



TriStateCR.com

For Lease



## New Development Retail Spaces For Lease

700 - 5,380 SF

40 Bruckner Blvd • Bronx • NY

For Pricing

**Call: 212.433.3355**

**SHLOMI BAGDADI**  
212.433.3355 x 101  
sb@tristatecr.com

**DOV BLEICH**  
212.433.3355 x 111  
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**ZACK SETTON**  
212.433.3355 x 113  
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# Property Summary

40 Bruckner Boulevard, Bronx, NY 10454



## Location Overview

Located in the Mott Haven neighborhood of the Bronx between Alexander Ave and Willis Ave near the Willis Ave Bridge & Third Ave Bridge.

Nearest transit: 6 train at 3rd Ave - 138th St and the Bx15 bus line.

Nearby tenants include McDonald's, 787 Coffee, Speedway, Dunkin', Amoco, Bar 47, Rite Aid, Dollar Tree, FoodFest Depot, Milk Burger, Shell, Chase Bank, Sobro Pharmacy, and more!

## Main Highlights

- ◆ Brand new development to be ready in 12 months
- ◆ Located in the center of all new development in Mott Haven
- ◆ Landlord can now build to suit your needs
- ◆ Space A: 3,713 SF - Retail
- ◆ Space B: 5,381 SF - Retail
- ◆ Space C: 2,709 SF - Retail
- ◆ Space D: 3,583 SF - Retail
- ◆ Space E: 706 SF - CF

**54,756 SF**

Total Building Size

**75,284 SF**

Lot Size

**M1-5 / R8A**

Zoning

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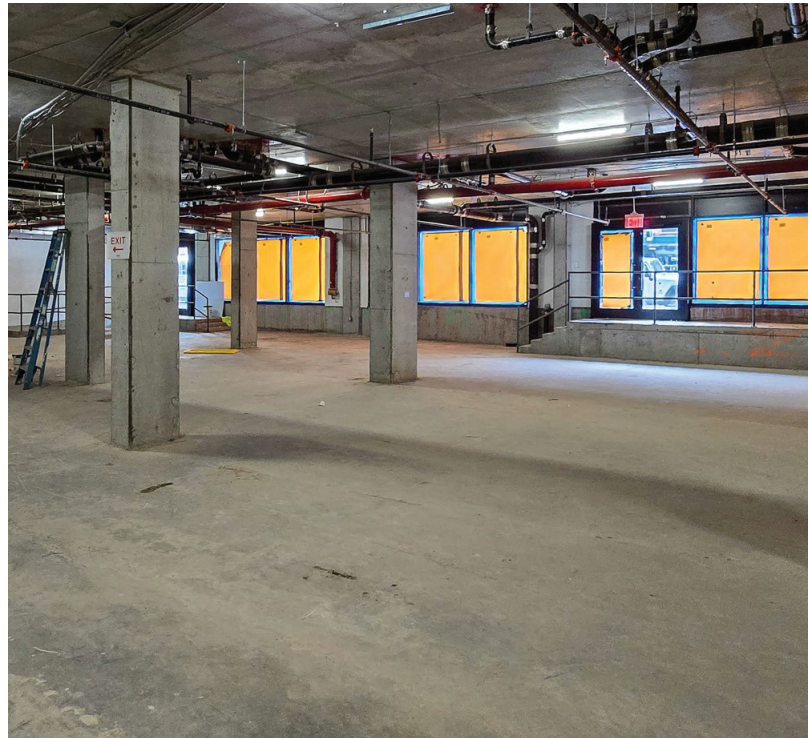




