



FOR LEASE

921 Eagle Avenue

BRONX, NY 10456



HOULIHAN LAWRENCE
COMMERCIAL

FLOOR 1
1,681
SQFT

\$49 PSF MG + Utilities
OFFERED AT

Great for: Medical, Dental, Education, Office,
Community Related, and House of Worship



DARREN GORDON

Real Estate Salesperson

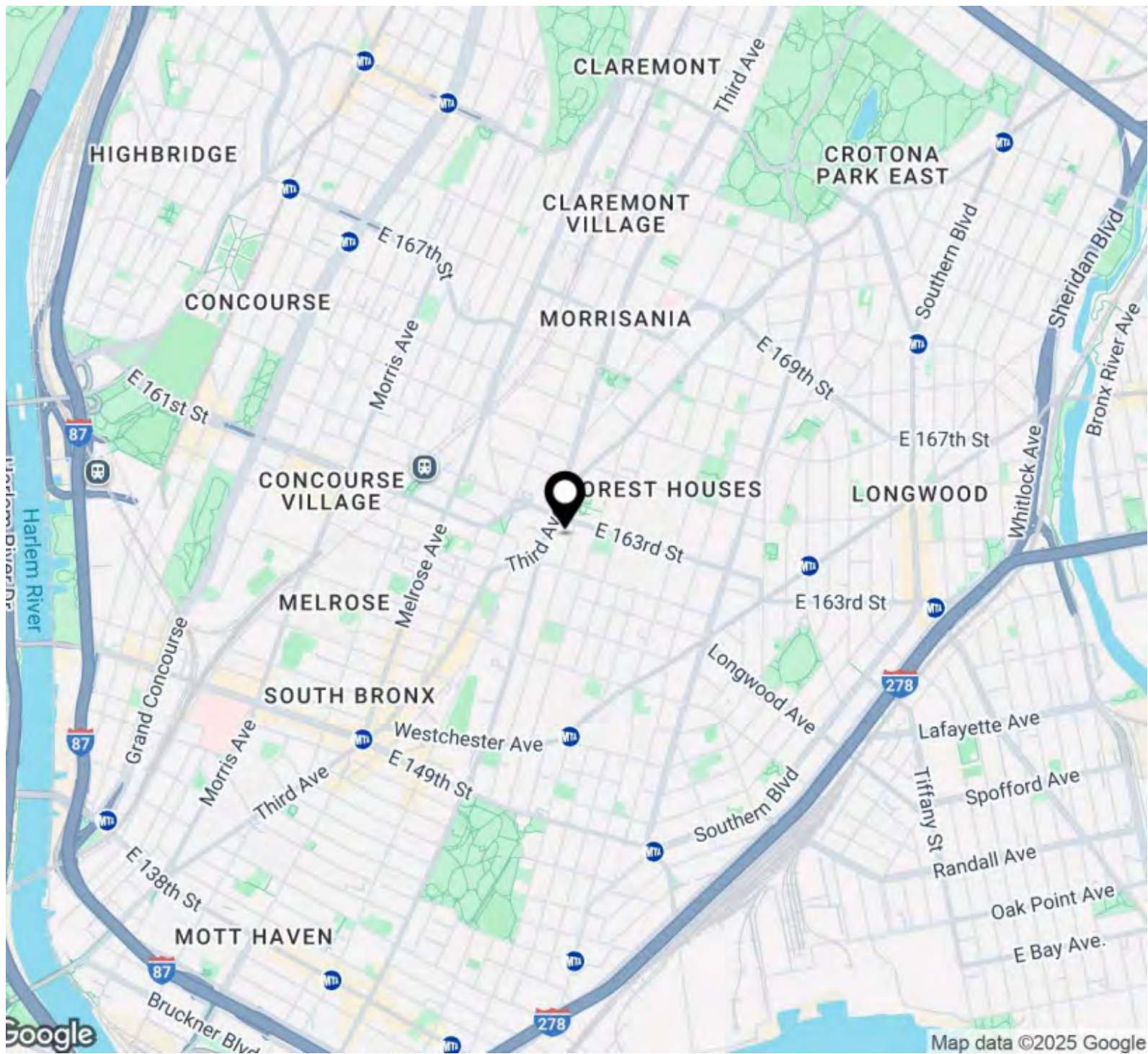
M 917.596.4789 O 914.798.4900
darrengordon@houlihanlawrence.com

Brand New Ground Floor Space in Densely
Populated Neighborhood

- 1681 SF available
- Concrete Floor
- 9' 4" ceiling height
- Two (2) ADA bathrooms
- Recessed lighting
- Centrally Located
- R-6 Zoning with Commercial Overlay

