

**RETAIL/NON-VENTING FOOD/OFFICE SPACE**

# 1765 CROSBY AVENUE

Southwest Corner of Westchester Avenue

**PELHAM BAY**

BRONX | NY

**755 SF**

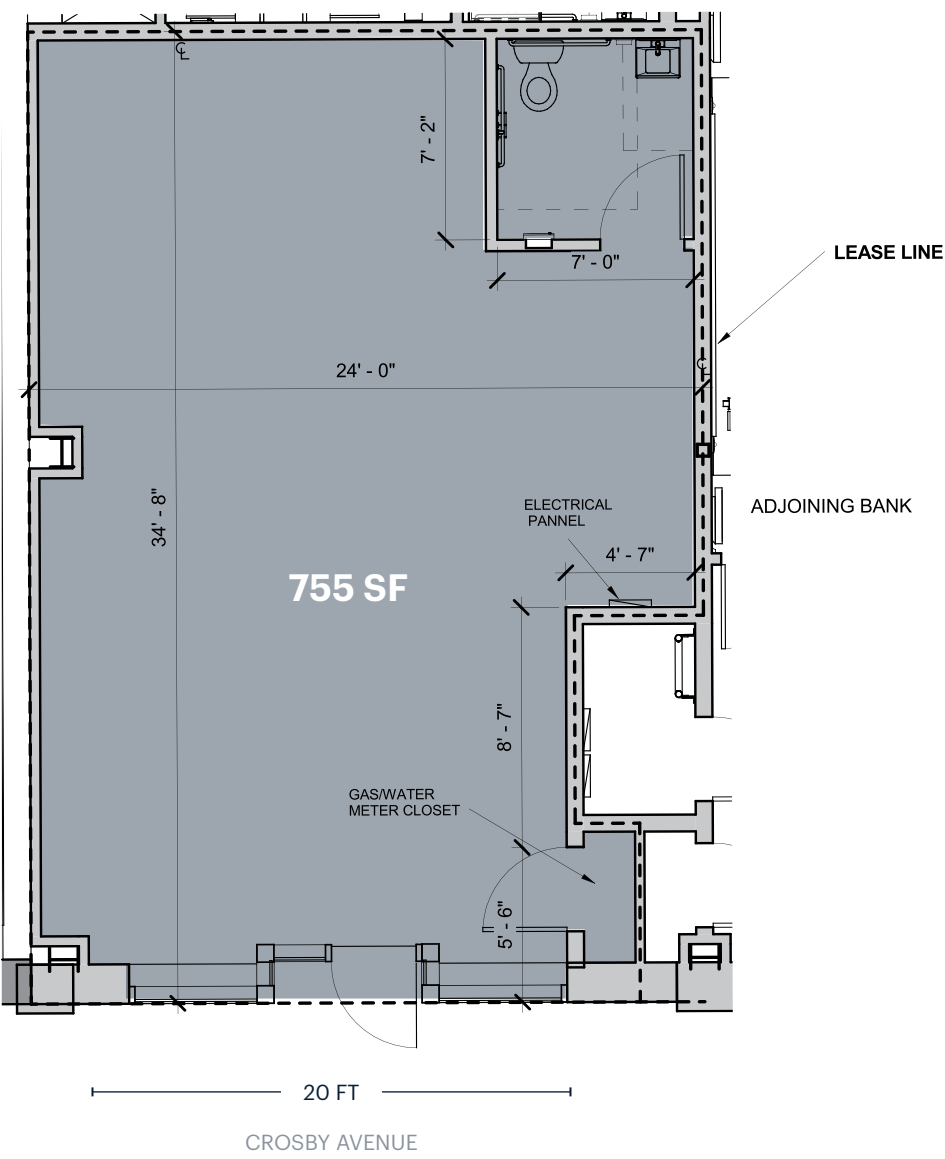
Available for Sublease



**RIPCO**  
REAL ESTATE

SPACE DETAILS

GROUND FLOOR



LOCATION

Southwest Corner of Westchester Avenue

SIZE

Ground Floor 755 SF

FRONTAGE

Crosby Avenue 20 FT

ASKING RENT

Upon request

TAXES/CAM

Increases over base year

CURRENTLY

New Construction

POSSESSION

Immediate

NEIGHBORS

TD Bank, T-Mobile, Citibank, Chase, HSBC, Dunkin' Donuts, Ridgewood Savings Bank, and Rite Aid

