

As exclusive leasing agents, we are pleased to offer the following prime space for lease:

# 2721 BRONXWOOD AVENUE

BRONX, NY 10469



FOR MORE INFORMATION CONTACT

**Steve Lorenzo**

Principal

[slorenzo@lee-associates.com](mailto:slorenzo@lee-associates.com)

212.776.1254

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by this Company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

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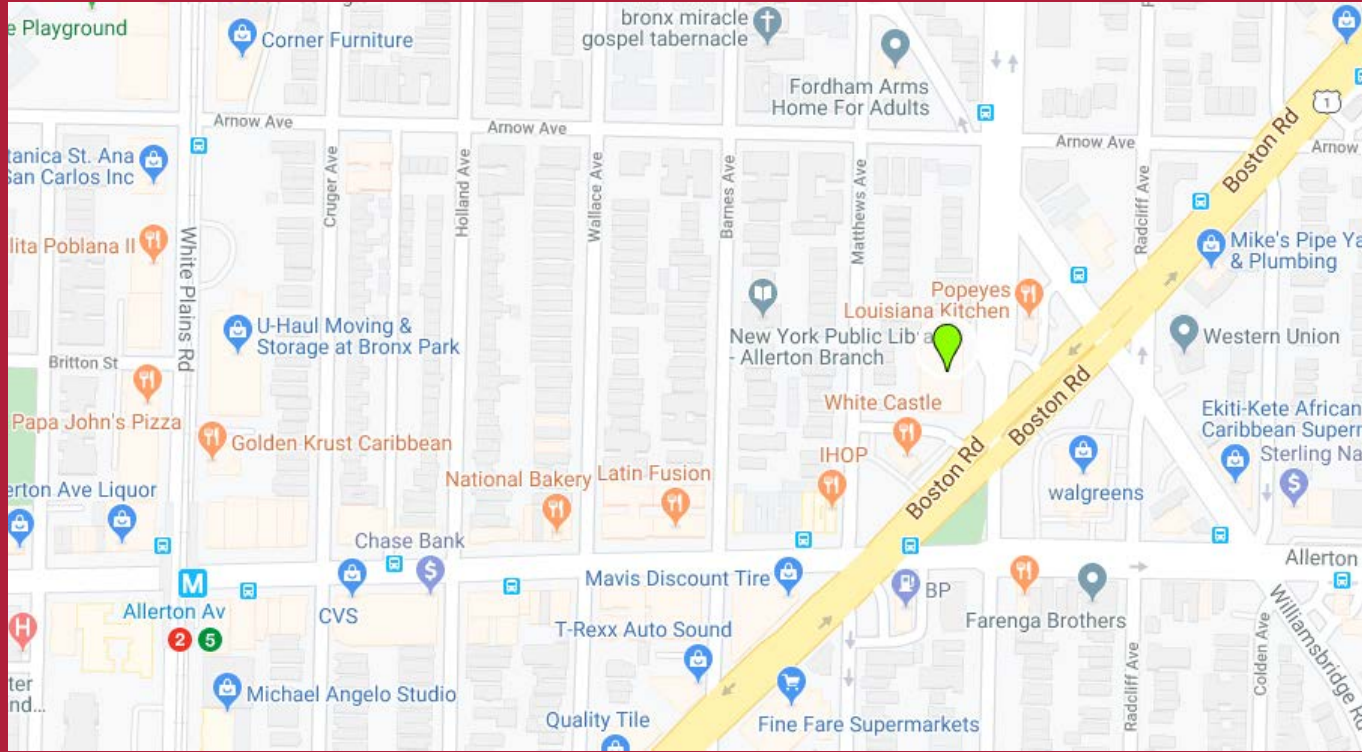
# 2721 BRONXWOOD AVENUE

