

1339 E GUN HILL RD

BRONX, NY 10469

RETAIL PROPERTY FOR LEASE



Property Description

Discover the ideal location for your business at 1339 E Gun Hill Rd, Bronx, NY 10469. This modern and well-maintained property features approximately 2,000 SF available for sublease at \$5,750/month, offering a turnkey solution for medical or professional use.

Enjoy shared common areas with another established medical practice, creating a collaborative and professional environment. Potential off-street parking adds convenience for both staff and clients, while the property's proximity to major transportation routes ensures excellent accessibility.

Designed with flexibility and functionality in mind, the space includes modern finishes, adaptable layouts, and a welcoming atmosphere—perfect for practices seeking to enhance their presence in the Bronx.

Position your business for success at this prime location that combines style, convenience, and practicality.

Offering Summary

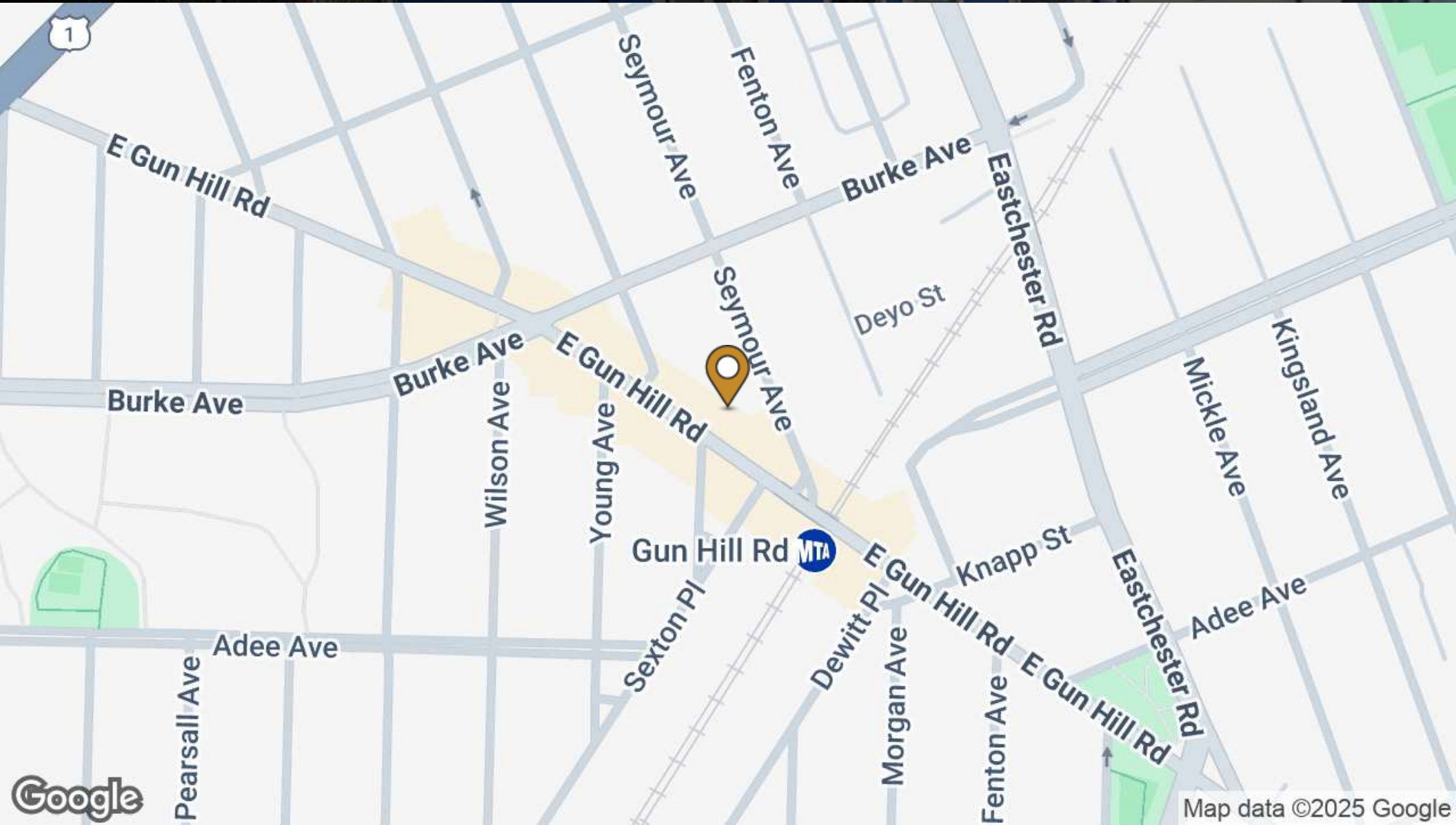
Lease Rate:	\$5,750.00 per month (NNN)
Number of Units:	1
Available SF:	2,000 SF
Lot Size:	7,230 SF
Building Size:	3,800 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,835	8,187	32,183
Total Population	5,479	24,519	91,848
Average HH Income	\$92,732	\$96,753	\$94,505

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	5,479	24,519	91,848
Average Age	40	40	41
Average Age (Male)	39	38	39
Average Age (Female)	42	42	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,835	8,187	32,183
# of Persons per HH	3	3	2.9
Average HH Income	\$92,732	\$96,753	\$94,505
Average House Value	\$682,059	\$682,355	\$612,687

Demographics data derived from AlphaMap

