

CROSS BRONX PLAZA

961 E 174TH STREET, BRONX, NY

1,088 SF – 7,158 SF
FOR LEASE



**ANCHORED
SHOPPING CENTER**

3 BLOCKS TO



174TH ST STATION

**ON-SITE
PARKING
(±433 SPACES)**

169,000 CPD

ON



Co-Tenants Include:



CONTACT EXCLUSIVE LISTING AGENT:

MIA ABDOU

914.968.8500 x326

mabdou@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

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CROSS BRONX PLAZA

961 E 174TH STREET, BRONX, NY

COMBINABLE TO
2,901 SF



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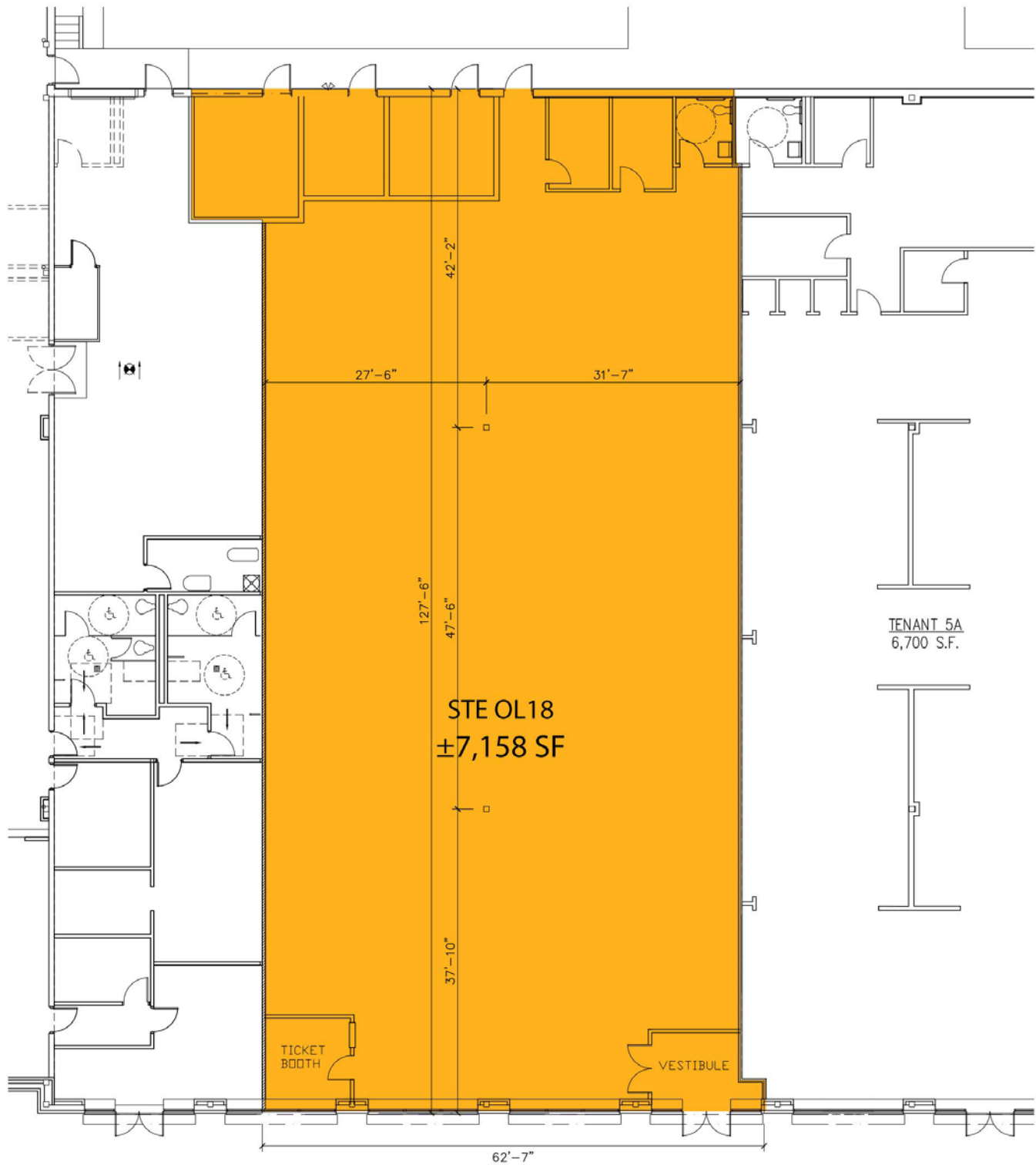
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**7,158 SF
FOR LEASE**



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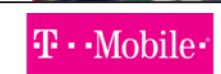
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1,088 SF – 7,158 SF
FOR LEASE

