



**RETAIL/MEDICAL/FITNESS/EDUCATION**

# BRONX, NY

**1451 WESTCHESTER AVENUE**

**SOUNDVIEW NEIGHBORHOOD**

**SIZE**

Ground Floor:

Unit 1 1,443 SF (Corner)

Unit 2 3,979 SF (In-Line)

Total 5,422 SF (Can be combined)

**ASKING RENT**

Upon Request

**CO-TENANTS**

Genius Therapy School

**FRONTAGE**

Unit 1: 27 FT 3 IN on Westchester Avenue & 54 FT 7 IN on Colgate Avenue

Unit 2: 40 FT 9 IN on Westchester Avenue

**CEILING HEIGHTS**

13 FT on Ground Floor

9 FT in Basement

**NEIGHBORS**

Food Dynasty Supermarkets, Domino's, 99 Cents Rush, Extreme Department Stores, Clean Rite Cleaners, Boost Mobile, Bank of America, Cookie's Department Store

**COMMENTS**

- Brand new retail development on prime Westchester Avenue that is anchored by Genius Therapy School on the second floor
- Two ground floor spaces available; Unit 1 (Corner) of 1,443 SF and Unit 2 (In-Line) of 3,979 SF and can be combined for one tenant use for total of 5,422 SF
- Full basement with 9 foot ceilings
- **2**, **5** subway lines at Freeman Street & **6** subway line at Elder Avenue
- Ideal for a variety of different uses, including retail, medical, fitness, and education
- Landlord is capable of building out space for tenants

## CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

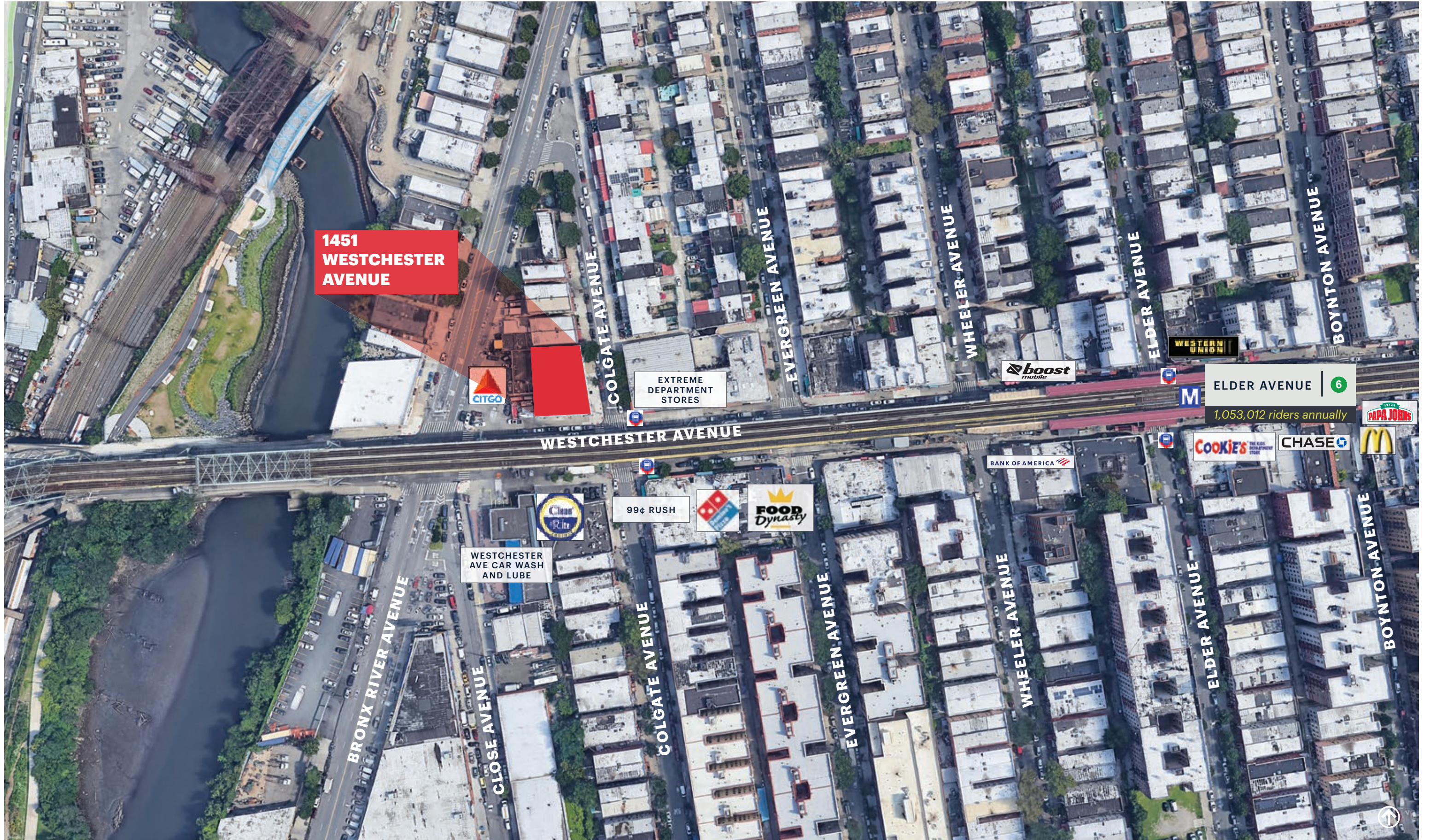


**EXTERIOR & INTERIOR PHOTOS**





MARKET AERIAL



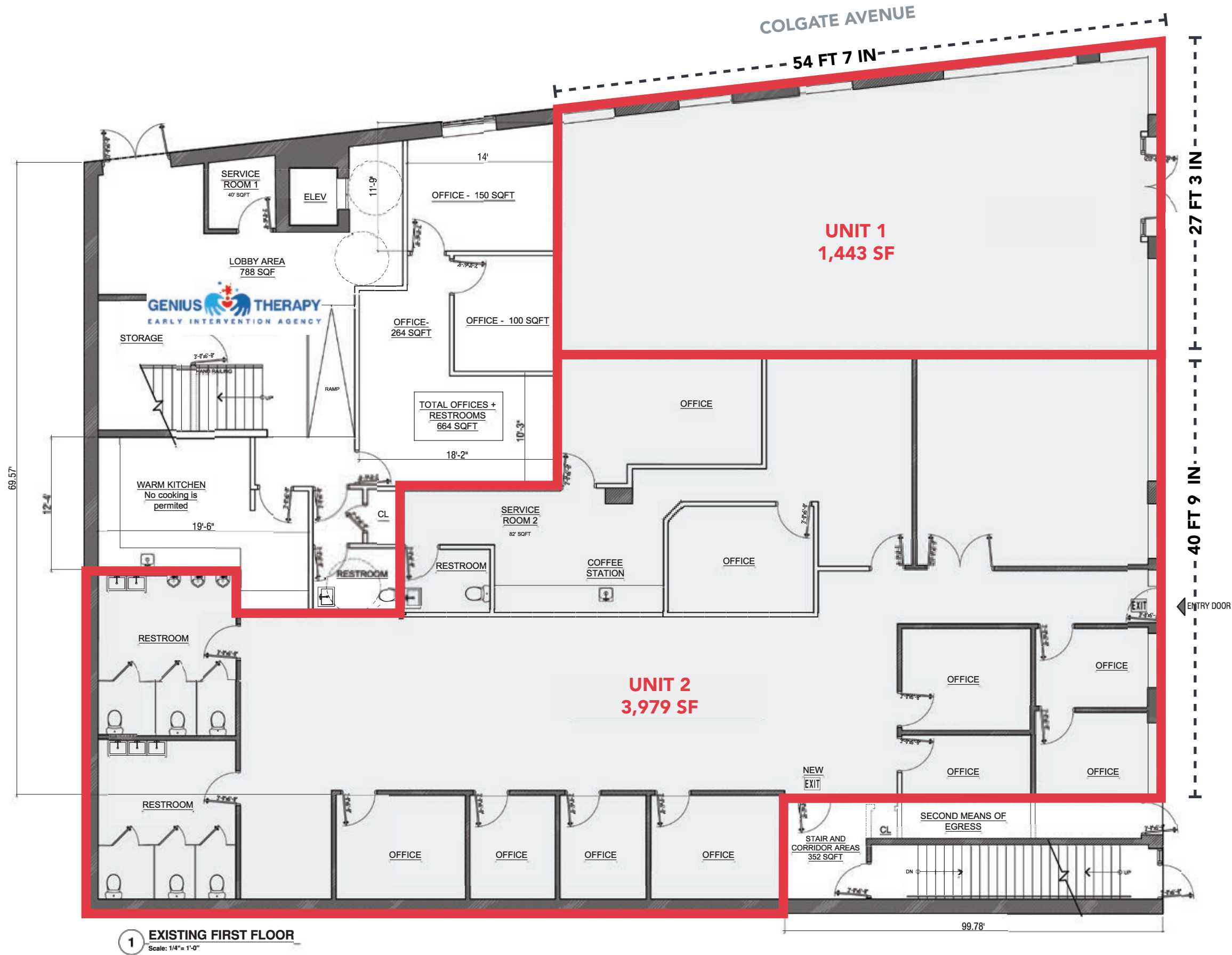


**AERIAL**



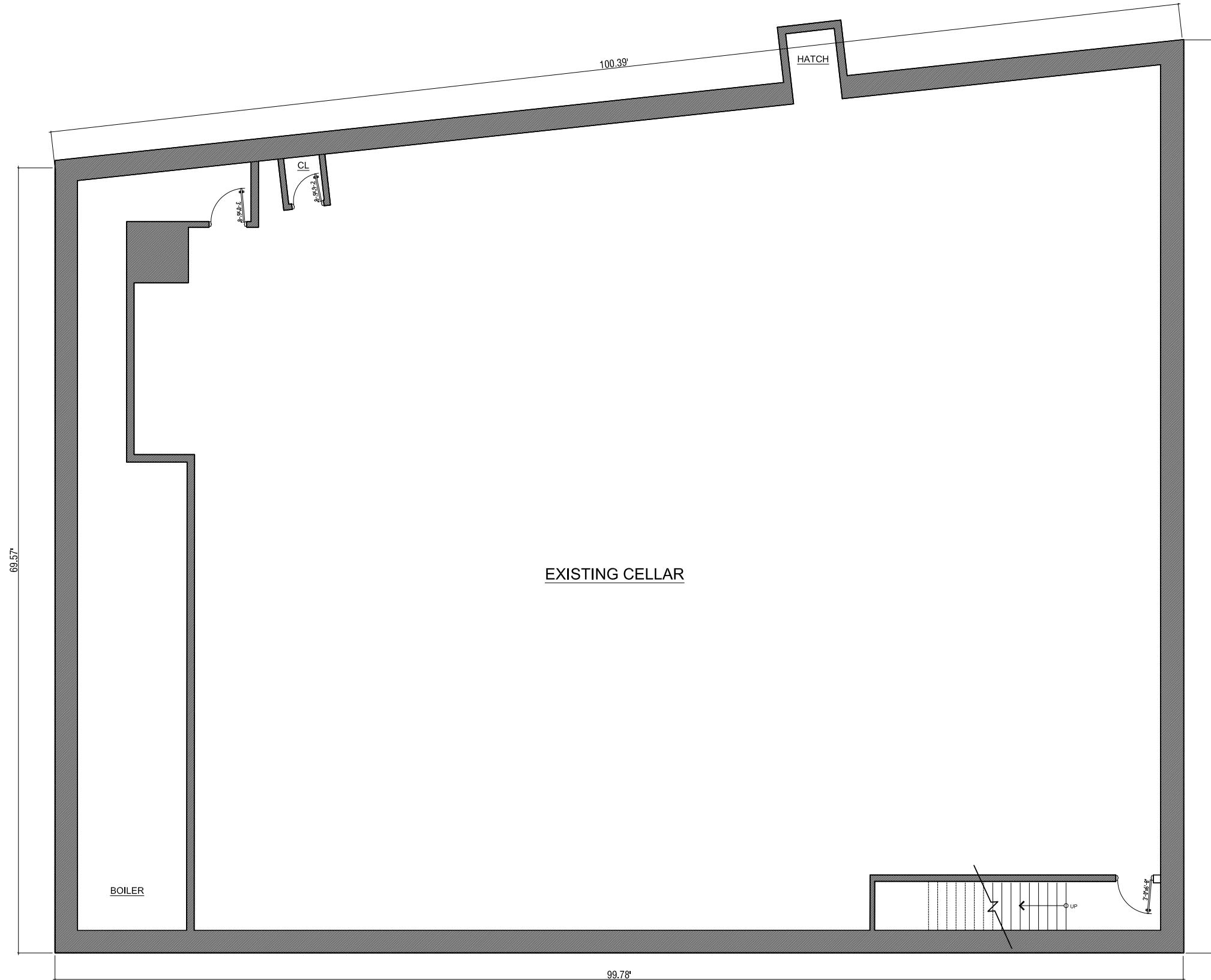


# FLOOR PLAN



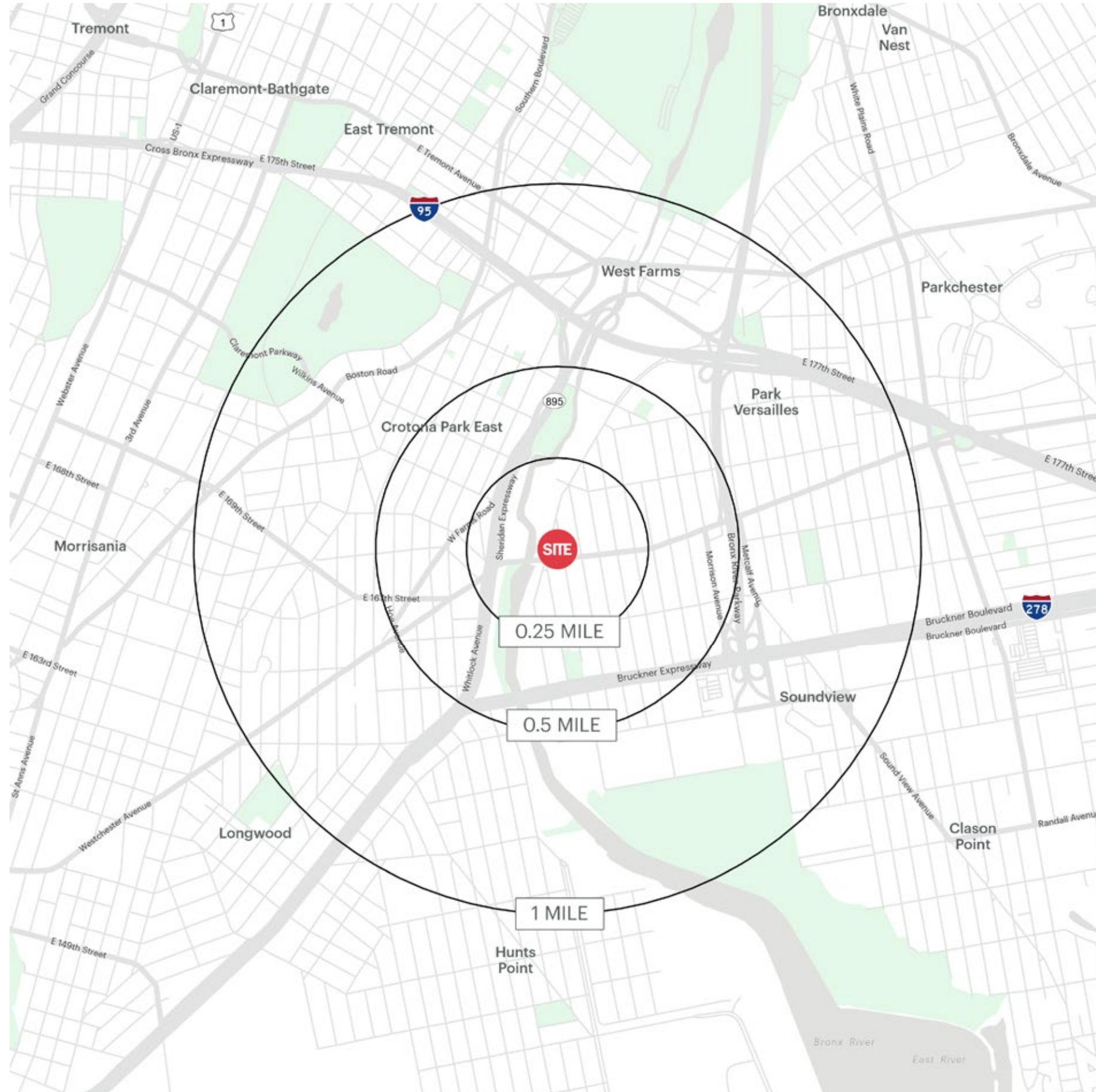
# FLOOR PLAN

## CELLAR



1 EXISTING CELLAR  
Scale: 1/4" = 1'-0"

# AREA DEMOGRAPHICS



1451 WESTCHESTER AVENUE BRONX, NEW YORK

