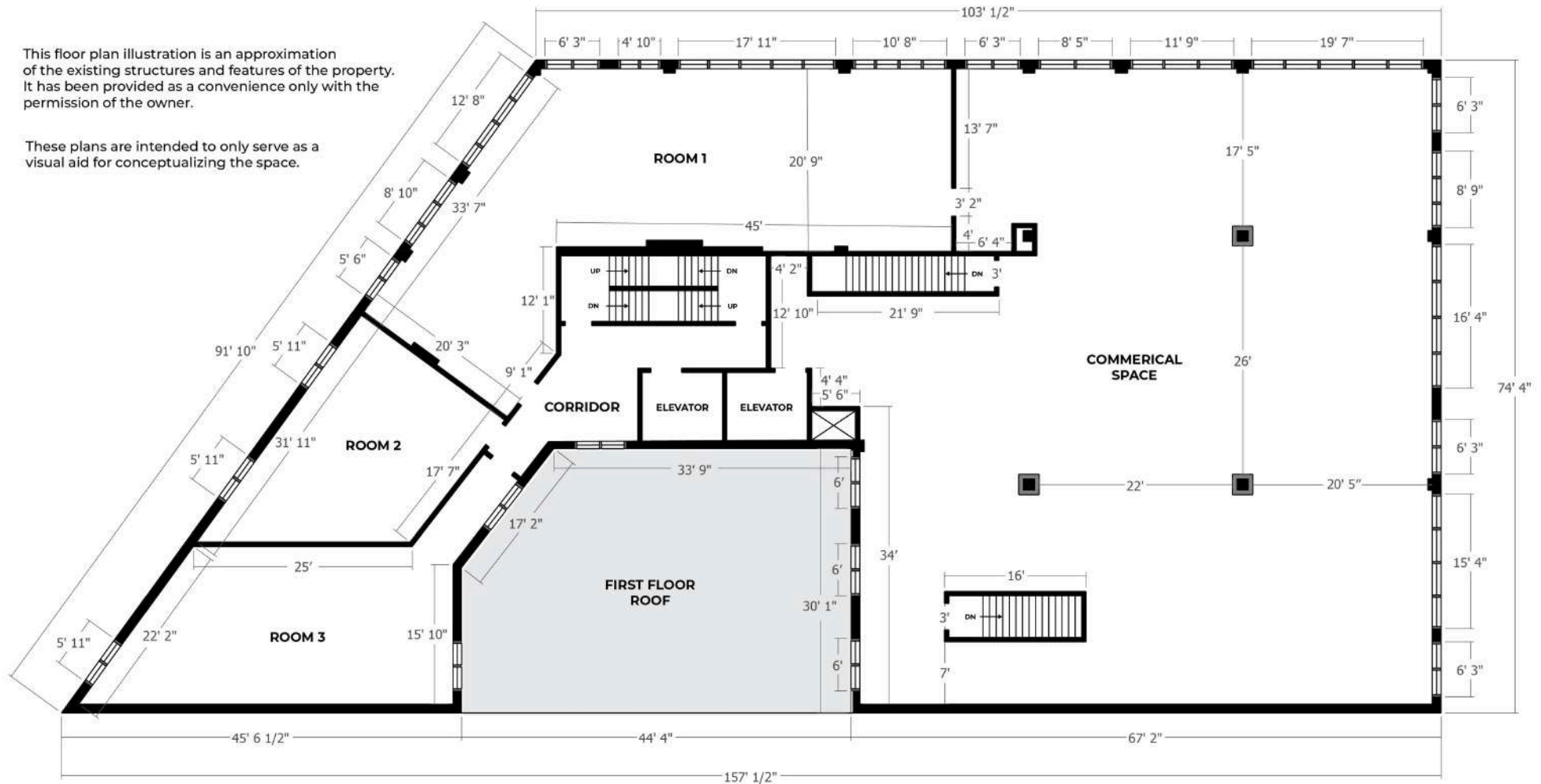
3217 WESTCHESTER AVENUE, BRONX NY 10461

# 3217 Westchester Avenue, Bronx, NY 10461

## SECOND FLOOR

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## DEMOGRAPHICS:

Westchester Square | The Bronx

Population:	50,502
Population Density:	21,045 people per sq mi
Median Household Income:	\$52,347
Median Home Value:	\$454,700
Median Population Age:	38

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