



## CONTACT EXCLUSIVE AGENTS

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## 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

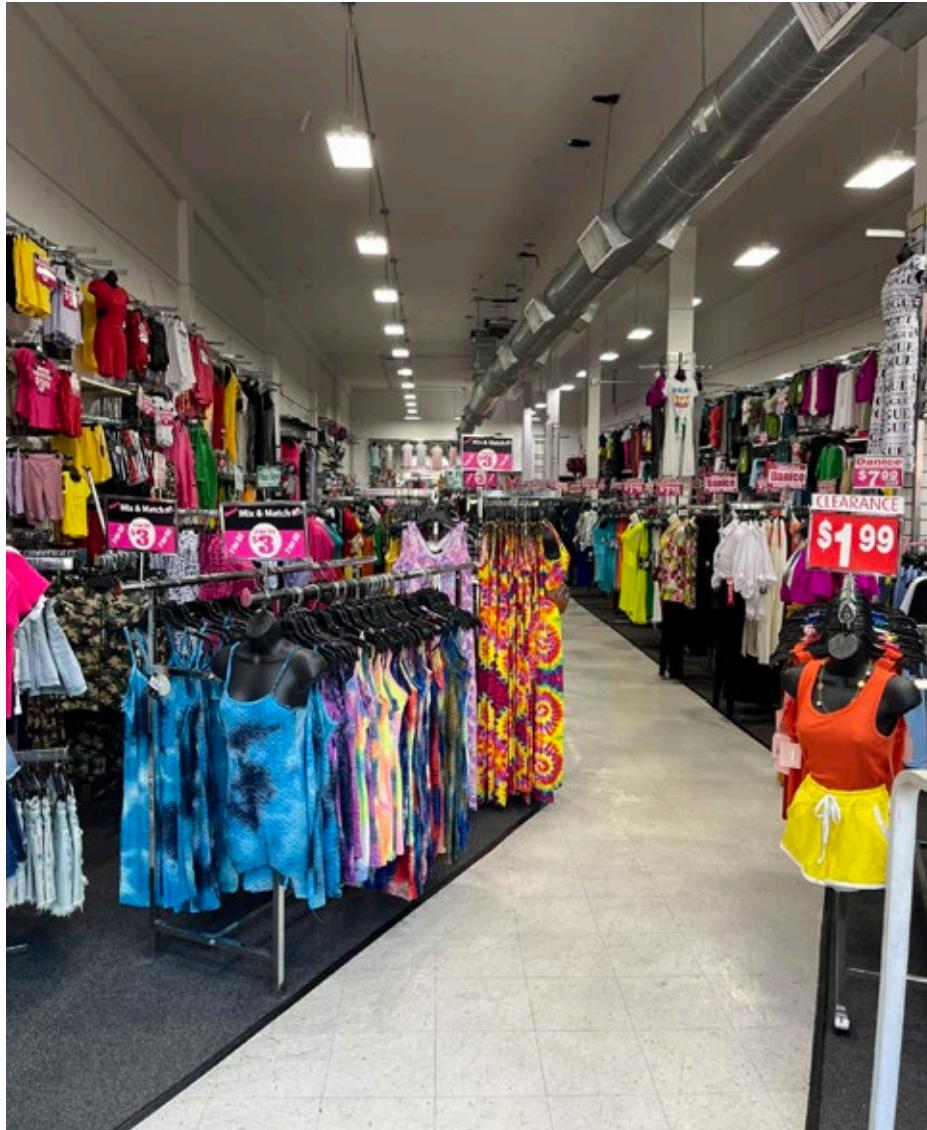
### NEIGHBORS

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

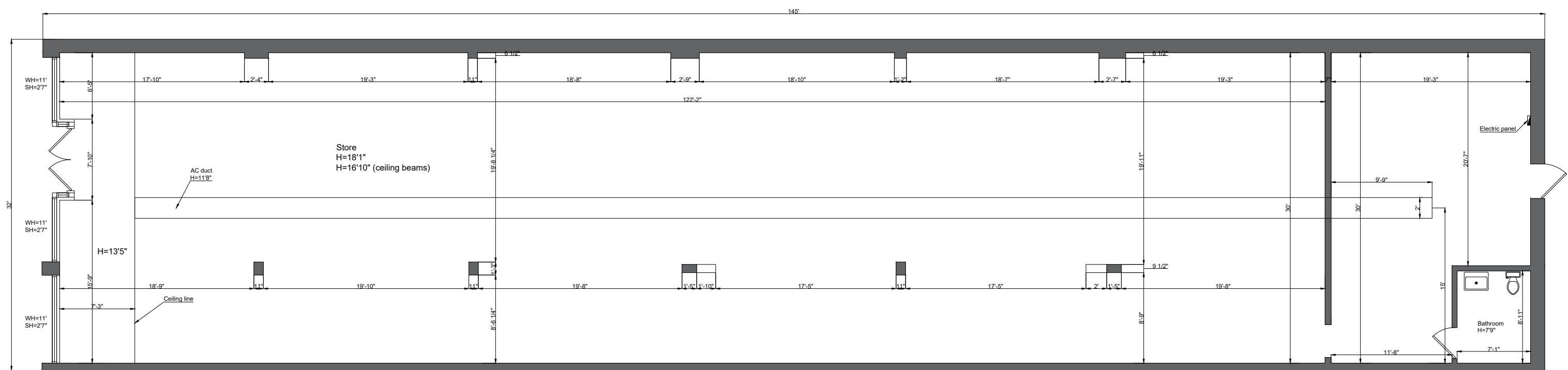
### COMMENTS

- 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

## EXTERIOR/INTERIOR



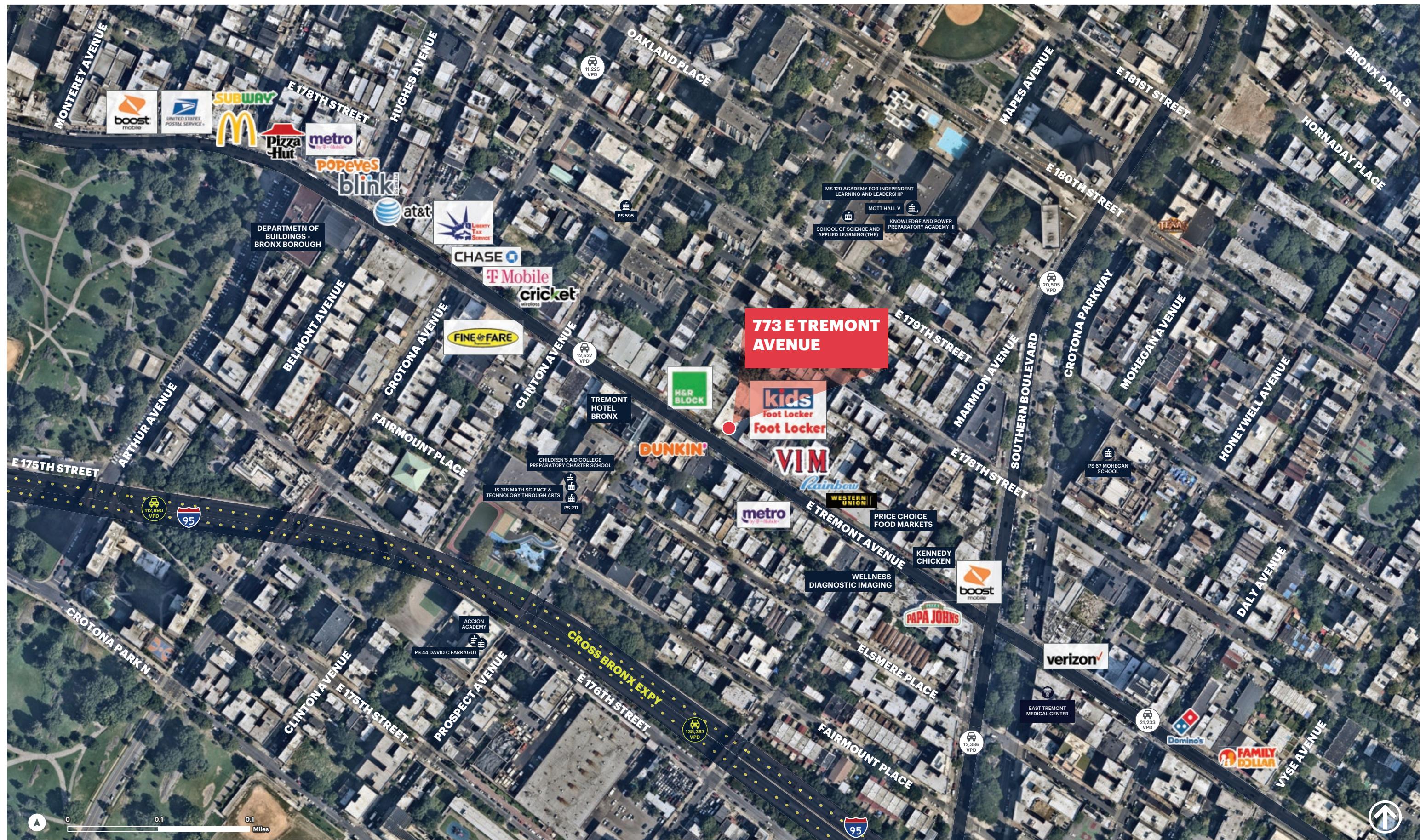
## FLOOR PLAN



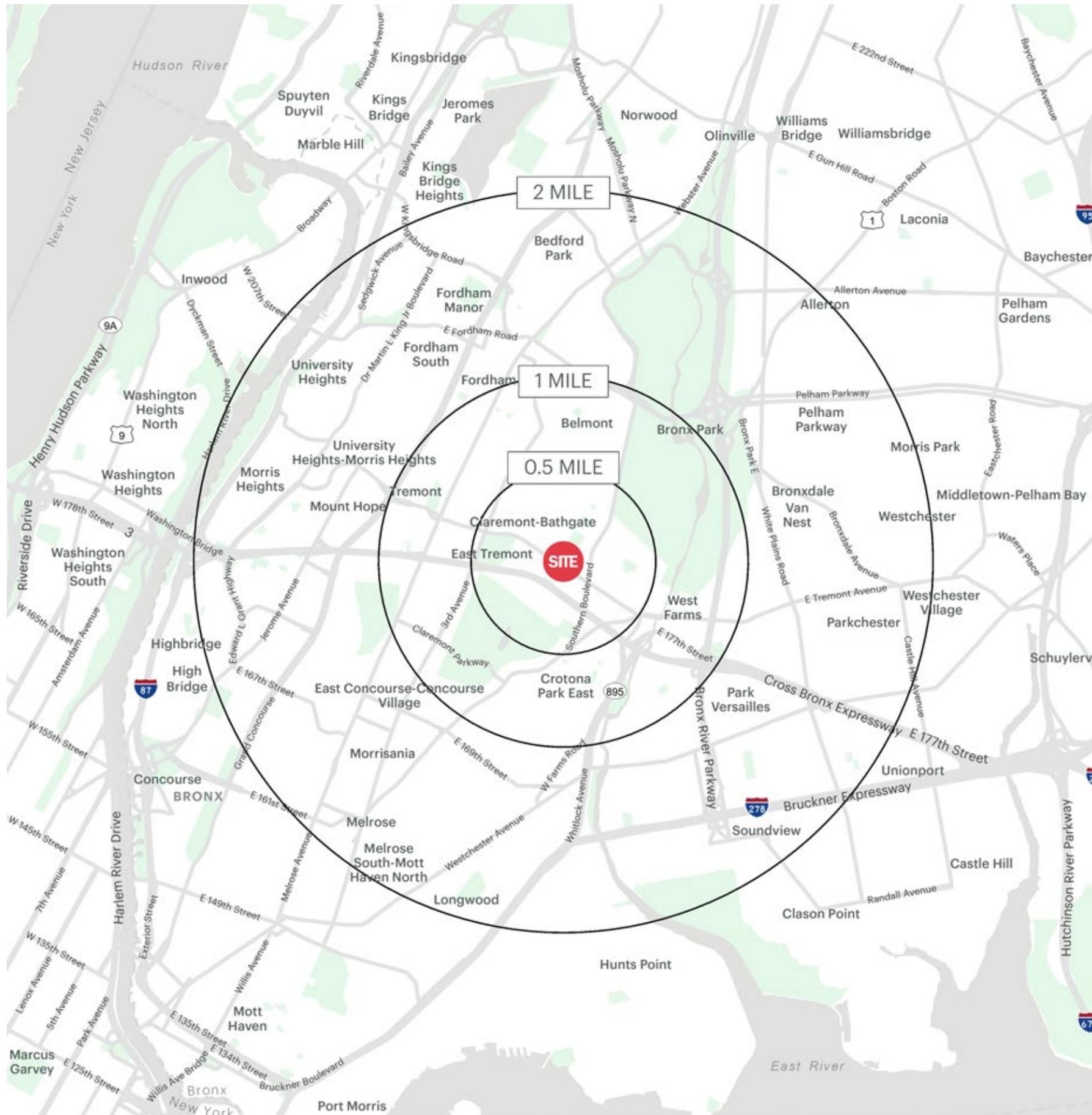