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# Additional Photos

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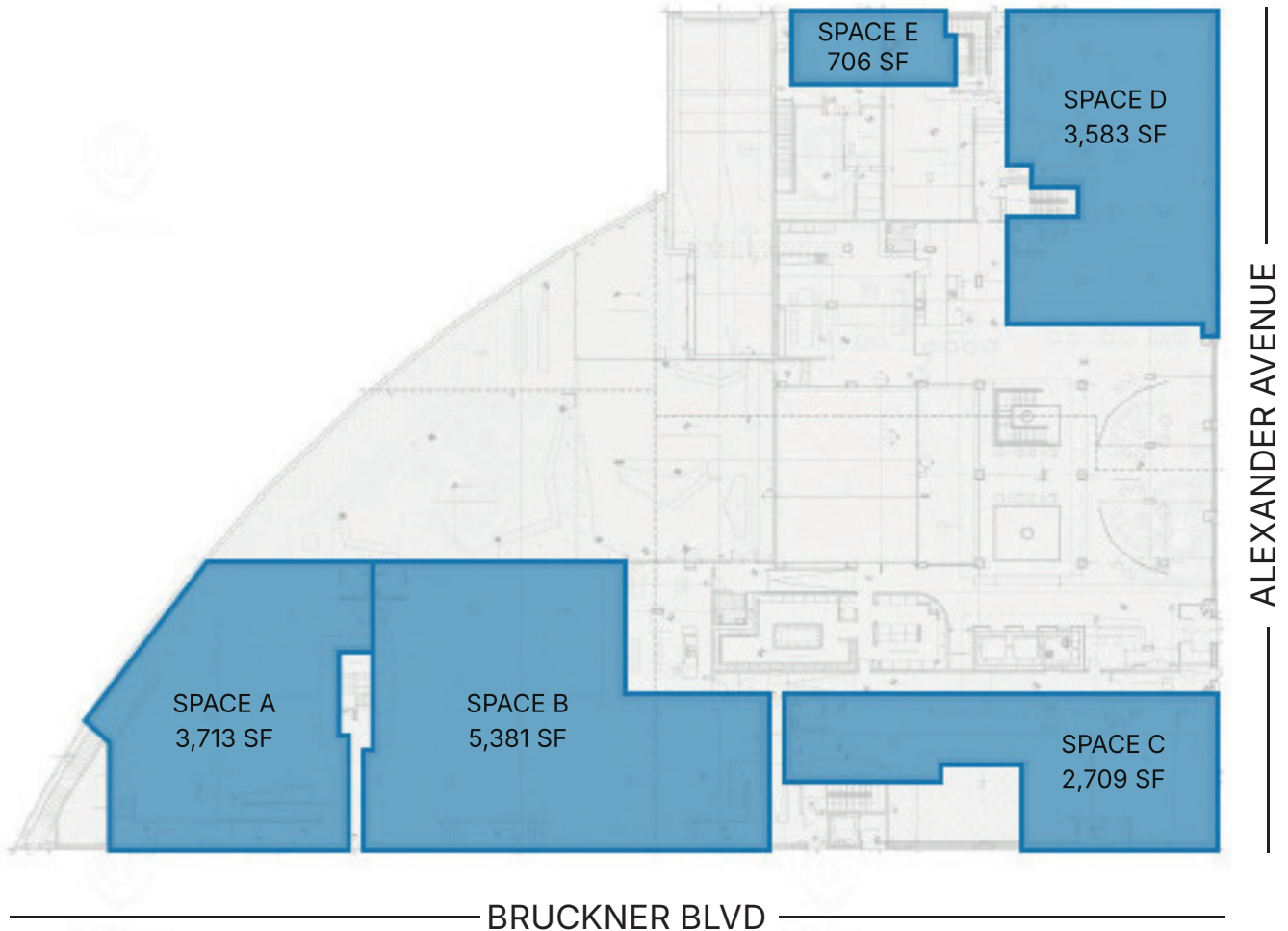




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# Floor Plans

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**TOTAL AVAILABLE SPACE**  
**16,080 SF**

