

2408 GRAND CONCOURSE

BRONX, NY 10458

2ND FLOOR RETAIL | FOR LEASE



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 MORDEKHAJ

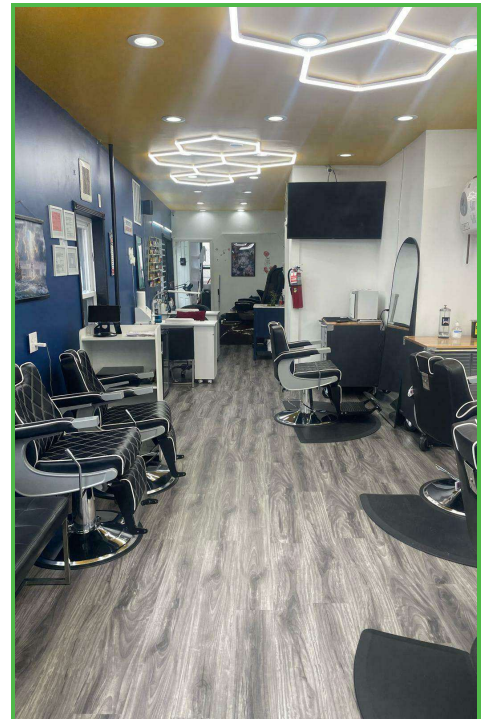
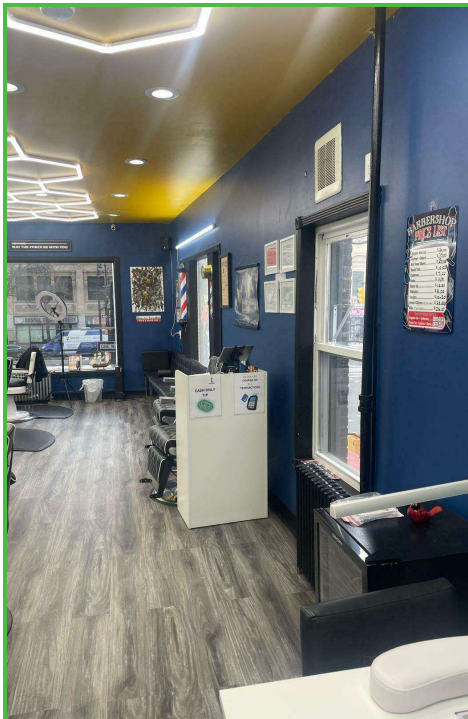
PRINCIPAL BROKER / PRESIDENT
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PROPERTY SUMMARY

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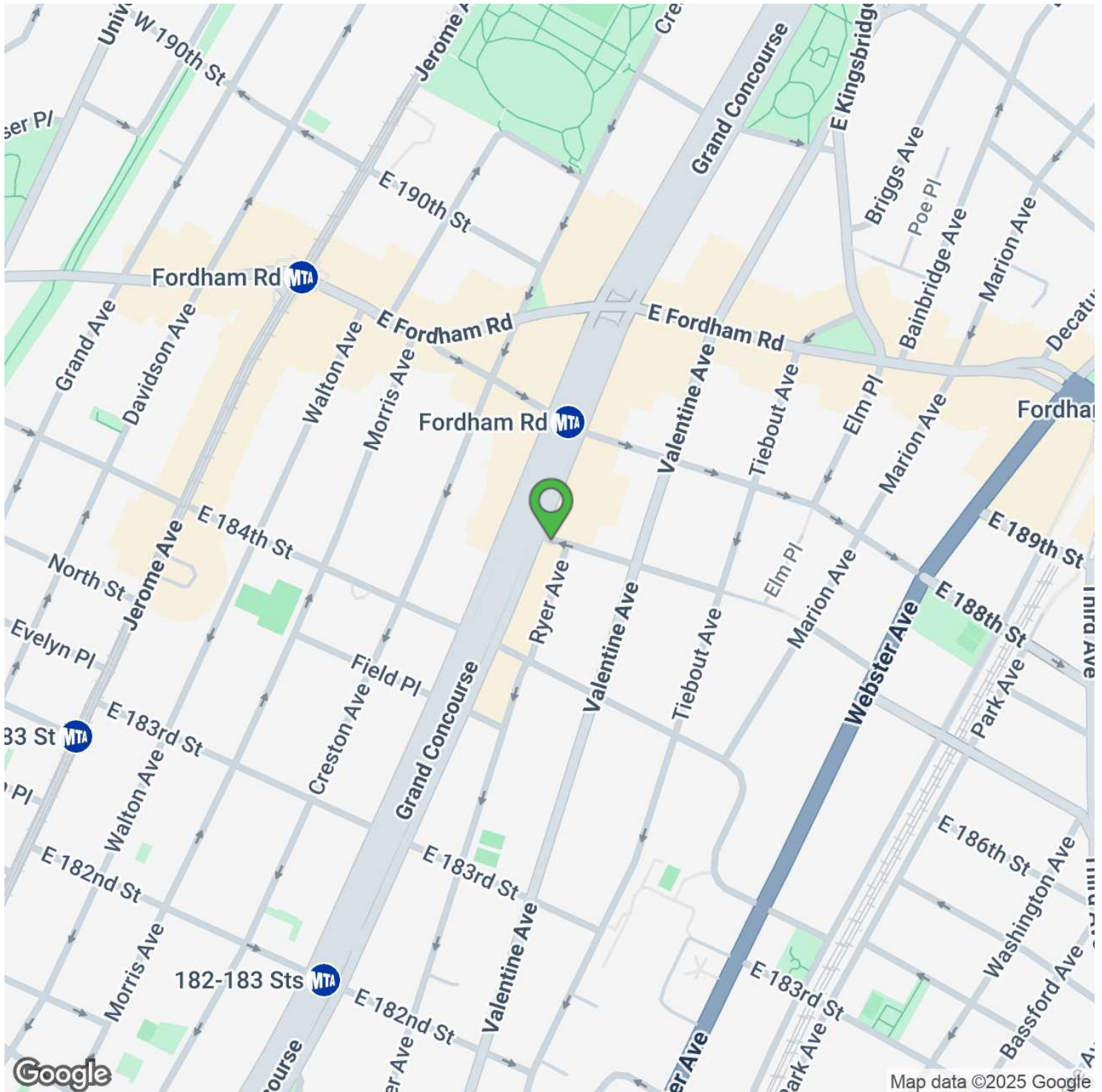
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ADDITIONAL PHOTOS

