

# 2408 GRAND CONCOURSE

BRONX, NY 10458

2ND FLOOR RETAIL | FOR LEASE

**FP** FOREST PARK  
PROPERTIES  
REAL ESTATE SERVICES



## PROPERTY DESCRIPTION

2nd Floor retail available. Full buildout out as a Hair Salon/Barber Shop/ Nail Salon. Newly renovated and fully equipped.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Lease Rate:	\$3,000.00 per month (MG)
Number of Units:	5
Available SF:	750 SF
Lot Size:	996 SF
Building Size:	2,514 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	9,044	24,618	73,739
Total Population	27,745	77,170	218,947
Average HH Income	\$47,920	\$51,602	\$54,533

## RAYMOND MORDEKHAI

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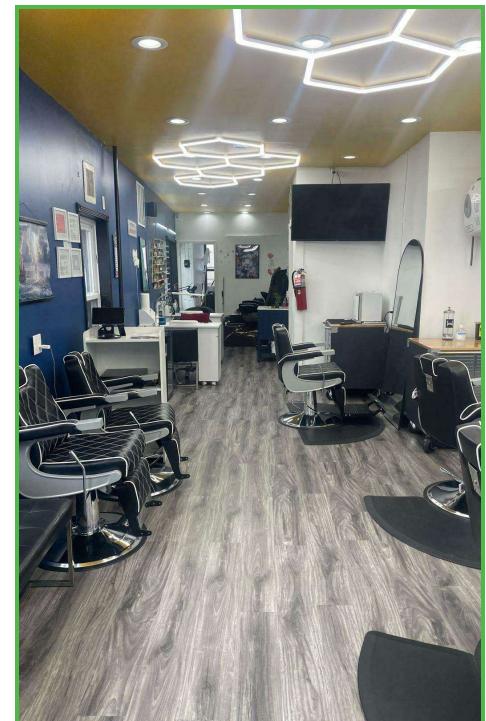
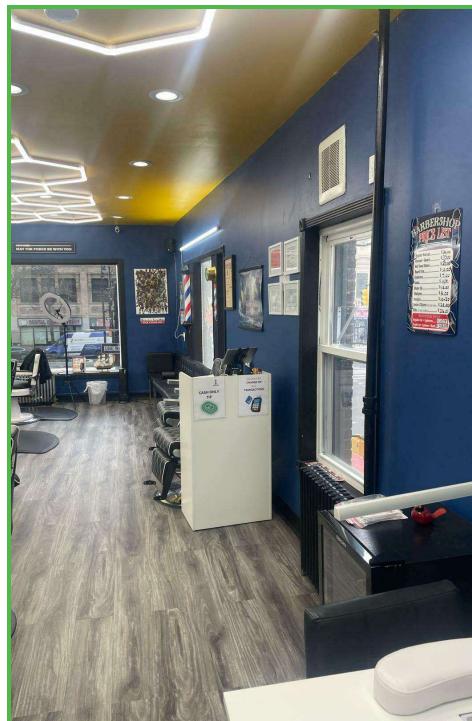
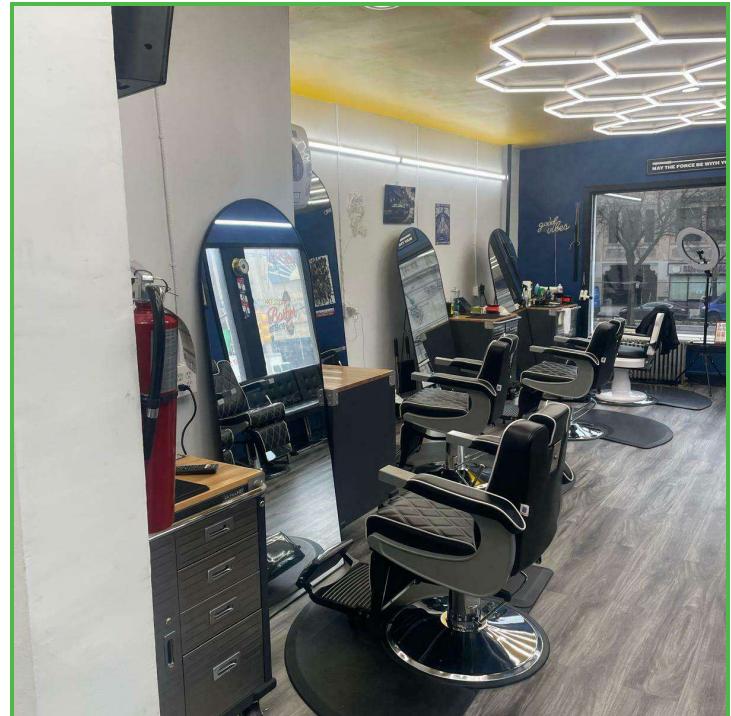
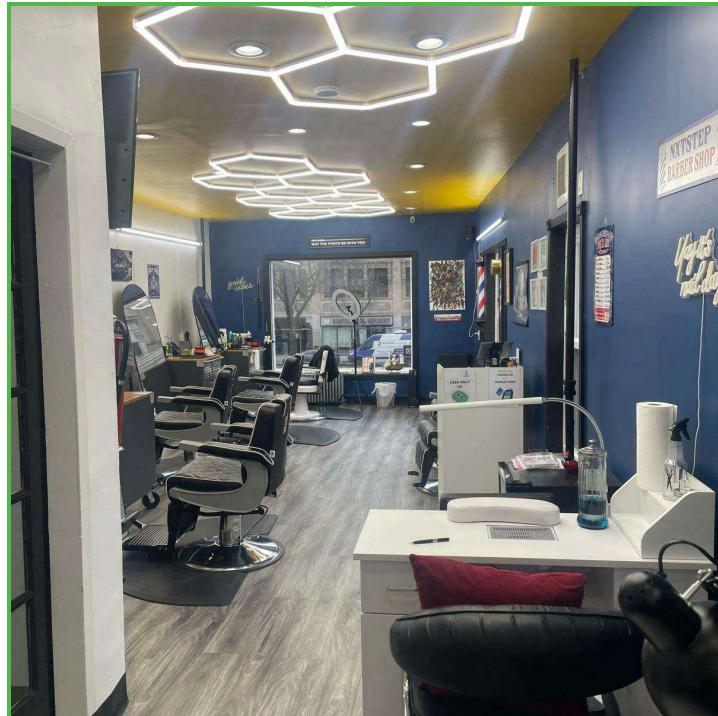
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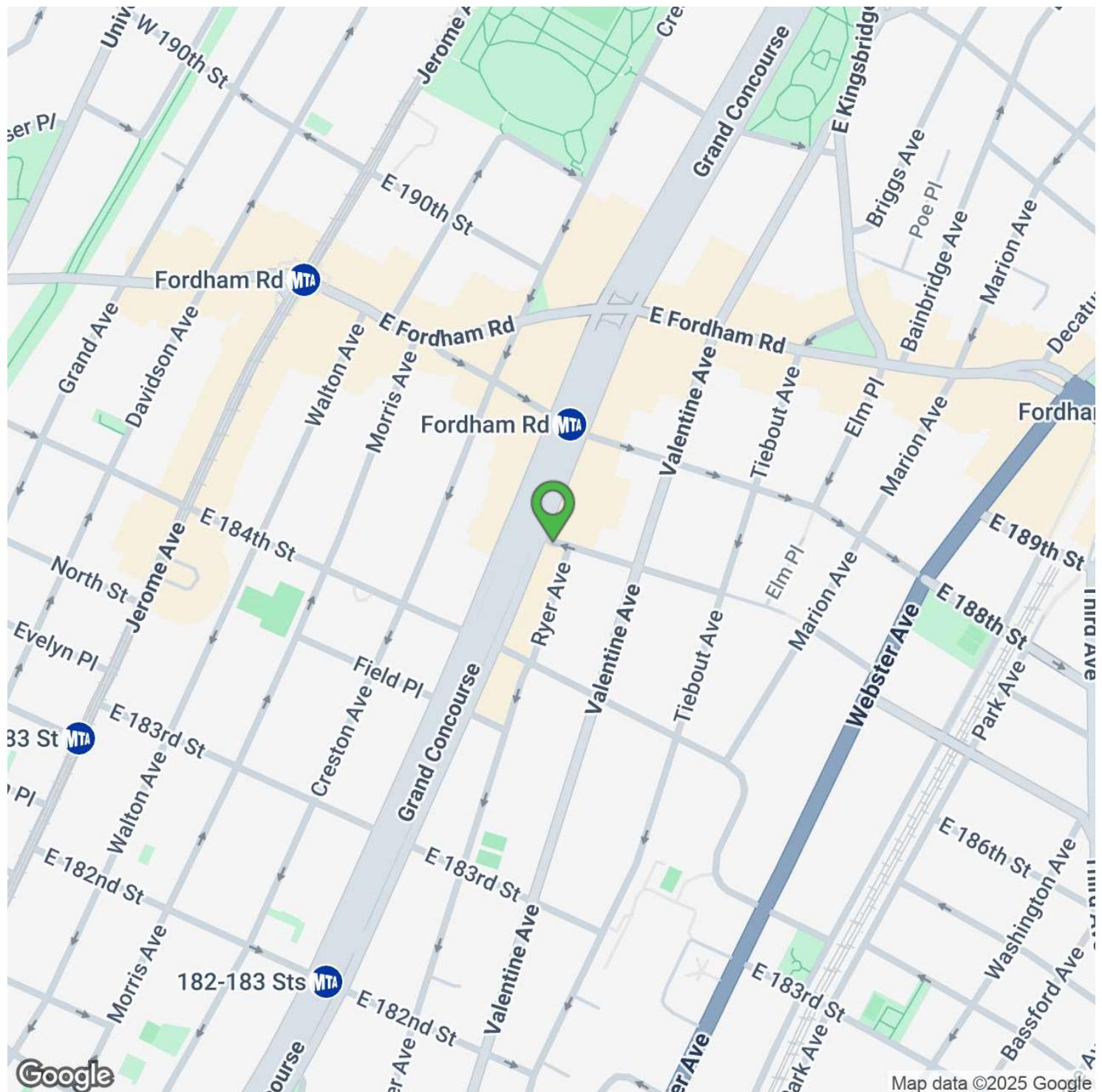
ADDITIONAL PHOTOS