## BRONX, NY 10469



### Neighboring Tenants

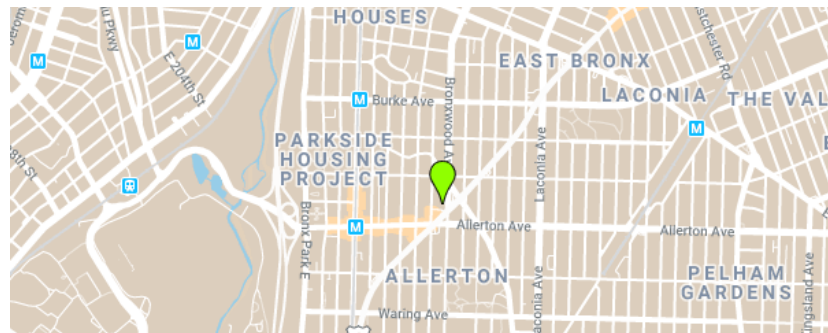
- Wallgreens
- Domino's Pizza
- BP Gas
- White Castle
- CitiBank
- BX Gear
- Aaron's
- Metro PCS
- Popeye's
- Keyfood Supermarket
- Subways
- Florsheim
- CVS/Pharmacy
- Liberty Tax
- Montefiore
- Fine Fare Supermarket
- Montefiore
- IHOP
- Mavis Discount Tire
- Papa John's
- Bank of America
- Chase Bank
- Dunkin Donuts
- Clean City Laundromat
- T-Mobile
- Western Union



Lee & Associates Westchester / Bronx LLC is proud to present 2721 Bronxwood Avenue – a unique retail opportunity in one of the most diversified neighborhoods of the Bronx.

The space is located at the crossroads of Allerton Ave, Williamsbridge Road and Boston Road. The Allerton Neighborhood is among the fastest growing in the Bronx. More than **117,987** residents comprising singles, young urban professionals and growing families live within a one mile radius.

2721 Bronxwood is the perfect retail destination for a discerning clientele, in an emerging neighborhood.



### HIGHLIGHTS

- 10,545 (±) square feet of retail space
- 135' of frontage
- Pull-up parking available
- On-site attended paid parking garage
- Long-term lease available
- 2<sup>nd</sup> Quarter possession
- All uses considered
- Ability to vent
- Densely populated market
- Close proximity to Allerton Ave Train Station



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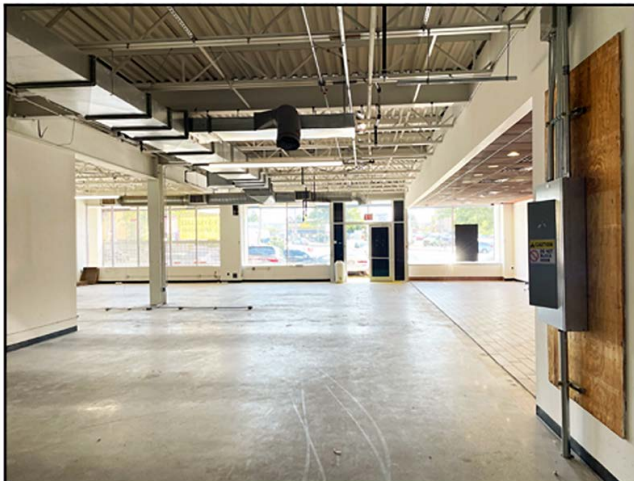
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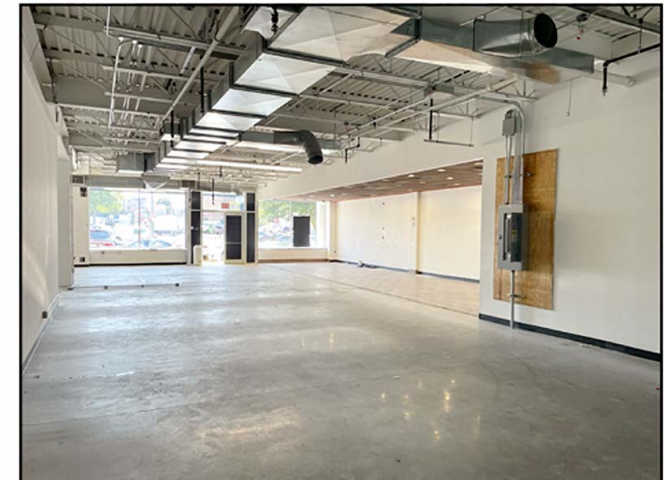
View: From back to left.



