



PRIME RETAIL & MEDICAL SPACE

BRONX, NY
773 EAST TREMONT AVENUE
CROTONA / WEST FARMS NEIGHBORHOOD

SIZE Ground Floor 4,640 SF		CEILING HEIGHTS Approx. 20 FT
ASKING RENT Upon Request		STATUS OF PREMISES Currently Danice
FRONTAGE 30 FT on East Tremont Avenue		CO-TENANTS Footlocker
NEIGHBORS Blink Fitness, Chase Bank, Popular Bank, Popeyes, Dunkin', Metro by T-Mobile, VIM, Rainbow, Price Choice Foodmarkets, Fine Fare, Boost Mobile, Domino's, McDonald's, NYC Health + Hospitals, DaVita, CTown Supermarkets, Stop & Shop, T.J. Maxx		
COMMENTS <ul style="list-style-type: none">• Prime location on East Tremont Avenue with a mix of retailers, restaurants, medical Tenants and Supermarkets• Strong medical and education presence such as Montefiore Medical Center, NYC Health + Hospitals, St. Barnabas Hospital, Children's College Prep Charter, Zeta Bronx Tremont School and Fordham University• Across the street from the newly developed Tremont Hotel• High ceilings of approximately 20 FT on ground• Close proximity to the Cross Bronx Expressway• A few blocks away from the West Farms/E Tremont Subway Station servicing the 2 & 5 and the Tremont Train Station• All uses are considered including retail, medical, fitness, restaurant and education uses		

