

PRIME WHITE PLAINS RD, BRONX FLAGSHIP RETAIL BUILDING FOR LEASE /SALE OR UP TO 181,152 BSF DEVOLPMENT PROPERTY OPPORTUNITY

**51,200 Square Foot Corner White Plains Road-
High Visibility-Onsite Parking-Institutional-Grade Site
2916-2926 White Plains Road, Bronx NY 10467**



Lease aggressively priced below market rent !!

**Prime White Plains Road 275 Foot Frontage with heavy foot, public transit
and vehicle traffic. A rare combination of scale, Lease with parking,
Or Development potential in one of the Bronx's most active corridors**

This site is well-positioned for possible development or subdivision and Zoning R6, C2-3 for:

Retail/ Community Center/ Charter Schools/ Grocery / Specialty Food Anchors / Urgent Care / Medical / Multi-Provider Health Systems / Fitness / Wellness Concepts (mid-box to large format) / Educational / Training Institutions / Financial Services / Credit Union Branch Expansion / Fast Casual / High-Volume QSR Concepts (where applicable) / Religious or Institutional Uses requiring scale and access. The Bronx continues to demonstrate strong fundamentals makes this combination well-located corner sites increasingly scarce and highly competitive.



HOULIHAN LAWRENCE

399 Main St, Armonk NY 10504

**For more information pricing or to view this property
Contact Exclusive Agent: Bruce Wenig 914.844-2478 or
on-line at Bwenig@houlihanlawrence.com**

www.brucewenig.com

The information contained in this document has been obtained from owner and outside sources and is believed to be accurate. Houlihan Lawrence, makes no representations as to the correctness and accuracy of the information contained in this document.



Transit Access (Strong Commuter Corridor)

Subway (2 / 5 Lines – White Plains Rd Line)

Allerton Ave, Burke Ave, Gun Hill Rd, and Pelham Pkwy stations are all within walking distance (approx. 4–16 minutes), providing direct access to Manhattan, the Bronx, and Brooklyn via the 2/5 express/local lines.

Bus Transit (Frontage on White Plains Road)

Multiple high-frequency routes run directly along the corridor, including BX39 and BXM11 express service to Midtown, plus BX12, BX30, BX41, and BX31 nearby connections.

Strong daily commuter flow with direct street-level transit access and high retail exposure along White Plains Road.

Prime Bronx End-User, Investment & Development Opportunity

Property Highlights:

- ±51,200 SF existing building (2 stories)
- 37,740 SF lot (3 combined parcels)
- Corner property with exceptional frontage and visibility
- Parking lot with multiple curb cuts
- Flexible Zoning R6 C2-3
- Development Potential
- 113,220 BSF – As-of-Right Development
- 147,186 BSF – City of Yes Development
- 181,152 BSF – Community Facility Development

Ideal for End Users:

- Immediate occupancy with substantial existing space
- Rare on-site parking for customers, staff, and operations
- Ideal for retail, medical, educational, or institutional use
- Long-term upside through future expansion or redevelopment

Ideal for Potential Investment or Development:

- Potential investment with high 9% plus cap rate
- Significant unused air rights
- Strong candidate for mixed-use or community facility development
- Corner exposure on a major commercial corridor
- Positioned for long-term growth and value creation

Location Highlights:

- High-traffic corridor on White Plains Road
- Prime White Plains Road heavy foot, public transit and vehicle traffic
- 275 Ft frontage with excellent visibility and accessibility
- Surrounded by national retailers, local businesses, and dense residential population

Opportunity:

A rare combination of scale, parking, and development potential in one of the Bronx's most active commercial corridors