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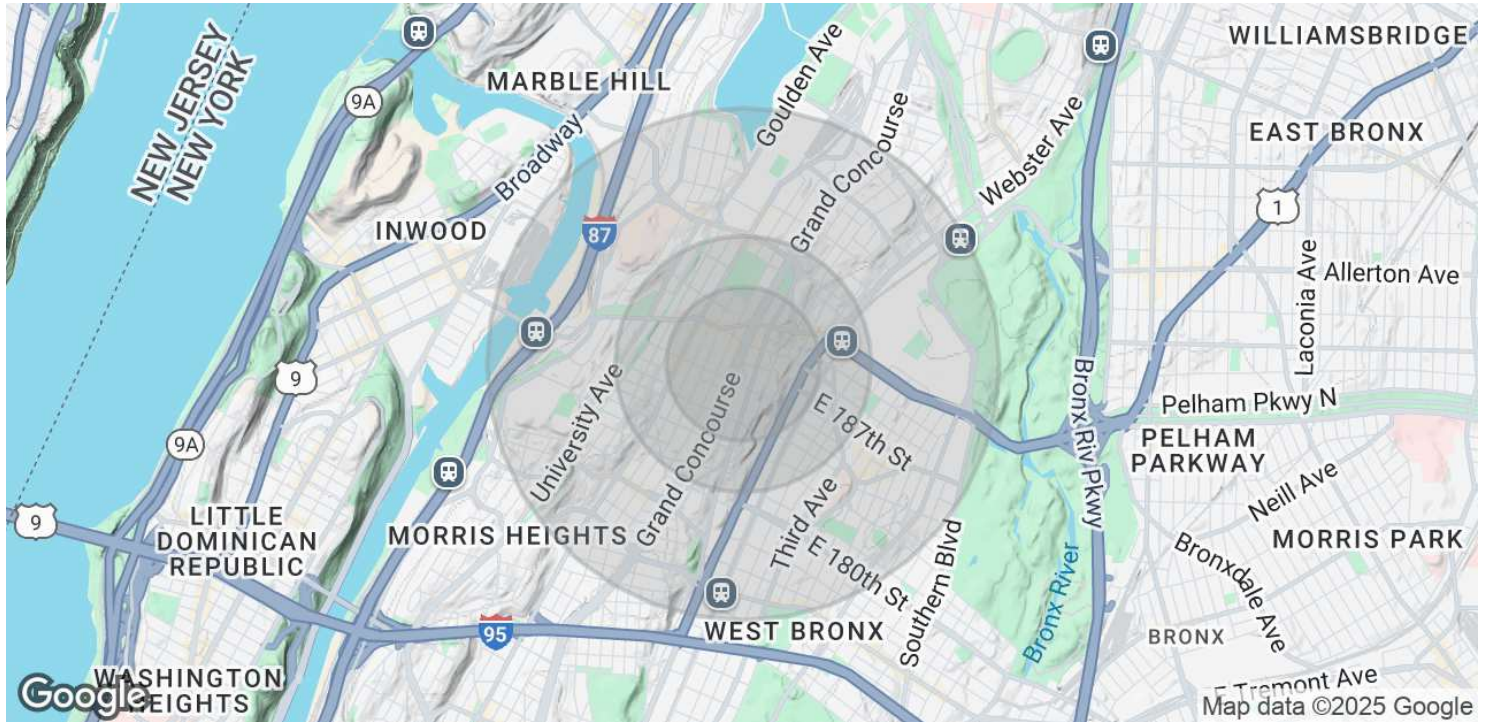
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LOCATION MAP

2408 GRAND CONCOURSE

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RETAIL PROPERTY | FOR LEASE



| 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