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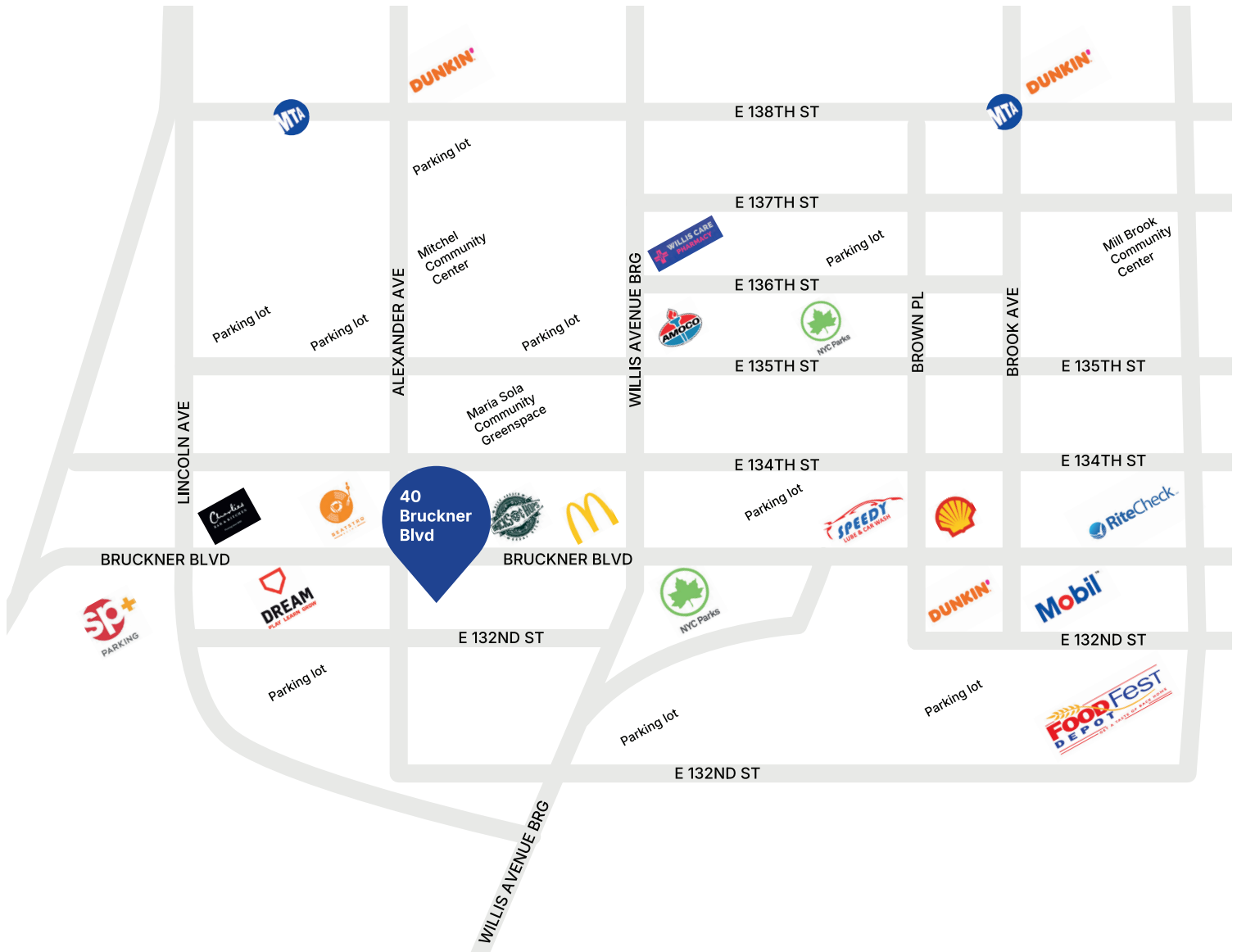
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# Retailer Map

