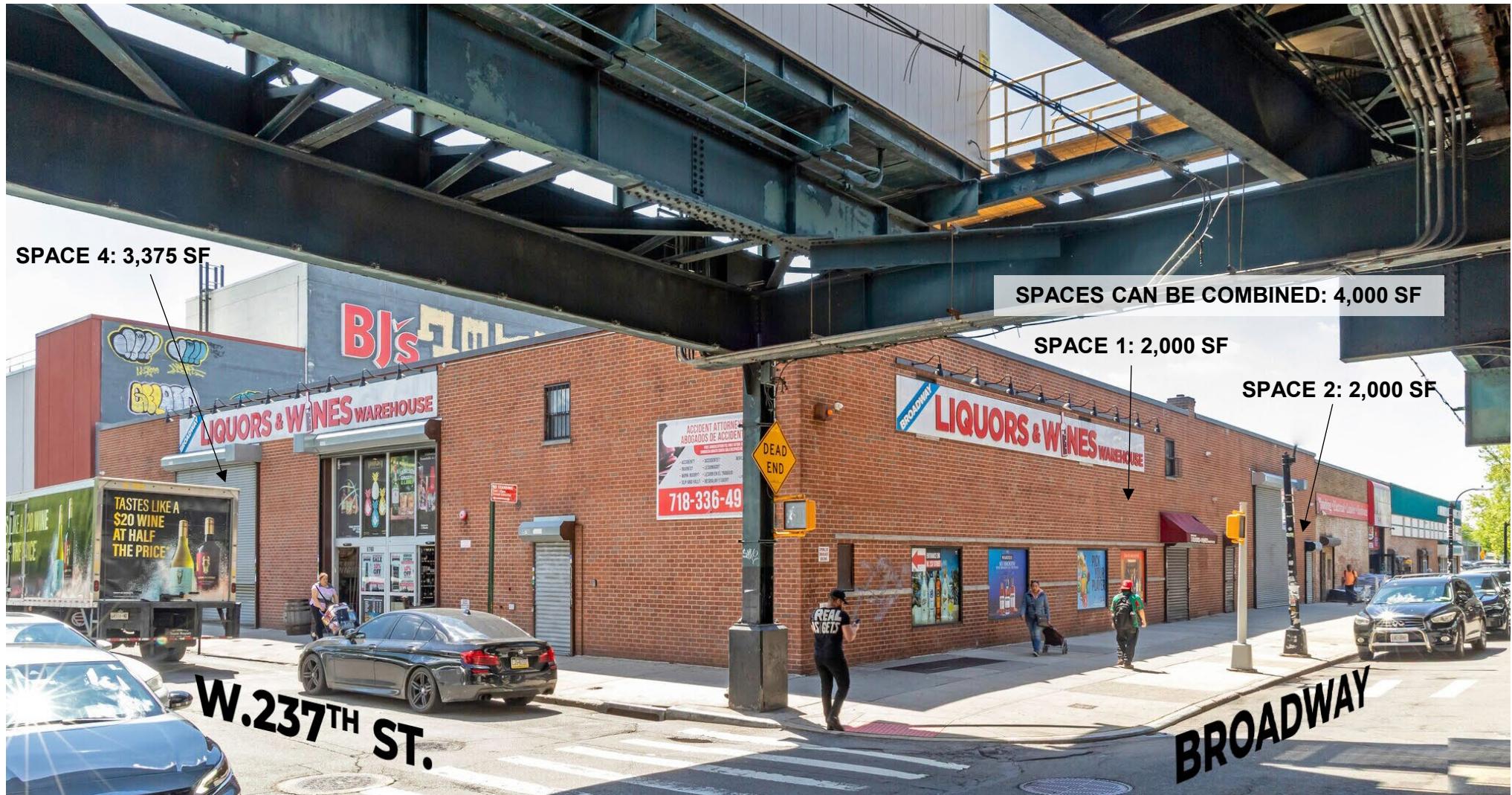


Prime Corner Retail at Major Commercial Hub

Located at Riverdale Crossing Next to BJ's Wholesale

5790 Broadway Bronx, NY 10463



Contact Exclusive Brokers for More Information

SCHUCKMAN®
REALTY INC.
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PROPERTY INFORMATION

LOCATION: 5790 BROADWAY, BRONX, NY 10463

SPACES AVAILABLE: SPACE #1: 2,000 SF SPACE #1 & #2 CAN BE
SPACE #2: 2,000 SF COMBINED FOR 4,000 SF
SPACE #4: 3,375 SF

RENT: UPON REQUEST

POSSESSION: ARRANGED

PROPERTY HIGHLIGHTS:

- PRIME CORNER LOCATION, ADJACENT TO BJ'S WHOLESALE CLUB WHICH ANCHORS THE RIVERDALE CROSSING SHOPPING CENTER.
- EXCEPTIONAL VISIBILITY AND FRONTEAGE ALONG BROADWAY. ADJACENT TO AN ELEVATED SUBWAY LINE AND THE 238TH MTA STATION.
- STRATEGIC CO-TENANCY WITH BJ'S WHOLESALE CLUB AND NATIONAL AND REGIONAL TENANTS.
- RARE OPPORTUNITY IN A SUPPLY-CONSTRAINED, HIGH-DEMAND TRADE AREA WITH LONG-TERM RETAIL FUNDAMENTALS.