View: From entrance to back



View: From back to front.



View: From back to right.

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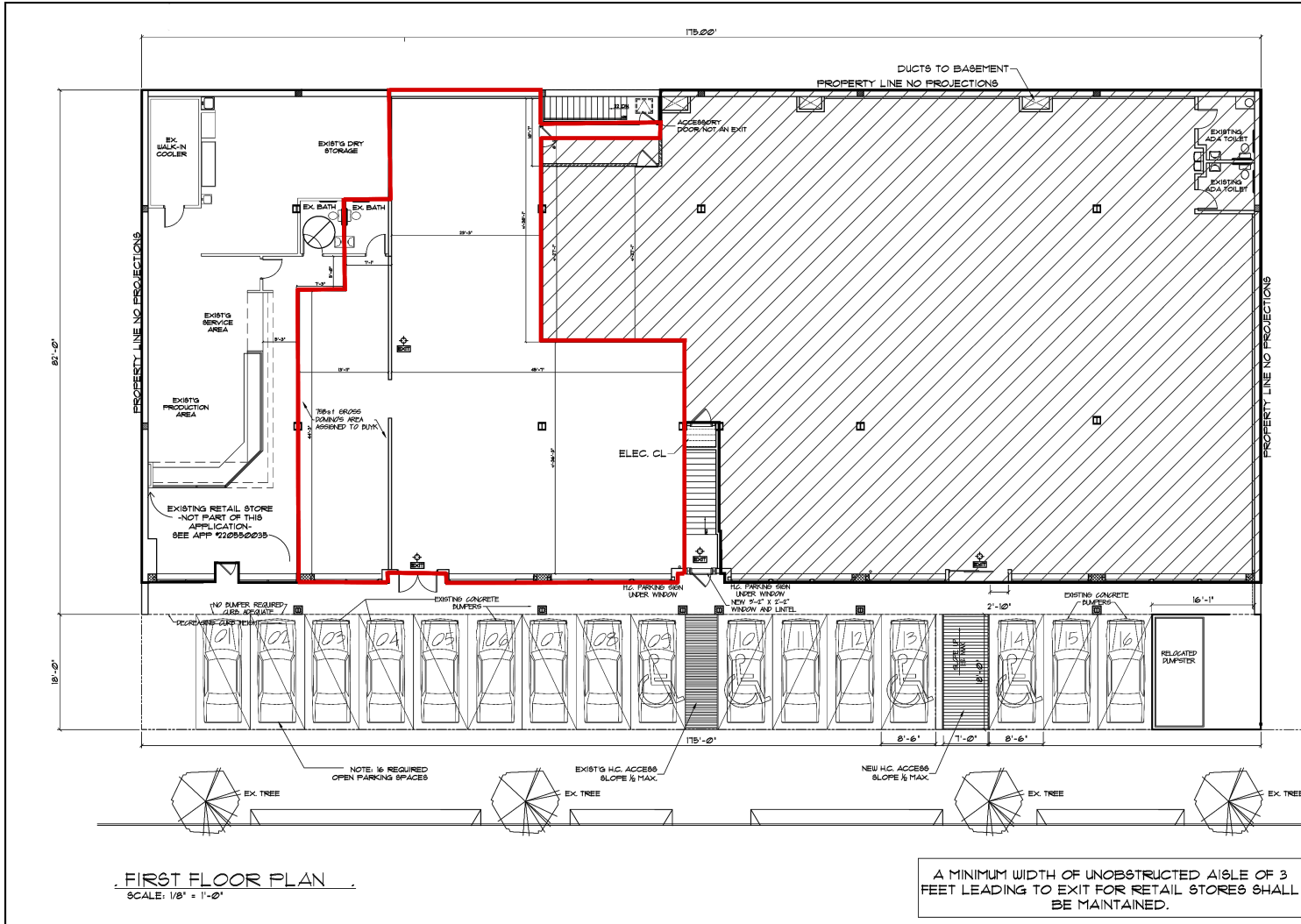
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2721 Bronxwood Avenue

Retail Space: 3,456 SF



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