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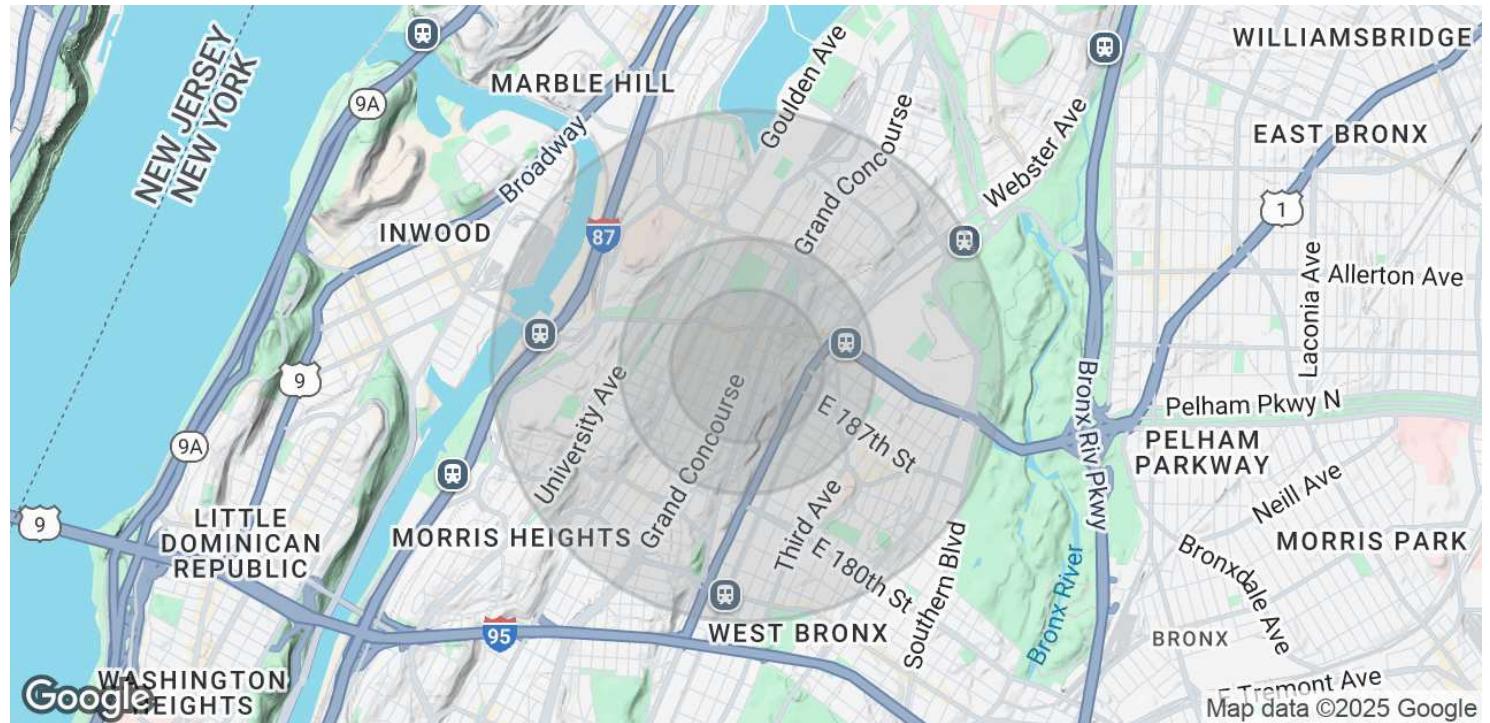
LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	27,745	77,170	218,947
Average Age	36	36	37
Average Age (Male)	34	35	35
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	9,044	24,618	73,739
# of Persons per HH	3.1	3.1	3
Average HH Income	\$47,920	\$51,602	\$54,533
Average House Value	\$409,358	\$525,077	\$533,232

*Demographics data derived from AlphaMap*

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DEMOGRAPHICS MAP & REPORT