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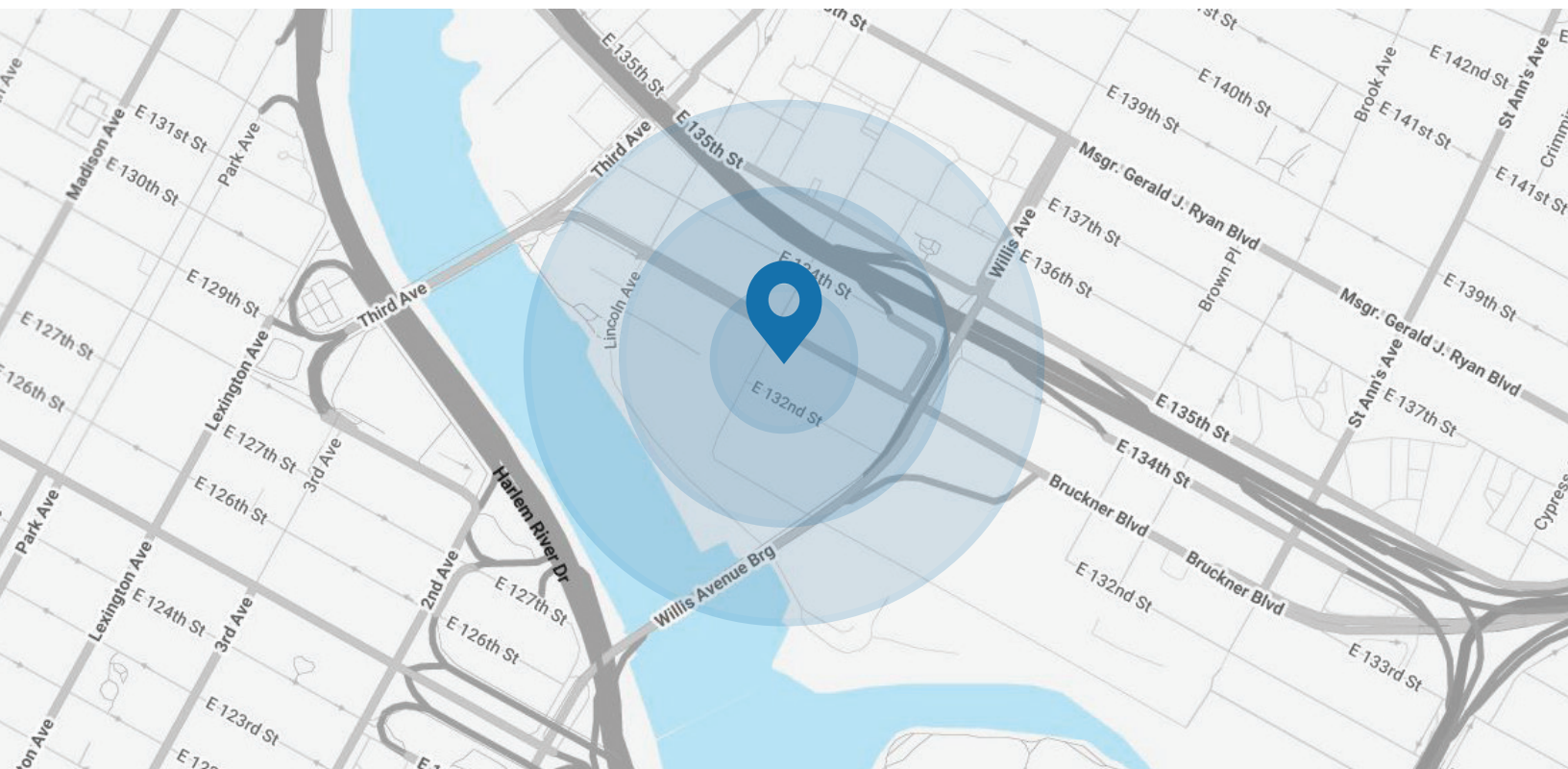
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Average age	32.3	33.2	34.5
Average age male	29.5	31.2	32.8
Average age female	34.6	34.8	36.1
<b>Total population</b>	<b>122,576</b>	<b>1,352,032</b>	<b>2,995,554</b>



2,995,554

### People within 1 Mile

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Persons per household	2.8	2.6	2.5
Average household income	\$38,577	\$70,201	\$86,863
Average house value	\$132,434	\$766,460	\$695,807
<b>Total households</b>	<b>43,683</b>	<b>516,800</b>	<b>1,191,335</b>



**\$86,863**

Avg Household Income

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SITE  SOURCE  
RETAIL BROKER NETWORK