



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# New Development | Retail + Community Facility For Lease

359 - 5,381 SF

40 Bruckner Blvd • Bronx • NY • For Pricing

Call: 718-437-6100

**Dov Bleich**  
☎ 718.437.6100 x111  
Dov.B@TriStateCR.com

**Shlomi Bagdadi**  
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## Location Overview

Located in the Mott Haven neighborhood of the Bronx between Alexander Ave and Willis Ave near the Willis Ave Bridge & Third Ave Bridge.

Nearest transit: 6 train at 3rd Ave - 138th St and the Bx15 bus line.

Nearby tenants include McDonald's, 787 Coffee, Speedway, Dunkin', Amoco, Bar 47, Rite Aid, Dollar Tree, FoodFest Depot, Milk Burger, Shell, Chase Bank, Sobro Pharmacy, and more!

## Main Highlights

- ▶ Space A - 3,713 - Retail
- ▶ Space B - 5,381 - Retail
- ▶ Space C - 2,709 - Retail
- ▶ Space D - 3,583 - Retail
- ▶ Space E - 706 - CF
- ▶ Storage 1 : 2,878 SF
- ▶ Storage 2: 1,372 SF
- ▶ Storage 3: 359 SF



**54,756 SF**

Total Building Size



**75,284 SF**

Lot Size

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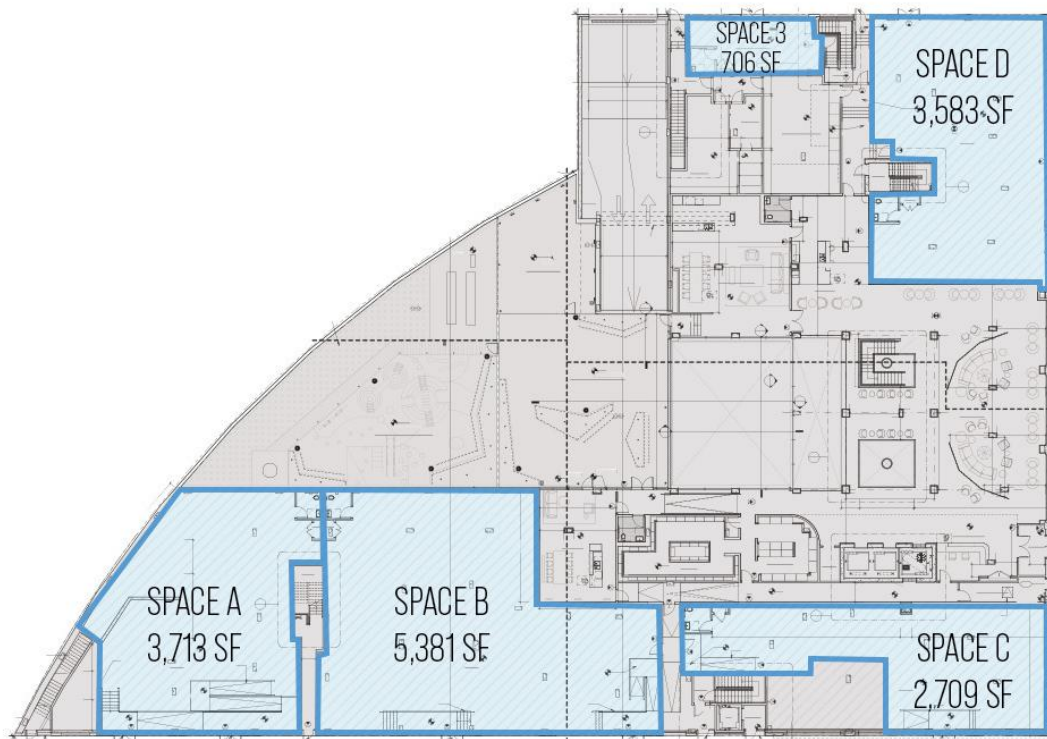
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## 40 BRUCKNER BOULEVARD

TOTAL AVAILABLE SPACE: 16,092 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

