

1230 METCALF AVENUE

BRONX, NY



4,178 RSF
COMMUNITY SPACE
FOR LEASE IN NEW DEVELOPMENT
ASKING \$40.25/RSF

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

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

CONTACT EXCLUSIVE LISTING AGENT:

Stephen Kaufman

914.968.8500 x315

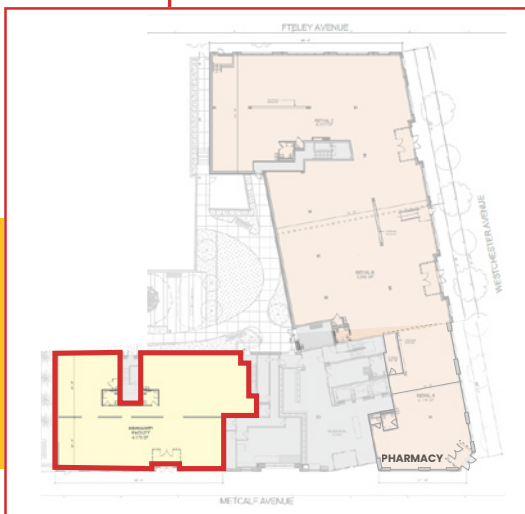
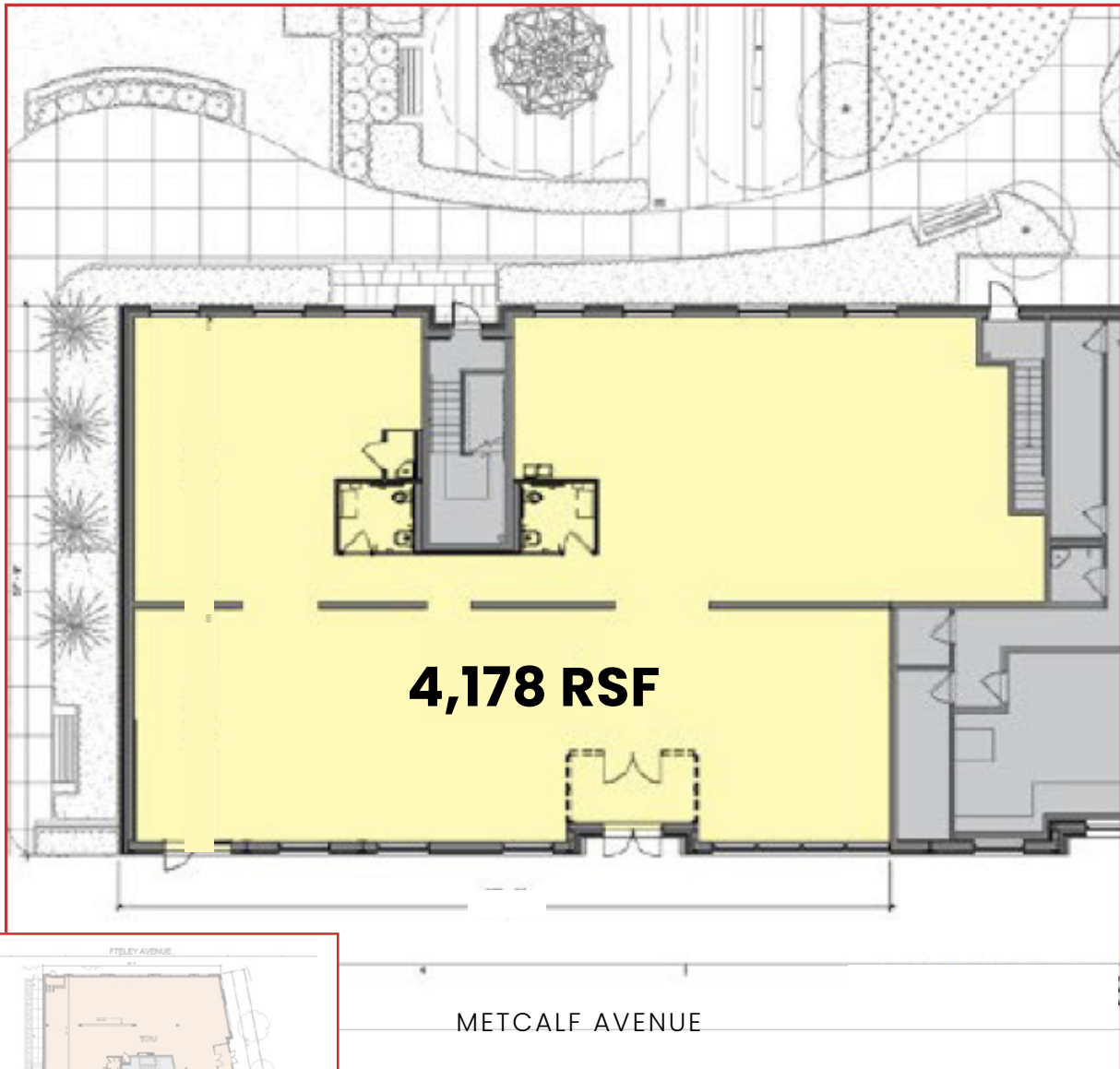
skaufman@rmfriedland.com