COMMENTS

TD Bank Sublease  
At the base of the Buhre Avenue 6 subway station

TRANSPORTATION

2023 Ridership Report

Buhre Avenue

Annual	758,972
Weekday	2,616
Weekend	1,726

BxM8

Annual	423,443
Weekday	1,434
Weekend	1,106

Bx8

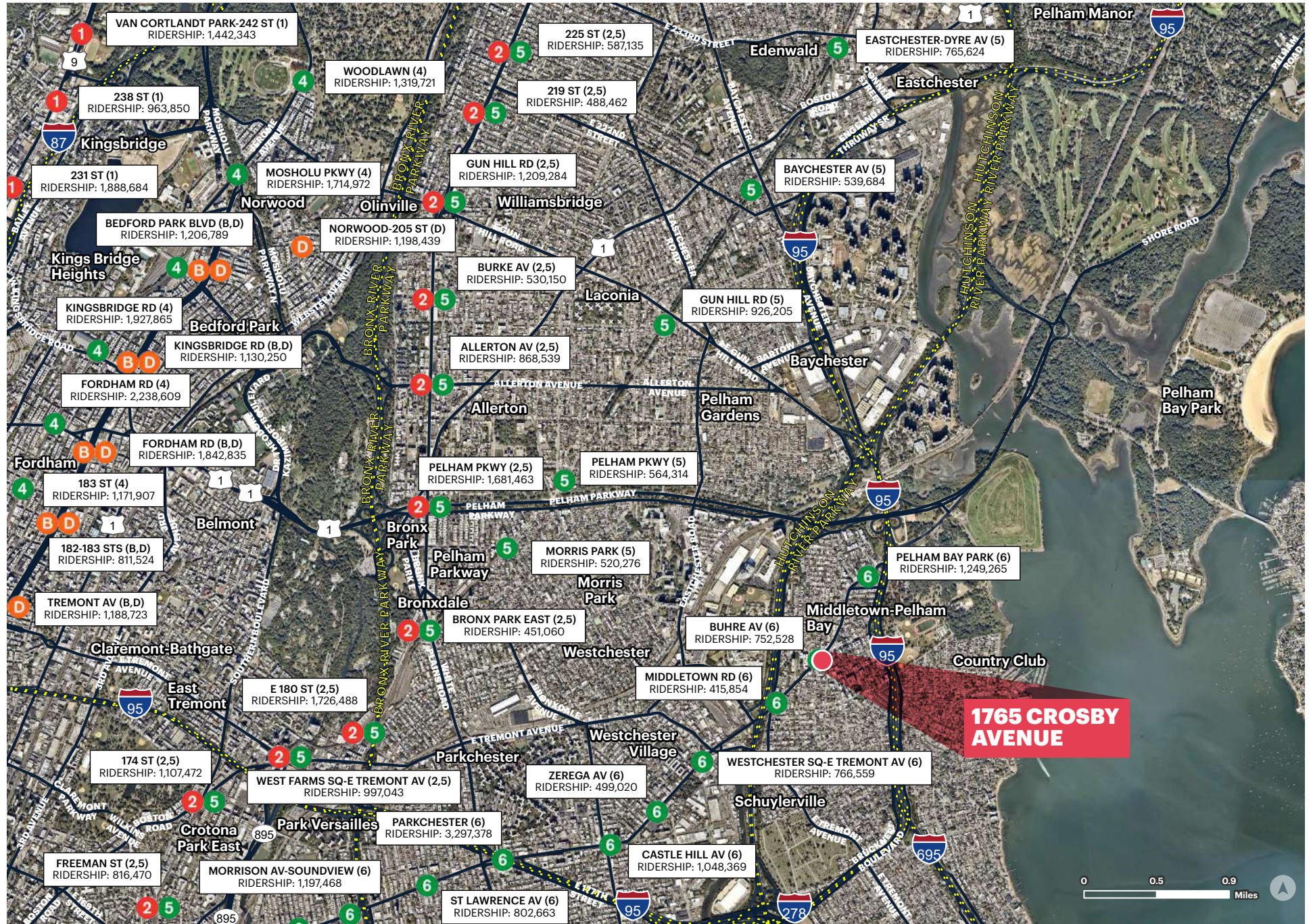
Annual	944,603
Weekday	3,317
Weekend	1,891

Bx24

Annual	153,241
Weekday	507
Weekend	449



# AERIAL MAP





## AREA RETAIL



## CONTACT EXCLUSIVE AGENTS

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

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