

425 WESTCHESTER AVENUE, BRONX, NY 10455



10,293 SF AVAILABLE | BRAND NEW CONSTRUCTION IN THE HUB

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EXCLUSIVE RETAIL LISTING
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PROPERTY OVERVIEW

HIGHLIGHTS

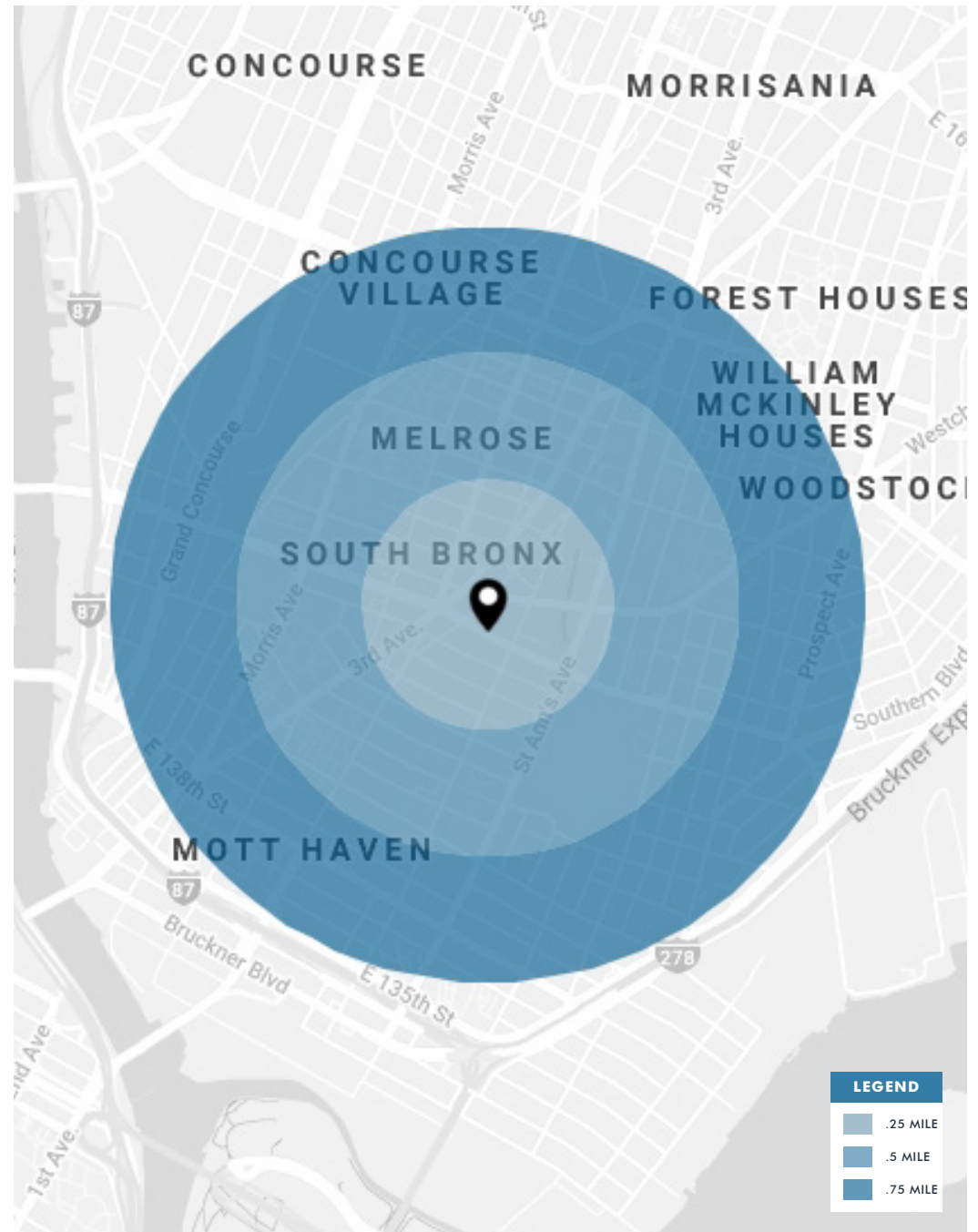
- Retail space for lease
- Ground Floor: 10,293 SF when A + B + C are combined
- Basement: 2,368 SF
- Wraparound frontage on Westchester & Bergen Avenue
- Located at the base of a 150,000 SF mixed-use building anchored by Zeta Charter School's (99,478 SF) and Jewish Child Care Association (37,111 SF)
- Brand new construction with "White Box" delivery conditions
- All non-cooking uses considered

