

**10 WEST  
MT. EDEN  
AVENUE  
BRONX, NY**

**ALL  
TRAFFIC  
→**

**YOUR SIGN HERE**

Seafood House Inc.  
TEL: 928-283-1111

**1,071  
RSF  
FOR LEASE**

**ASKING  
\$5,900/MO  
+ 18% OF RE TAXES (\$1,469)  
+ \$40,000 KEY MONEY**

**BUILT OUT  
KITCHEN  
BASEMENT  
STORAGE**

**STEPS FROM 4 AT  
JEROME AVENUE  
& McDONALDS**

CONTACT EXCLUSIVE LISTING AGENT  
STEPHEN KAUFMAN  
914.968.8500 x315  
skaufman@rmfriedland.com

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES  
440 Mamaroneck Ave • Harrison, NY 10528 • [rmfriedland.com](http://rmfriedland.com)

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# 10 WEST MT. EDEN AVENUE BRONX, NY

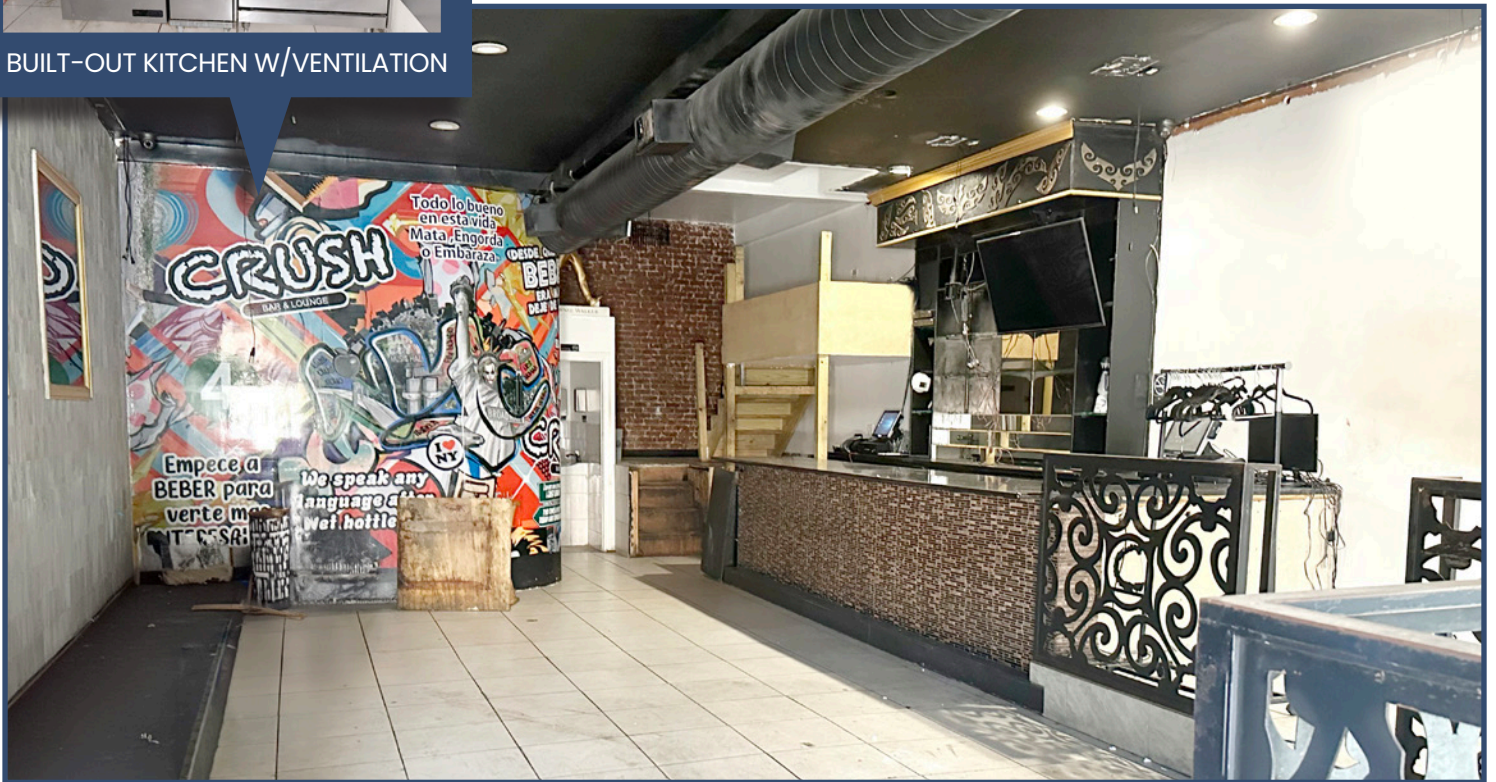
## 1,071 RSF RETAIL FOR LEASE



BUILT-OUT KITCHEN W/VENTILATION

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Population	17,629	70,184	222,913
Number of Households	6,333	64,067	73,508
Average HH Income	\$69,282	\$67,859	\$66,923
Annual HH Expenditure	\$345.29 M	\$1.29 B	\$4.04 B
Annual Retail Expenditure	\$159.61 M	\$598.14 M	\$1.87 B



TRANSPORTATION

1 min walk	#4 Subway	
2 min drive (0.2 m)	I-95	
4 in walk (0.2 m)	Bx1, Bx2	
5 min (0.2 m) walk	Bx18	
6 min drive (2.6 m)	I-87	
8 min (2.5 m)	I-278	
9 min (2.8 m)	Bx River Pkwy	

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