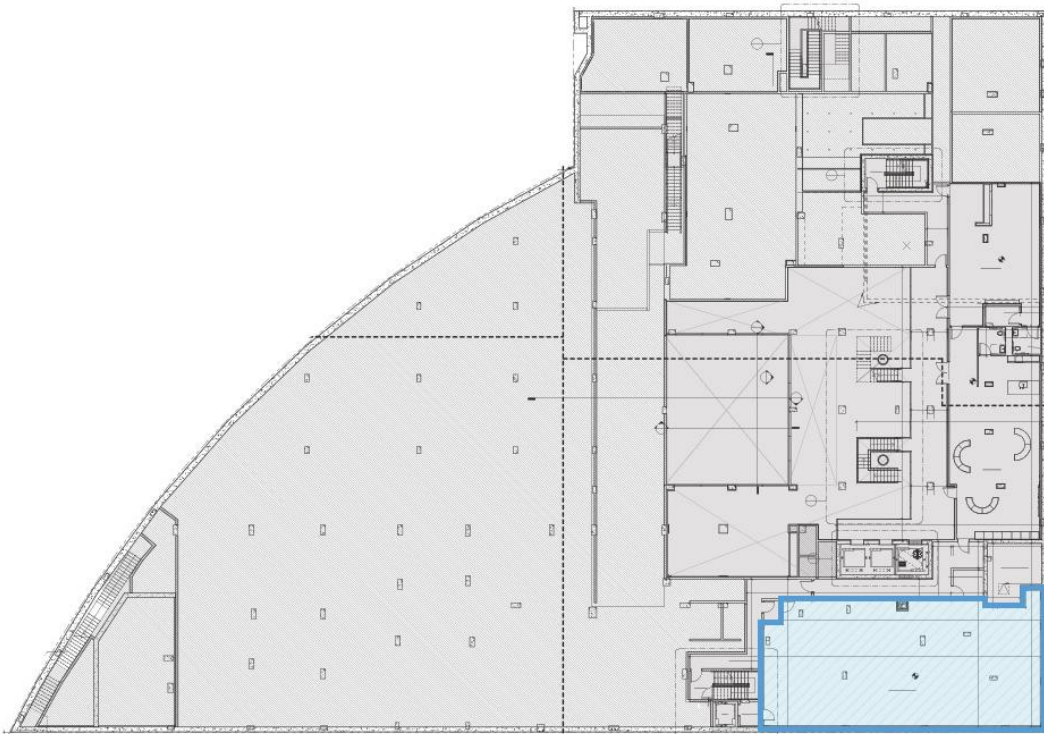
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## 40 BRUCKNER BOULEVARD CELLAR 1 TOTAL AVAILABLE SPACE: 2,878 SF

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ARE APPROXIMATE

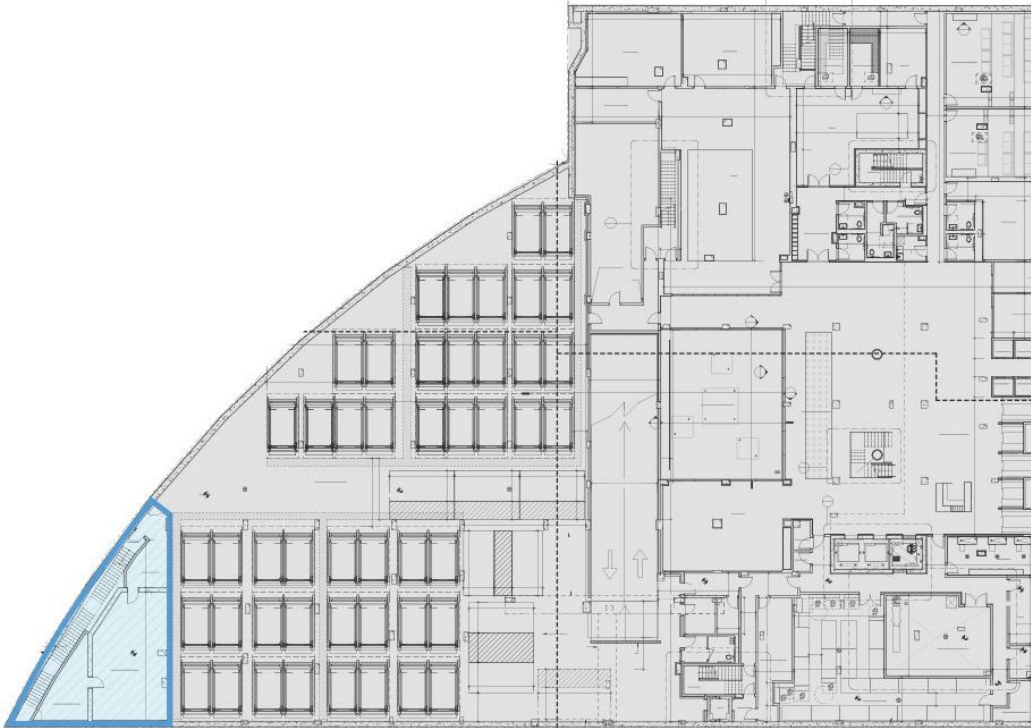
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## 40 BRUCKNER BOULEVARD

