

# 546 EAST 170<sup>TH</sup> STREET

BRONX, NY

5,000 SF INDUSTRIAL OR RETAIL SPACE  
FOR SALE OR LEASE



**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES



# BUILDING FEATURES



- 5,000 SF
- INDUSTRIAL OR RETAIL USE
- DRIVE-IN ELECTRIC DOOR
- SPRINKLER SYSTEM
- SPRAY BOOTH
- 14' CEILINGS
- NO COLUMNS
- GAS HEAT

## DEMOGRAPHICS

POPULATION	48,878	112,694	220,278
NUMBER OF HOUSEHOLDS	16,719	38,568	76,412
AVG. ANNUAL HH INCOME	\$53,622	\$58,163	\$61,050
ANNUAL HH EXPENDITURE	\$1.14 B M	\$2.69 B	\$5.49 B
ANNUAL RETAIL EXPENDITURES	\$565.43 M	\$1.32 B	\$2.68 B

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Contact Exclusive

Listing Agent:

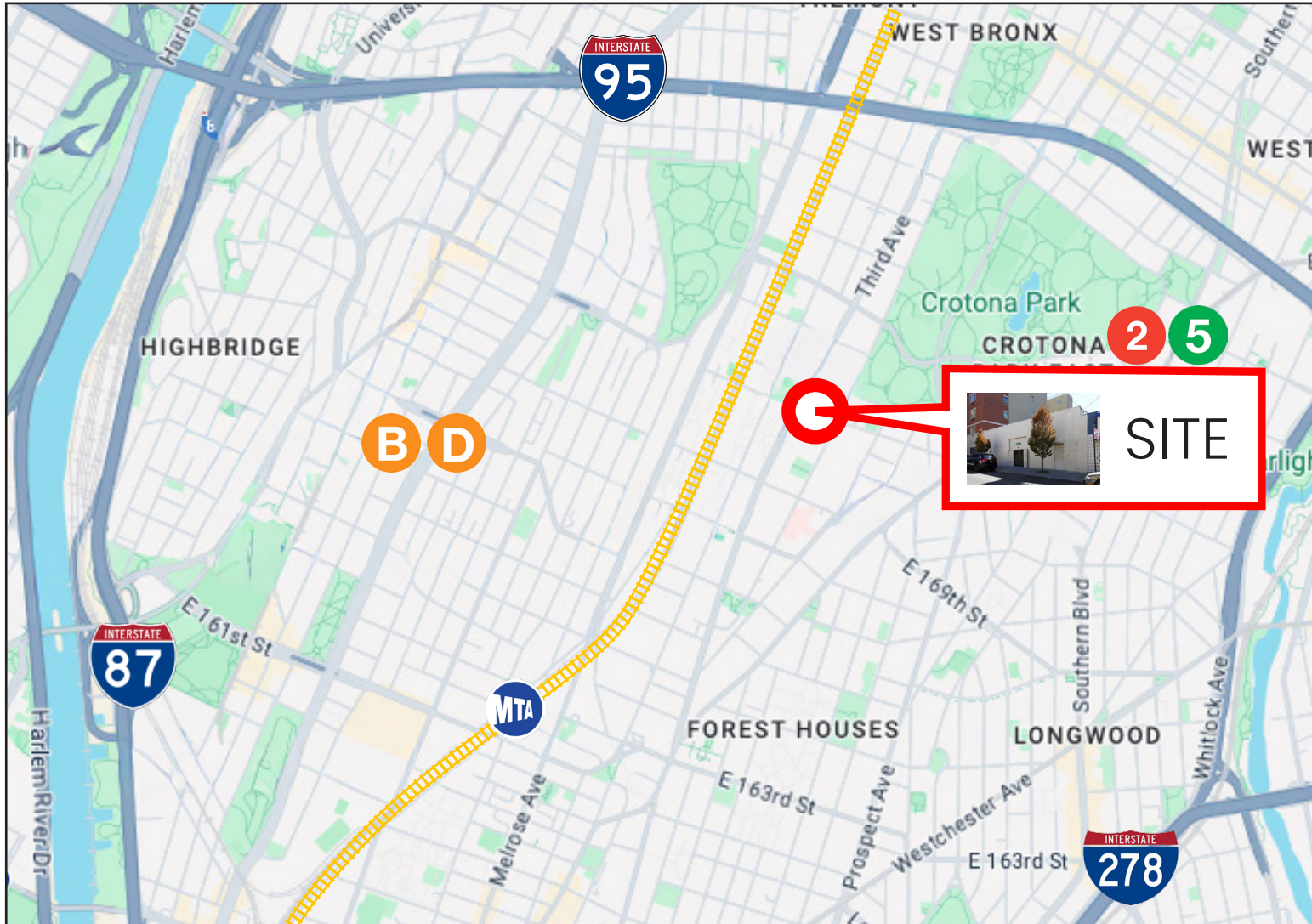
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# AREA MAP



## TRANSPORTATION

**B D** 0.8 M

**2 5** 1.1 M

**MTA** MELROSE  
1.1 M

**INTERSTATE 95** 4 MIN DRIVE  
(0.8 M)

**INTERSTATE 87** 9 MIN DRIVE  
(2.3 M)

**INTERSTATE 278** 8 MIN DRIVE  
(2 M)

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