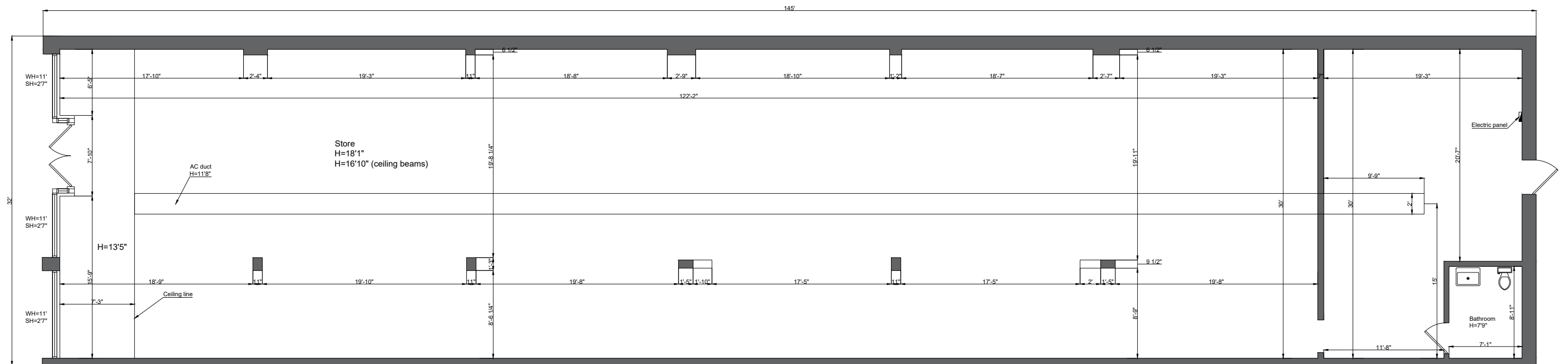
CONTACT EXCLUSIVE AGENTS

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EXTERIOR/INTERIOR

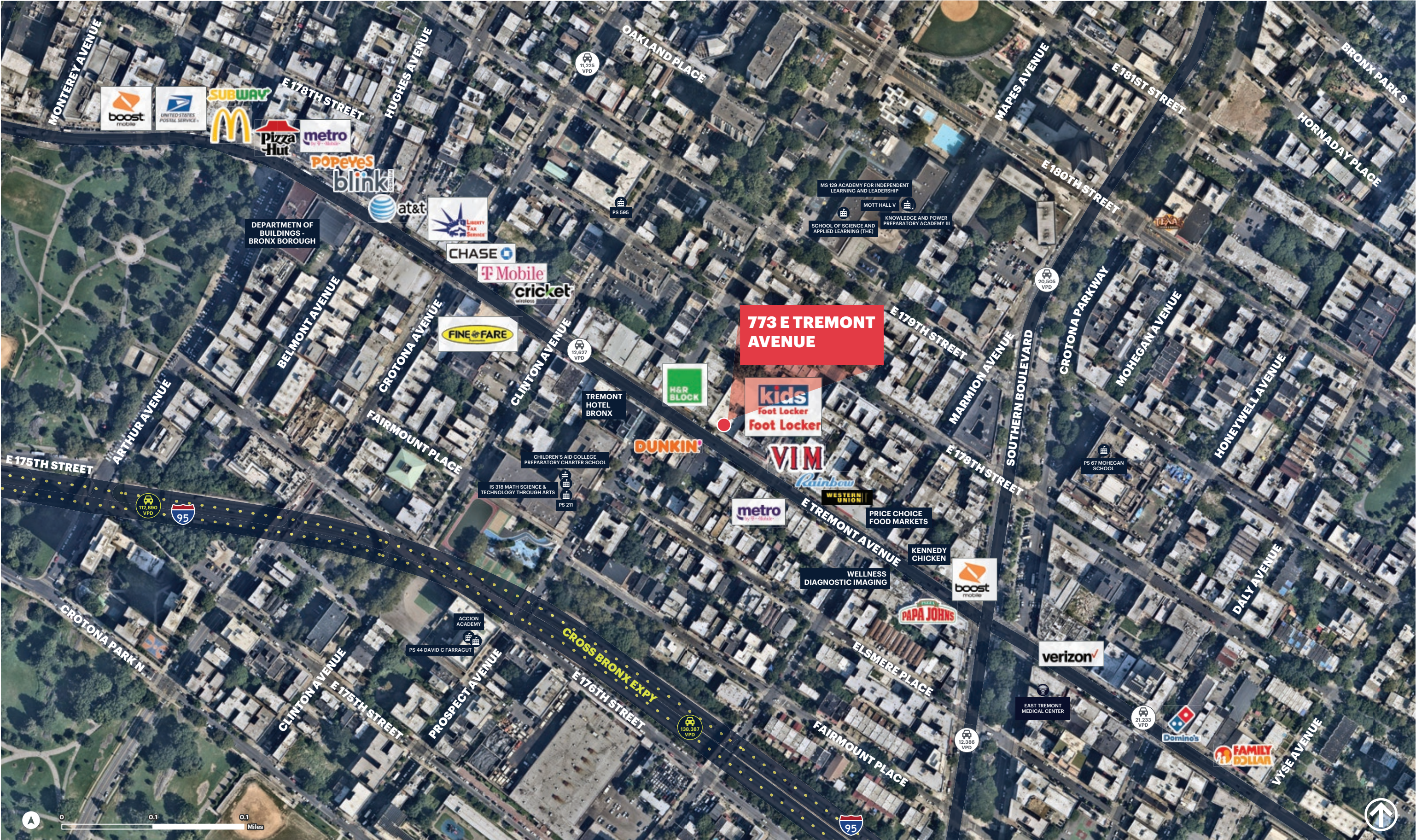


FLOOR PLAN

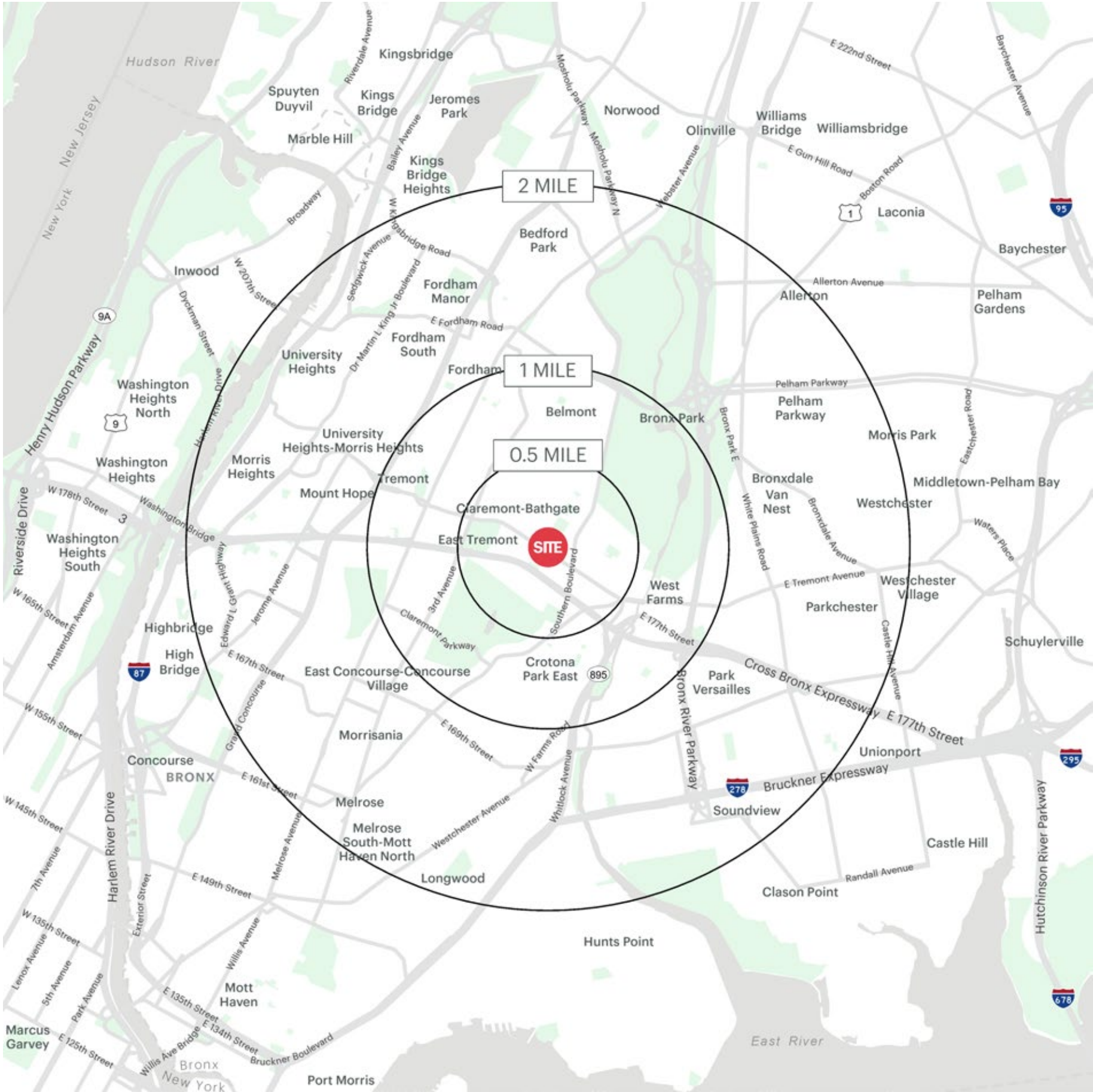


MARKET AERIAL





AREA DEMOGRAPHICS



773 EAST TREMONT AVENUE BRONX, NEW YORK

0.5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
46,356	4,616 - 17.0%
HOUSEHOLDS	TOTAL BUSINESSES
16,991	764
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$49,214	7,606
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$29,315	38,673

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
155,954	15,541 - 16.0%
HOUSEHOLDS	TOTAL BUSINESSES
55,729	2,879
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$51,401	31,330
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$32,003	133,395

2 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
780,784	90,294 - 19.0%
HOUSEHOLDS	TOTAL BUSINESSES
272,184	13,046
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$56,773	163,638
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$37,795	658,482

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