### CELLAR 2

TOTAL AVAILABLE SPACE: 1,372 SF

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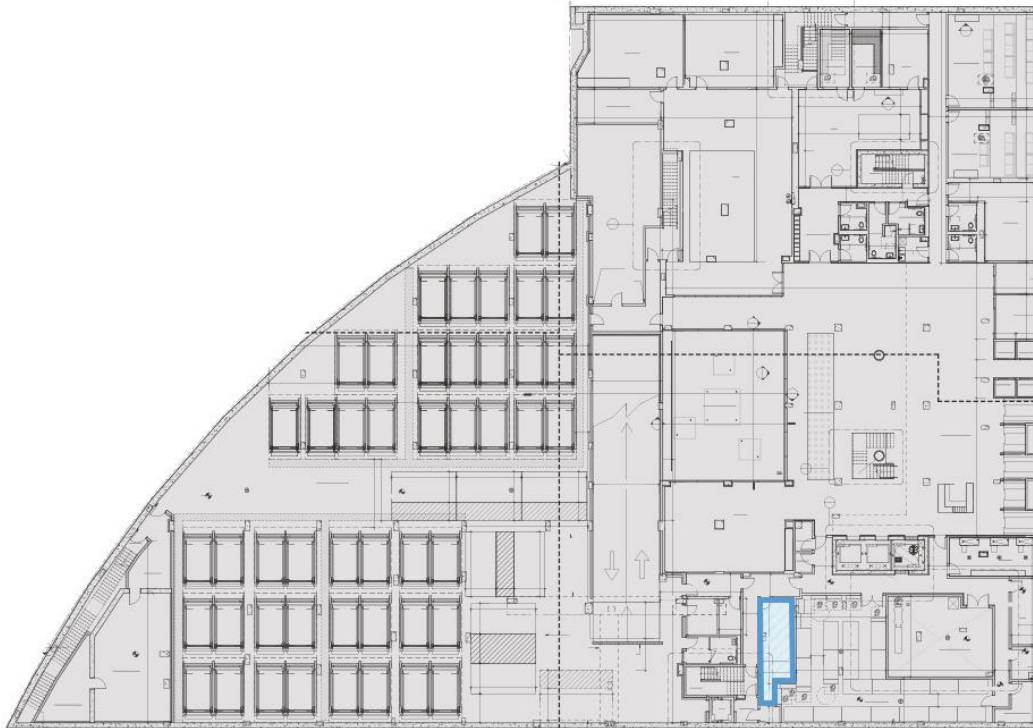
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40 BRUCKNER BOULEVARD  
CELLAR 3  
TOTAL AVAILABLE SPACE: 359 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

