

# 3795 10<sup>th</sup> AVENUE NEW YORK, NY



**7,100 RSF**  
DIVISIBLE

**FURNITURE  
STORE**

**DIRECT ACCESS  
TO M100 & #1 TRAIN**

**0.5 MILES TO  
HARLEM RIVER DRIVE**

## ADDITIONAL INFORMATION

- Rental Rate: Upon Request
- 10-Min walk to Sherman Creek Waterfront Park
- Off the corner of W. 203st and 10th Ave
- Directly in front of 1,167 apartments
- On Street parking and private parking steps away
- 0.5 miles to Metro North University Heights Station



**CONTACT EXCLUSIVE LISTING AGENT:**

**MIA ABDOU**

914.968.8500 x326

mabdou@rmfriedland.com

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • [rmfriedland.com](http://rmfriedland.com)

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# 3795 10<sup>th</sup> AVENUE NEW YORK, NY

# 7,100 RSF FOR LEASE



0.5 miles to  
Harlem River Drive



3 blocks to #1 Train  
207<sup>th</sup> St Station



Easy access to M100,  
Bx12, Bx12-SBS, and Bx7

DEMOGRAPHICS

	.25 MILE	.5 MILE	.75 MILE	1 MILE
Population	11,063	40,061	88,040	155,306
Number of Households	4,477	16,343	34,851	59,550
Average HH Income	\$81,902	\$79,462	\$83,847	\$81,378
Annual HH Expenditure	\$355.12 M	\$1.31 B	\$2.89 B	\$4.84 B
Annual Non-Retail Expenditure	\$166.03 M	\$613.06 M	\$1.35 B	\$2.28 B

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