(3) AVAILABLE SPACES:
1,652 SF, 1,088 SF, 1,813 SF
COMBINABLE TO 2,901 SF



7,158 SF
AVAILABLE



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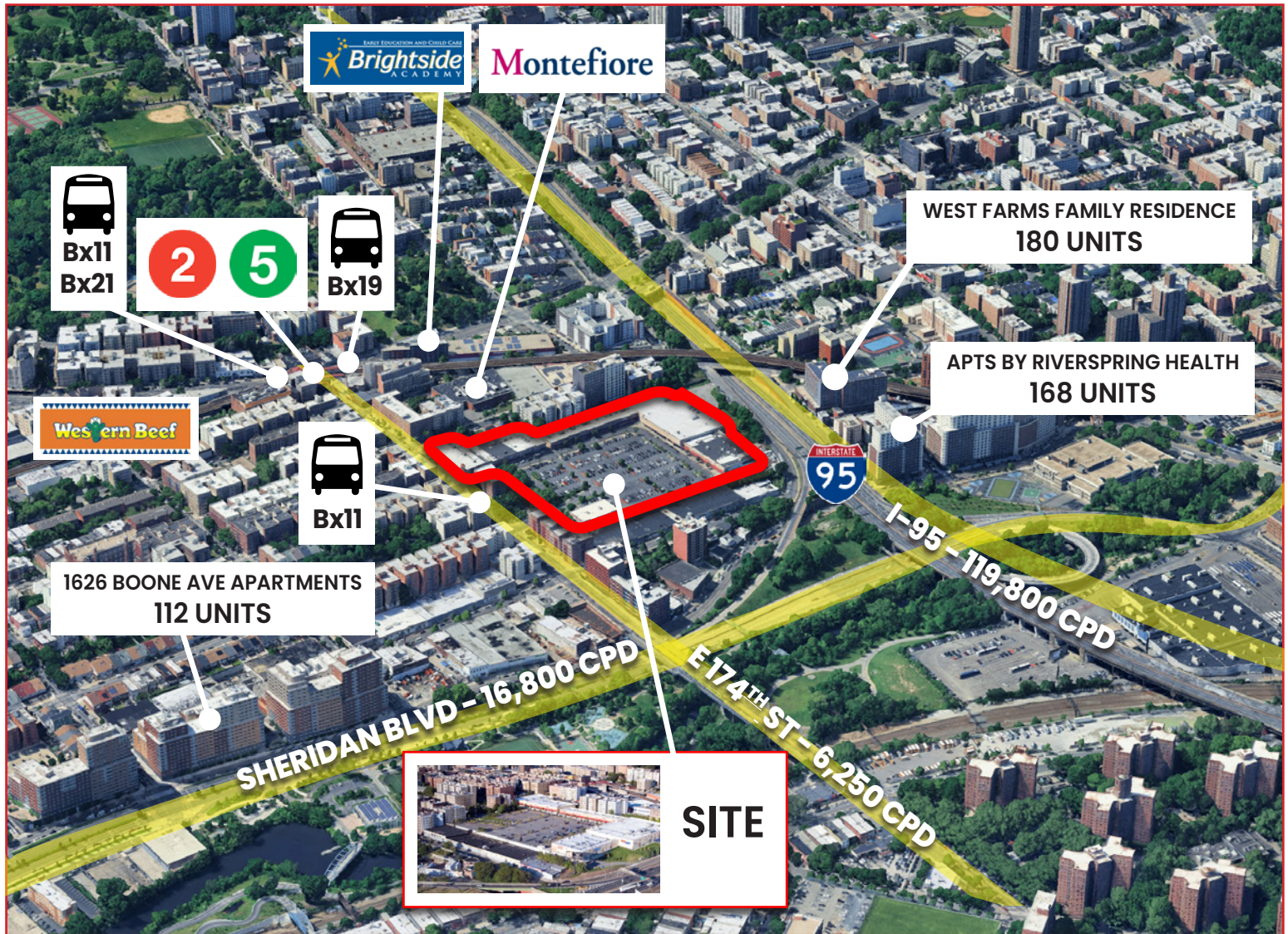
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Access to the
Cross Bronx Expy,
Bruckner Expy, &
Bronx River Pkwy



1.5 miles to
Metro North
Tremont Station



Direct access to
Bx11 on 174th St

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DEMOGRAPHICS

	1/2 MILE	3/4 MILE	1 MILE
Population	40,812	95,433	160,369
Number of Households	14,695	33,121	55,023
Average HH Income	\$47,848	\$55,371	\$59,172
Annual HH Expenditure	\$619.81 M	\$1.54 B	\$2.67 B
Annual Retail Expenditure	\$287.78 M	\$716.52 M	\$1.24 B
Annual Food & Beverages Expenditure	\$93.41 M	\$232.26 M	\$402.69 M
Annual Health Care Expenditure	\$52.06 M	\$129.53 M	\$224.58 M



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