

3972 THIRD AVE

BRONX, NY



1,223 RSF
COMMUNITY SPACE FOR LEASE
ASKING \$44.25/RSF

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

CONTACT EXCLUSIVE LISTING AGENT:

Stephen Kaufman

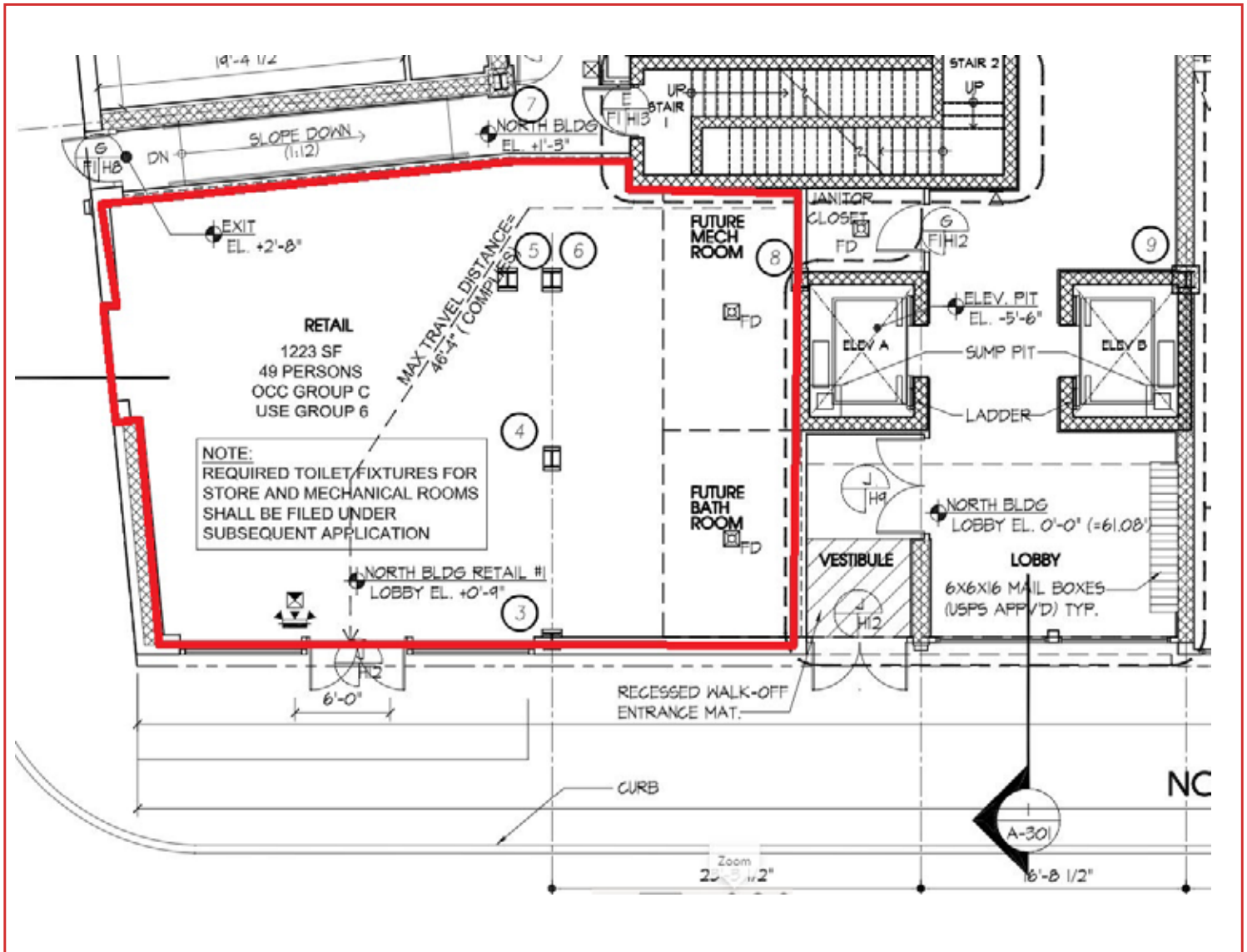
914.968.8500 x315

skaufman@rmfriedland.com

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3972 THIRD AVE – 1,223 RSF

COMMUNITY FACILITY SPACE



1 BLOCK FROM CROTONA PARK,
P.S.4 & SUNY BRONX OPPORTUNITY CENTER
CLOSE TO BX15, BX11, BX41 & I-95

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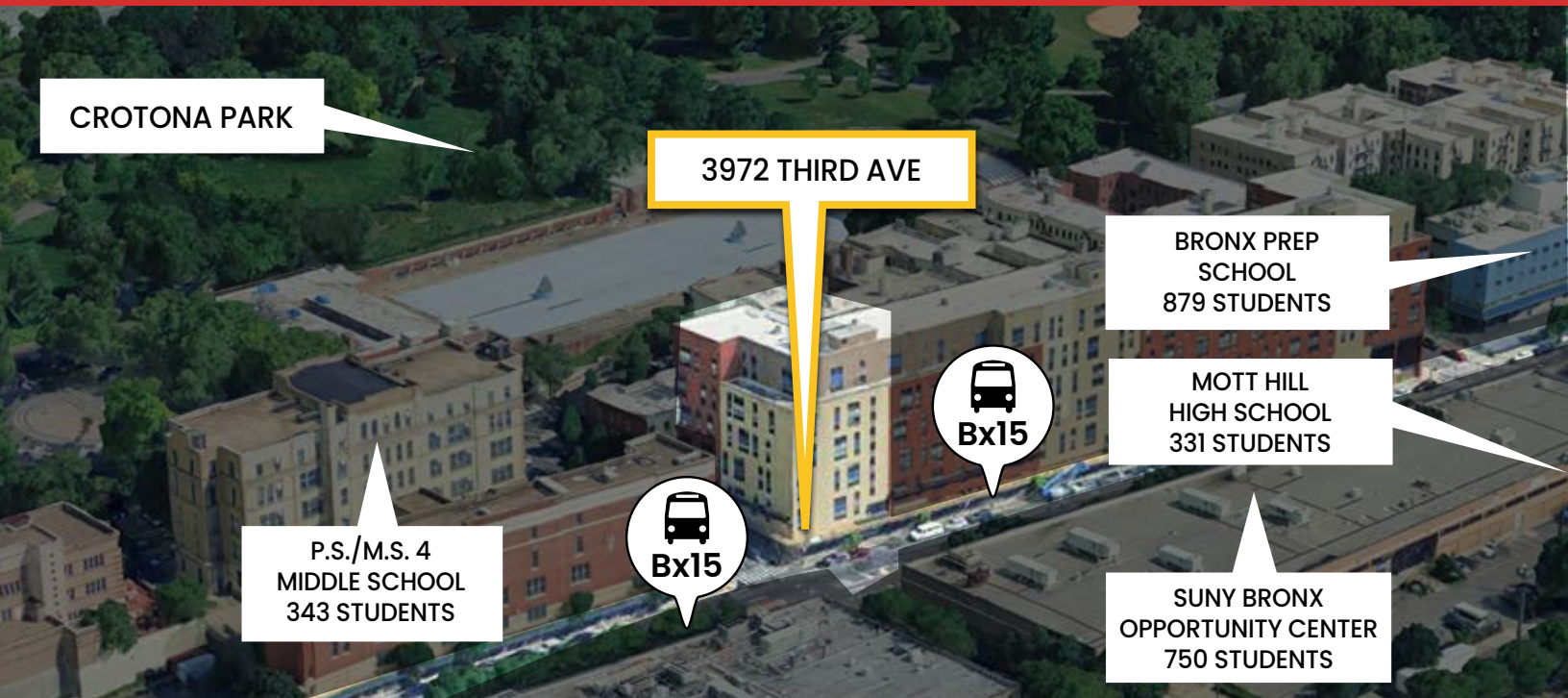
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ACCESSIBILITY

COMMUNITY FACILITY OPPORTUNITY WITH PARK ACCESS



TRANSPORTATION



BX15 2 MIN WALK (400 FT)



BX41 3 MIN WALK (0.1 M)



BX11 4 MIN WALK (0.2 M)



I-95 8 MIN DRIVE (1.1 M)



DEMOGRAPHICS

	0.25 MILES	0.5 MILES	0.75 MILES
Population	3,188	23,414	101,229
Number of Households	1,006	7,832	34,899
Average HH Income	\$64,902	\$54,320	\$56,225
Annual HH Expenditure	\$59.74 M	\$388.91 M	\$1.72 B
Annual Retail Expenditure	\$27.8 M	\$180.21 M	\$799.17 M
Annual Food & Beverages Expenditure	\$9 M	\$58.52 M	\$259.53 M
Annual Health Care Expenditure	\$4.98 M	\$32.61 M	\$144.85 M

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