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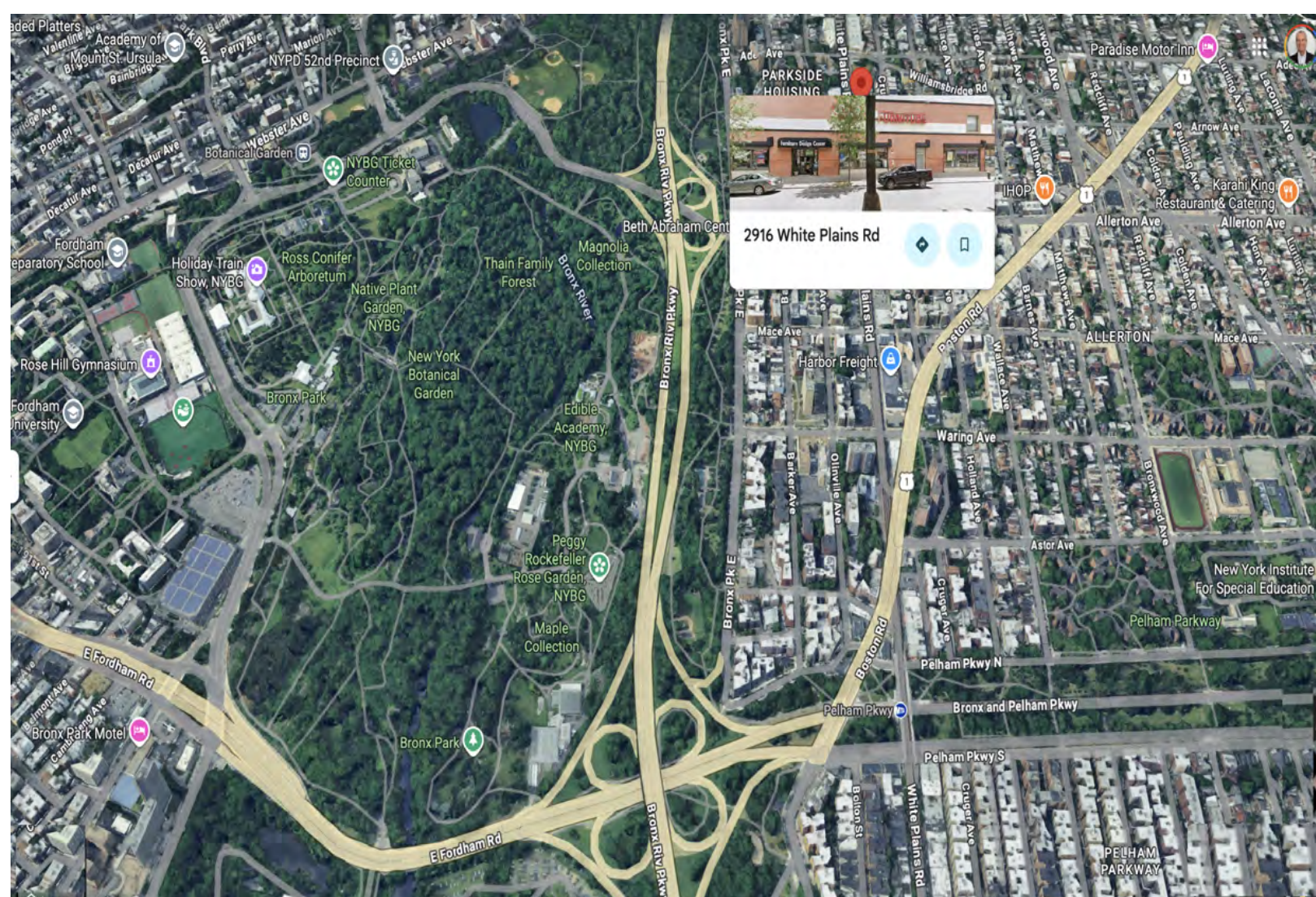
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PRIME BRONX DEVELOPMENT / OWNER-USER OPPORTUNITY **INVESTMENT PROFILE:**

Corner Commercial Property | White Plains Road Exposure | Strong
 Redevelopment Upside up to 181,152 BSF. Zoning R6, C2-3.

This is a rare opportunity to acquire a large, highly visible site combining scale, parking, and long-term upside in one of the Bronx's most established and active commercial corridors.

Flexible zoning allowing multiple use scenarios and redevelopment potential.

The property is well-positioned for both immediate end-user occupancy and future value creation through redevelopment or repositioning.

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