## 0.25 MILE RADIUS

**POPULATION**  
11,394  
**HOUSEHOLDS**  
3,682  
**AVERAGE HOUSEHOLD INCOME**  
\$48,756  
**MEDIAN HOUSEHOLD INCOME**  
\$35,233

**COLLEGE GRADUATES (BACHELOR'S +)**  
740 - 11.0%  
**TOTAL BUSINESSES**  
210  
**TOTAL EMPLOYEES**  
1,398  
**DAYTIME POPULATION (W/ 16 YR +)**  
8,460

## 0.50 MILE RADIUS

**POPULATION**  
48,034  
**HOUSEHOLDS**  
15,994  
**AVERAGE HOUSEHOLD INCOME**  
\$54,040  
**MEDIAN HOUSEHOLD INCOME**  
\$34,392

**COLLEGE GRADUATES (BACHELOR'S +)**  
4,570 - 16.0%  
**TOTAL BUSINESSES**  
736  
**TOTAL EMPLOYEES**  
5,801  
**DAYTIME POPULATION (W/ 16 YR +)**  
36,235

## 1 MILE RADIUS

**POPULATION**  
159,910  
**HOUSEHOLDS**  
55,364  
**AVERAGE HOUSEHOLD INCOME**  
\$52,045  
**MEDIAN HOUSEHOLD INCOME**  
\$33,096

**COLLEGE GRADUATES (BACHELOR'S +)**  
16,521 - 16.0%  
**TOTAL BUSINESSES**  
2,744  
**TOTAL EMPLOYEES**  
26,350  
**DAYTIME POPULATION (W/ 16 YR +)**  
132,061