DEMOGRAPHICS

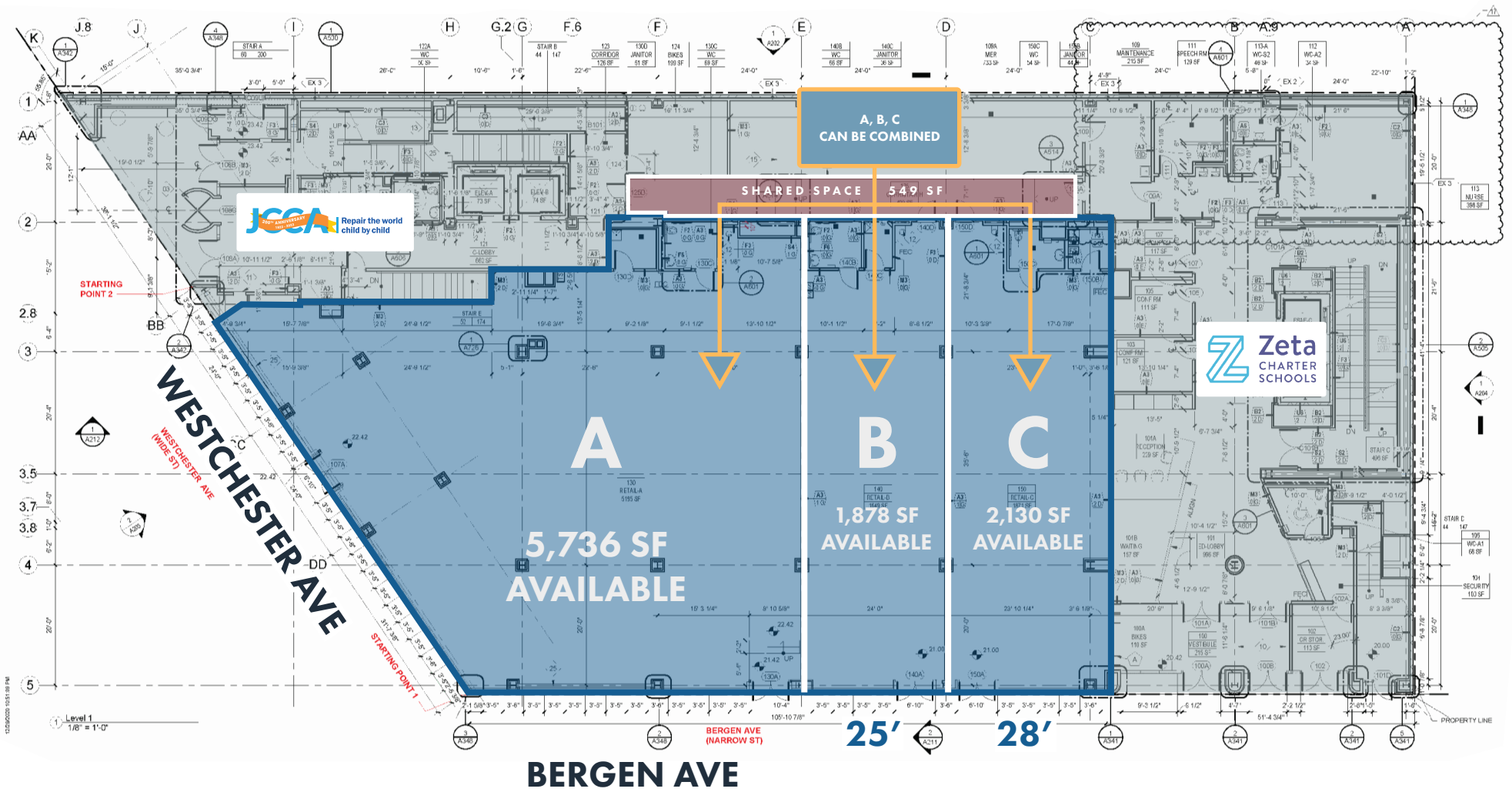
	.25 Mile	.5 Mile	.75 Miles
POPULATION	8,292	52,859	116,192
HOUSEHOLDS	2,672	17,447	39,586
DAYTIME EMPLOYEES	4,849	15,391	34,588
AVERAGE HH INCOME	\$45,727	\$47,543	\$46,311

ADDITIONAL INFO

POSSESSION:	Immediate
FRONTAGE:	110' wraparound
CEILINGS:	11'
ASKING RENT:	Upon Request



425 WESTCHESTER AVENUE | EXECUTIVE SUMMARY



425 WESTCHESTER AVENUE | DIVISIBLE FLOOR PLAN



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