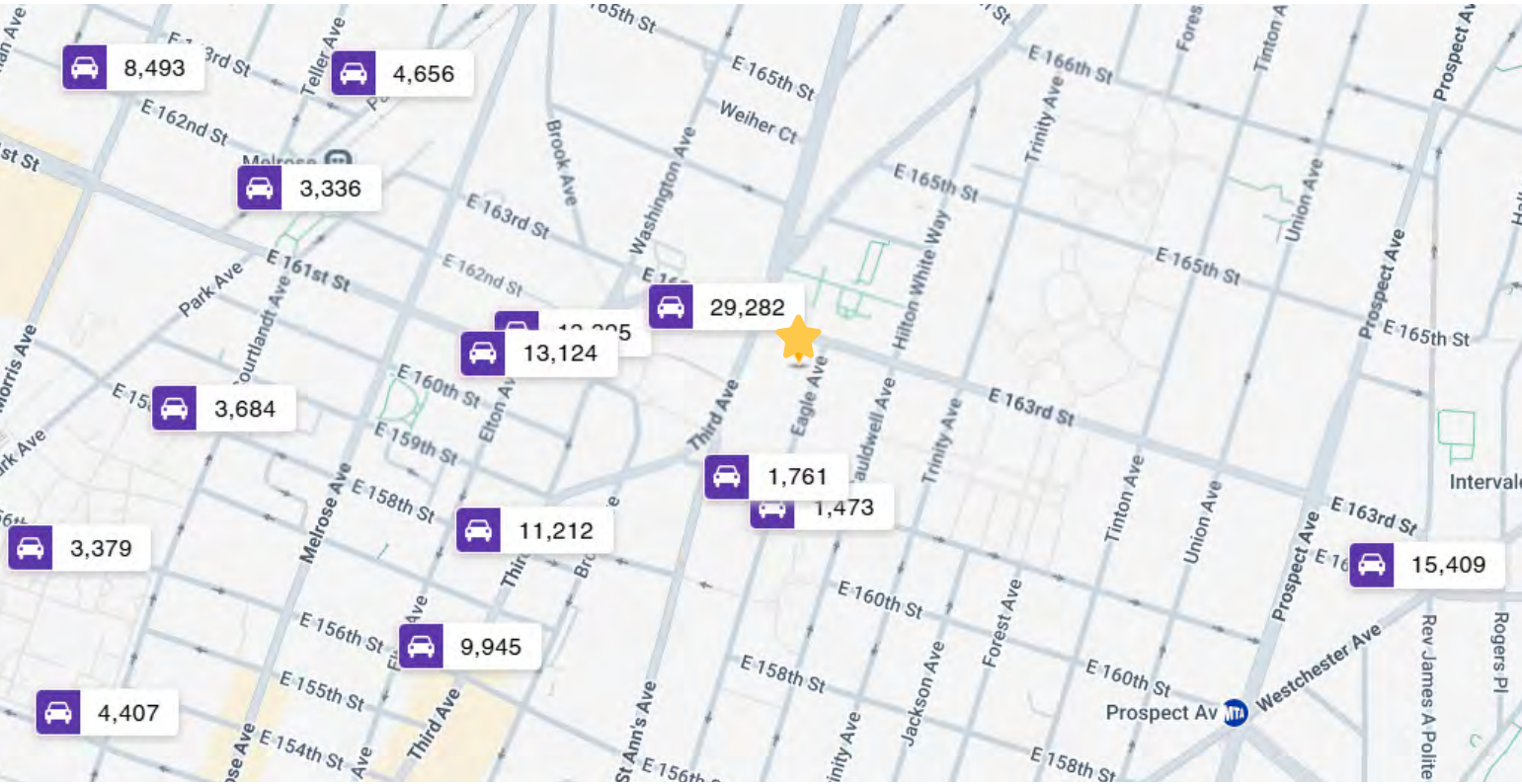


Map



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Traffic Count



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
3rd Avenue	Bathgate Ave NW	13,932	2025	0.04 mi
East 163rd Street	3rd Ave SE	29,282	2023	0.07 mi
Eagle Avenue	E 161st St S	1,761	2023	0.08 mi
East 161st Street	Cauldwell Ave SE	1,473	2023	0.11 mi
Brook Ave	E 161st St N	1,785	2025	0.13 mi
E 163rd St	Trinity Ave W	25,278	2024	0.16 mi
Washington Avenue	E 160th St N	15,487	2025	0.16 mi
Washington Ave	E 164th St NE	9,152	2025	0.17 mi
Elton Avenue	E 162nd St SW	13,325	2023	0.17 mi
East 163rd Street	Trinity Ave W	25,025	2025	0.18 mi

Costar