# MARKET AERIAL



## AERIAL



## AREA DEMOGRAPHICS



### 0.5 MILE RADIUS

#### POPULATION

46,356

#### HOUSEHOLDS

16,991

#### AVERAGE HOUSEHOLD INCOME

\$49,214

#### MEDIAN HOUSEHOLD INCOME

\$29,315

#### COLLEGE GRADUATES (BACHELOR'S +)

4,616 - 17.0%

#### TOTAL BUSINESSES

764

#### TOTAL EMPLOYEES

7,606

#### DAYTIME POPULATION (W/ 16 YR +)

38,673

### 1 MILE RADIUS

#### POPULATION

155,954

#### HOUSEHOLDS

55,729

#### AVERAGE HOUSEHOLD INCOME

\$51,401

#### MEDIAN HOUSEHOLD INCOME

\$32,003

#### COLLEGE GRADUATES (BACHELOR'S +)

15,541 - 16.0%

#### TOTAL BUSINESSES

2,879

#### TOTAL EMPLOYEES

31,330

#### DAYTIME POPULATION (W/ 16 YR +)

133,395

### 2 MILE RADIUS

#### POPULATION

780,784

#### HOUSEHOLDS

272,184

#### AVERAGE HOUSEHOLD INCOME

\$56,773

#### MEDIAN HOUSEHOLD INCOME

\$37,795

#### COLLEGE GRADUATES (BACHELOR'S +)

90,294 - 19.0%

#### TOTAL BUSINESSES

13,046

#### TOTAL EMPLOYEES

163,638

#### DAYTIME POPULATION (W/ 16 YR +)

658,482

## AREA DEMOGRAPHICS