AREA TENANTS

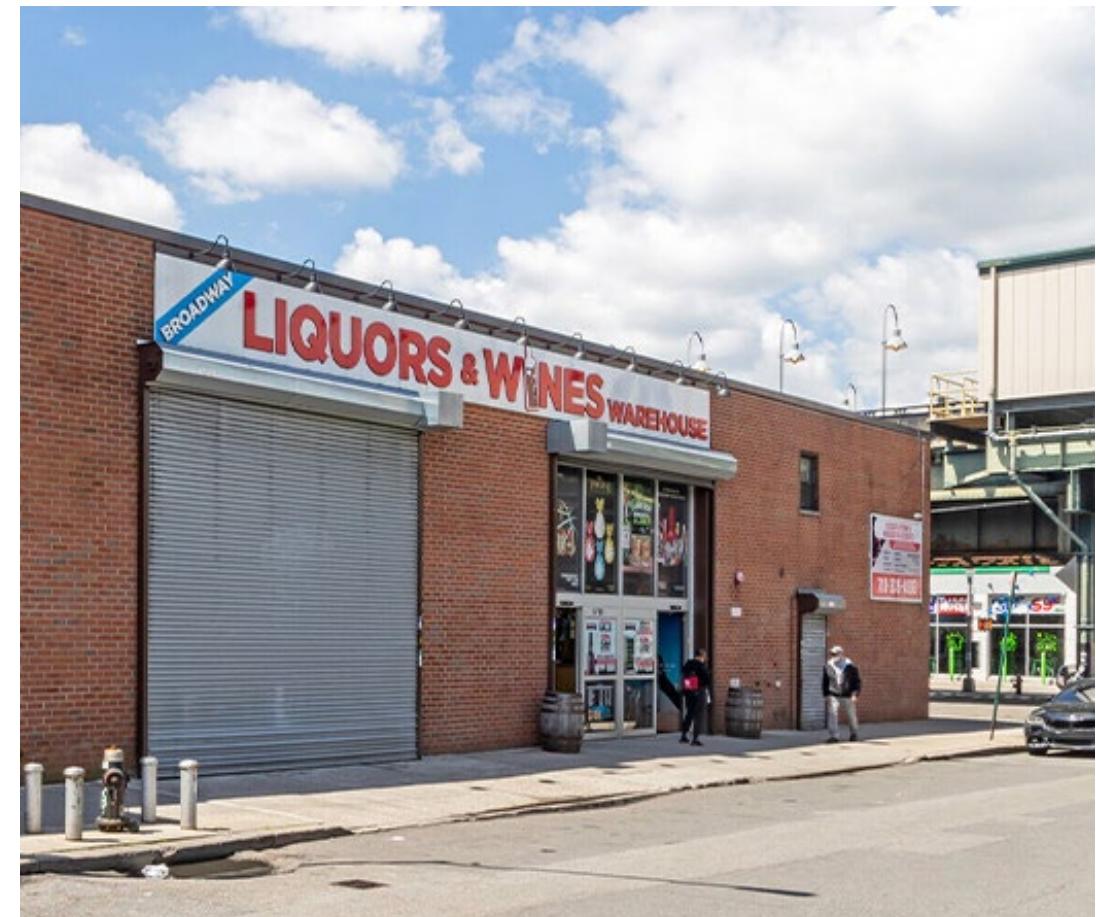


...and many more

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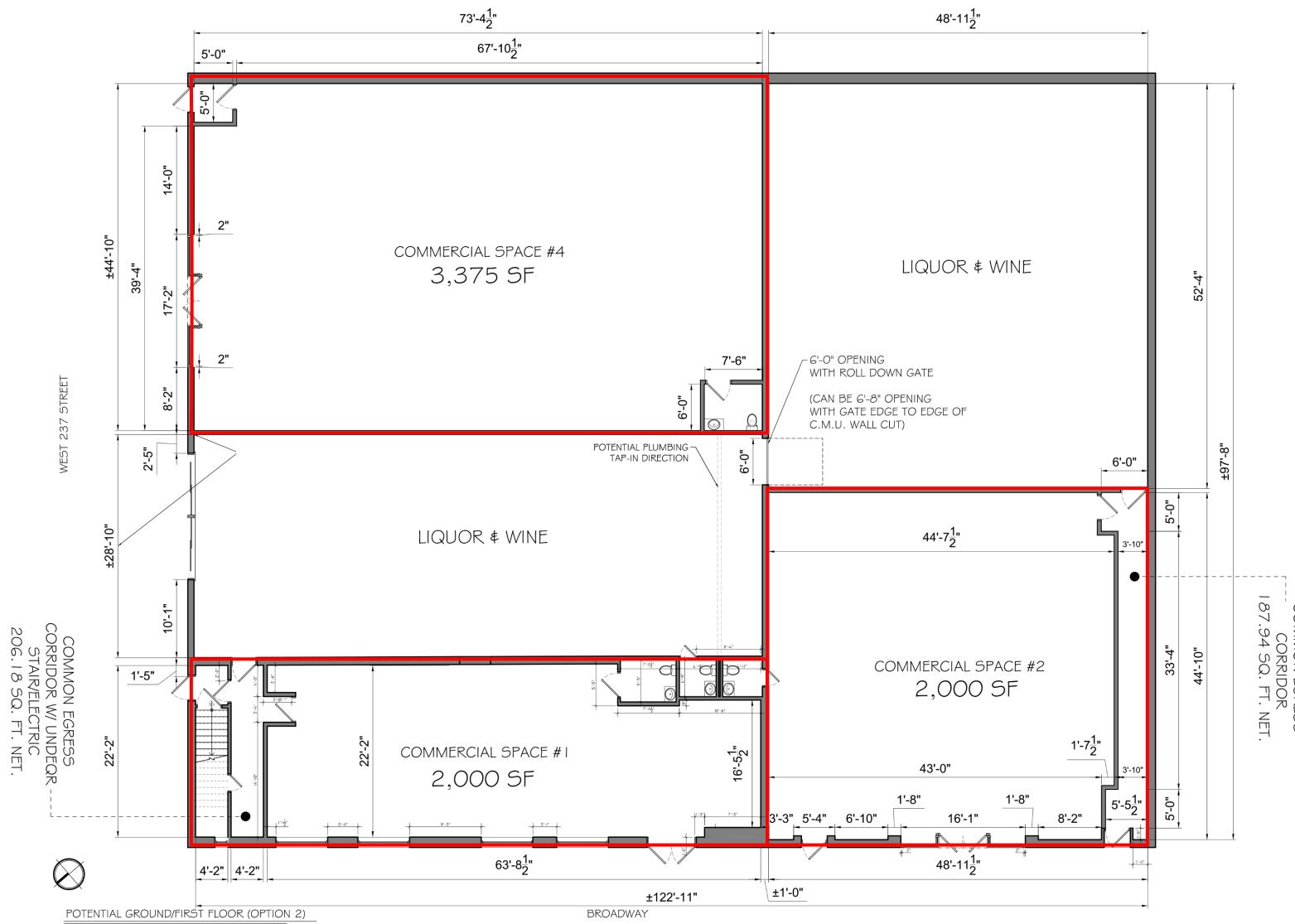


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FLOOR PLAN



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ZONING MAP



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The logo for Schuckman Realty Inc. features the company name "SCHUCKMAN" in a large, bold, red, sans-serif font. A registered trademark symbol (®) is positioned in the top right corner of the word "SCHUCKMAN". Below the main name, the words "REALTY INC." are written in a smaller, red, all-caps, sans-serif font. At the bottom, the website "schuckmanrealty.com" is displayed in a smaller, red, lowercase, sans-serif font.

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DEMOGRAPHICS

	Population	0.25 miles	0.5 miles	1 mile
2010 Population	6,238	31,525	95,147	