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.

COMMUNITY FACILITY SPACE – 4,178 RSF

1230 METCALF AVE

80' OF FRONTAGE ON METCALF AVE



- DUCTED HVAC
- FLAT CONCRETE FLOOR
- CO FOR AFTER SCHOOL PROGRAM
- FIRE ALARM TIED INTO BUILDING ALARM SYSTEM

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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

CONTACT EXCLUSIVE LISTING AGENT:

Stephen Kaufman

914.968.8500 x315

skaufman@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.

DEMOGRAPHICS

CVS DRAWS 220,000+ VISITS/YEAR



DEMOGRAPHICS	0.25 MILES		0.5 MILES		1 MILE							
	Population	Number of Households	Average HH Income	Annual HH Expenditure	Annual Retail Expenditure	Annual Food & Beverages Expenditure	Annual Health Care Expenditure					
	13,387	4,487	\$55,123	\$209.14 M	49,840	16,639	\$58,141	\$826.55 M	161,443	58,814	\$68,562	\$3.22 B
	\$97.16 M	\$31.55 M	\$17.53 M		\$384.37 M	\$124.5 M	\$69.19 M		\$1.5 B	\$482.17 M	\$269.61 M	

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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

CONTACT EXCLUSIVE LISTING AGENT:

Stephen Kaufman

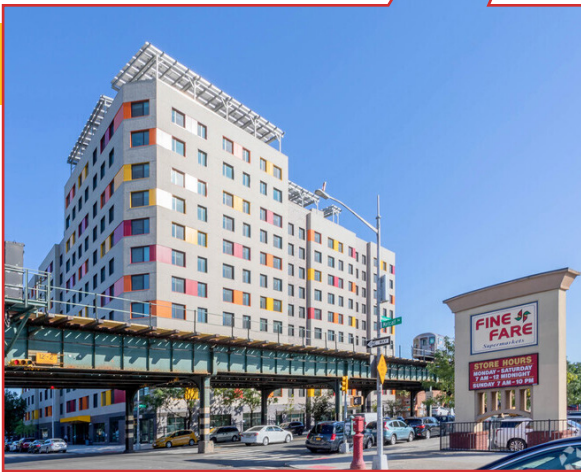
914.968.8500 x315

skaufman@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.

ACCESSIBILITY

EASY ACCESS TO #6 TRAIN, BX4, BX27, I-95 & SPRAIN BROOK PARKWAY



TRANSPORTATION

- | | | |
|--|----------------------------|---------------------|
| | Morrison Ave/Soundview Ave | 2 min walk (0.1m) |
| | Bx4, Bx4a, Bx27 | 2 min walk (0.1m) |
| | St. Lawrence Ave | 6 min walk (0.3m) |
| | Bronx River Parkway | 3 min drive (0.6m) |
| | I-95 | 6 min drive (0.8m) |
| | I-278 | 7 min drive (1.2 m) |

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

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

CONTACT EXCLUSIVE LISTING AGENT:

Stephen Kaufman

914.968.8500 x315

skaufman@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.