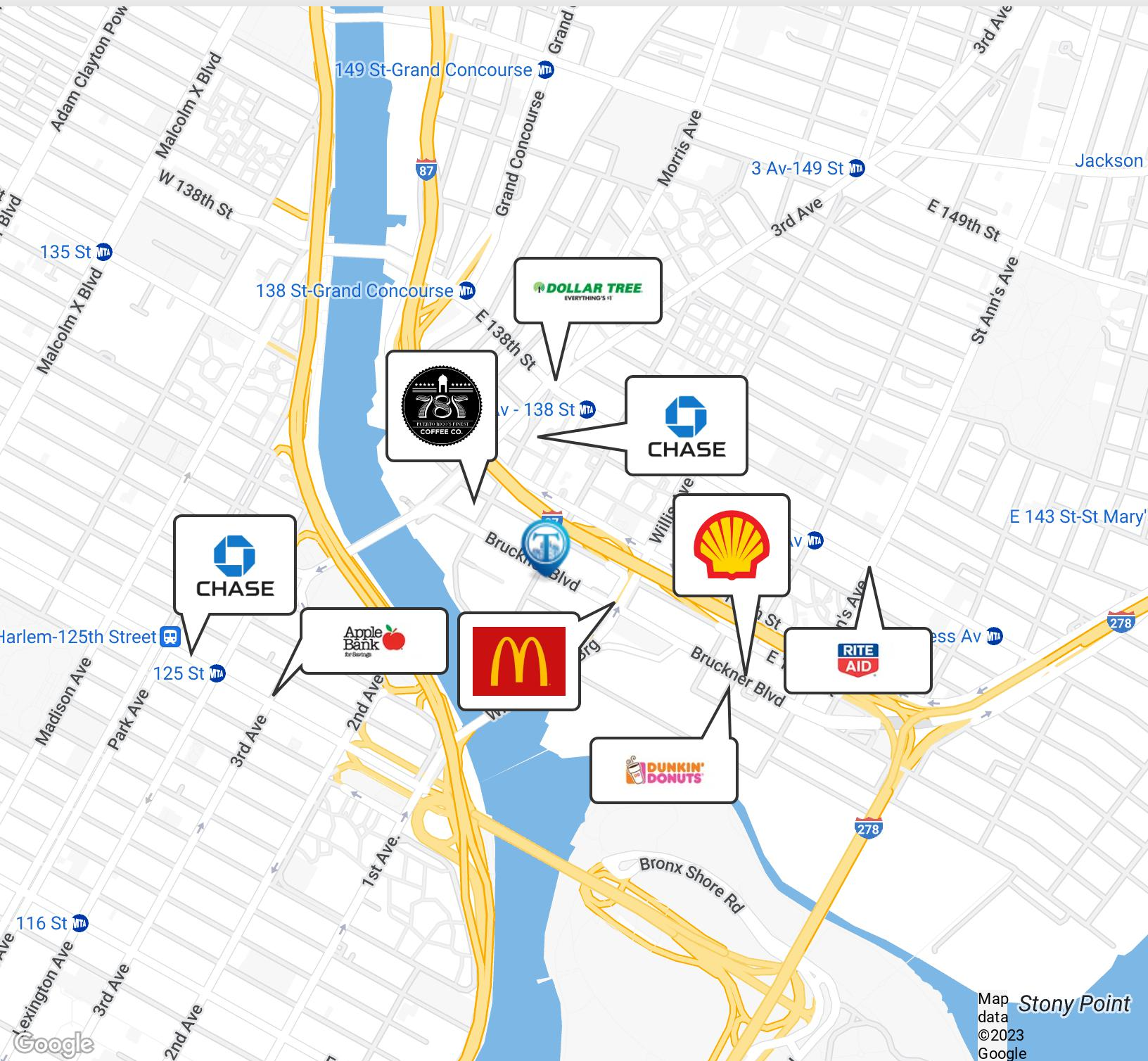
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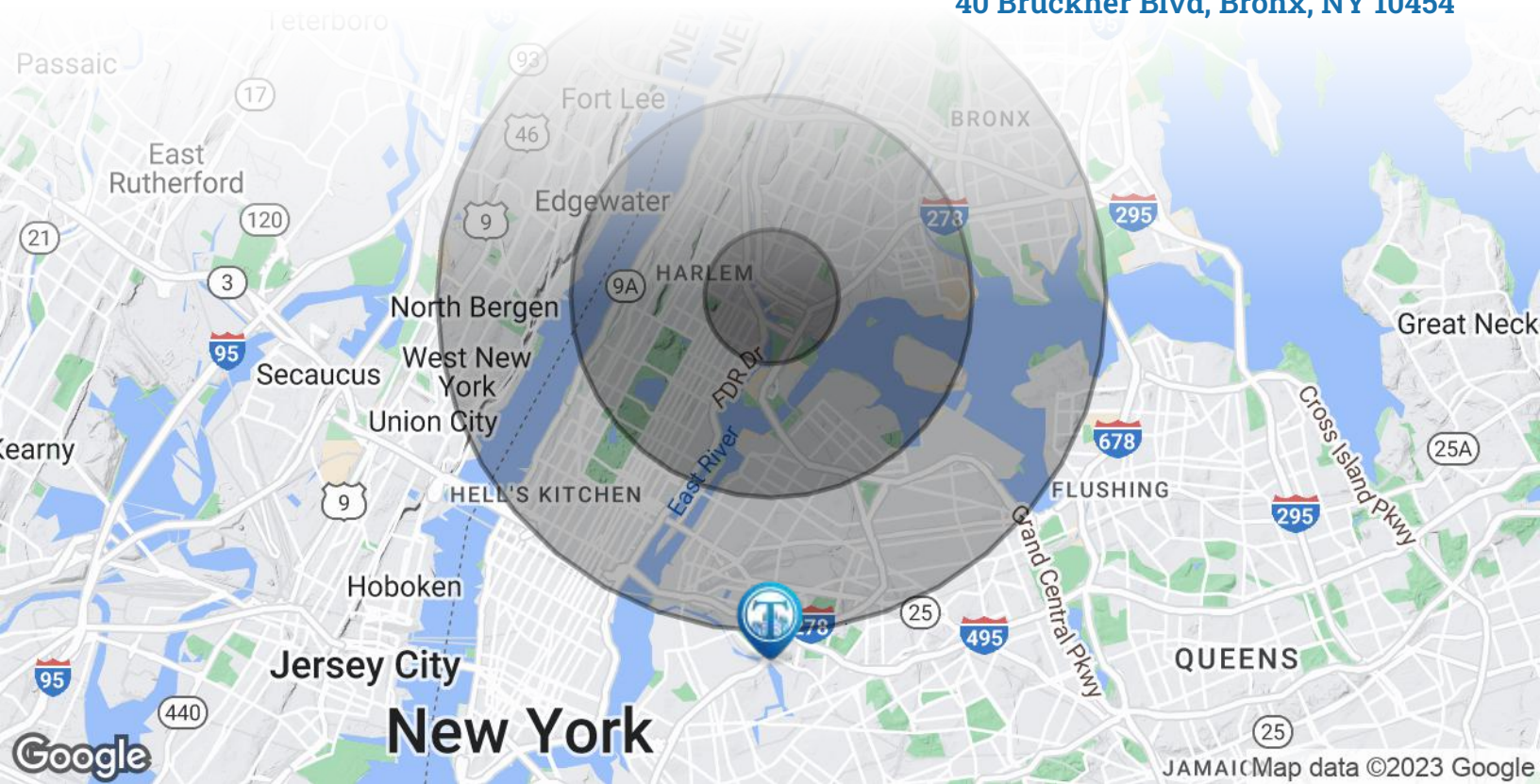
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## POPULATION

1 MILE      3 MILES      5 MILES

Total Population	122,576	1,352,032	2,995,554
Average Age	32.3	33.2	34.5
Average Age (Male)	29.5	31.2	32.8
Average Age (Female)	34.6	34.8	36.1



**2,995,554**

People within 5 Miles

## HOUSEHOLDS & INCOME

1 MILE      3 MILES      5 MILES

Total Households	43,683	516,800	1,191,335
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$38,577	\$70,201	\$86,863
Average House Value	\$132,434	\$766,460	\$695,807



**\$86,863**

Avg Household Income

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