2020 Population	7,638	34,242	99,469	
2025 Population	7,598	34,365	97,872	
2030 Population	7,453	33,877	96,189	
2010-2020 Annual Rate	2.05%	0.83%	0.45%	
2020-2025 Annual Rate	-0.10%	0.07%	-0.31%	
2025-2030 Annual Rate	-0.38%	-0.29%	-0.35%	
Households				
2010 Total Households	2,551	12,513	38,202	
2020 Total Households	2,825	13,276	39,466	
2025 Total Households	2,844	13,470	39,615	
2030 Total Households	2,825	13,519	39,607	
2010-2020 Annual Rate	1.03%	0.59%	0.33%	
2020-2025 Annual Rate	0.13%	0.28%	0.07%	
2025-2030 Annual Rate	-0.13%	0.07%	0.00%	
2025 Average Household Size	2.58	2.41	2.38	
Wealth Index	48	56	70	
Median Household Income				
2025 Median Household Income	\$72,788	\$63,707	\$64,359	
2030 Median Household Income	\$78,369	\$69,343	\$69,795	
2025-2030 Annual Rate	1.49%	1.71%	1.63%	
Average Household Income				
2025 Average Household Income	\$90,035	\$89,501	\$96,730	
2030 Average Household Income	\$98,090	\$98,991	\$106,430	