



# NEW CONSTRUCTION RETAIL & COMMUNITY FACILITY OPPORTUNITY

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**LINKNYREALTY.COM**

# + ABOUT LINK NY REALTY

We specialize in connecting motivated sellers with active investors across New York's ever-evolving real estate market. With access to over 200,000 properties and a network of more than 50,000 investors—including individuals, syndicates, and institutional groups—we help clients close deals quickly and strategically.

Our team represents a diverse portfolio of property types, from commercial and multifamily buildings to development sites, retail spaces, and mixed-use assets. We're also proud to offer a robust selection of off-market properties, giving our clients a competitive edge in a fast-moving landscape.

Whether you're selling or investing, our mission is simple: deliver value, maximize opportunity, and get results through experience, discretion, and deep market knowledge.

**20+**

Years of Operations

**\$65M+**

Closed Sale Volume in  
the Past 12 Months

**\$1B+**

Closed Sales Volume Overtime

**100%**

Listings Sold  
=  
Happy Clients

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# **PROPERTY OVERVIEW**

Brand-new construction commercial opportunity located at the corner of East 166th Street and Third Avenue in the South Bronx. The property offers a total of approximately 15,070 SF, consisting of 10,958 SF of community facility space and 4,112 SF of retail space, to be leased together.

The space is well-suited for medical, educational, nonprofit, institutional, or community-oriented users, as well as destination retail operators requiring scale and long-term occupancy.

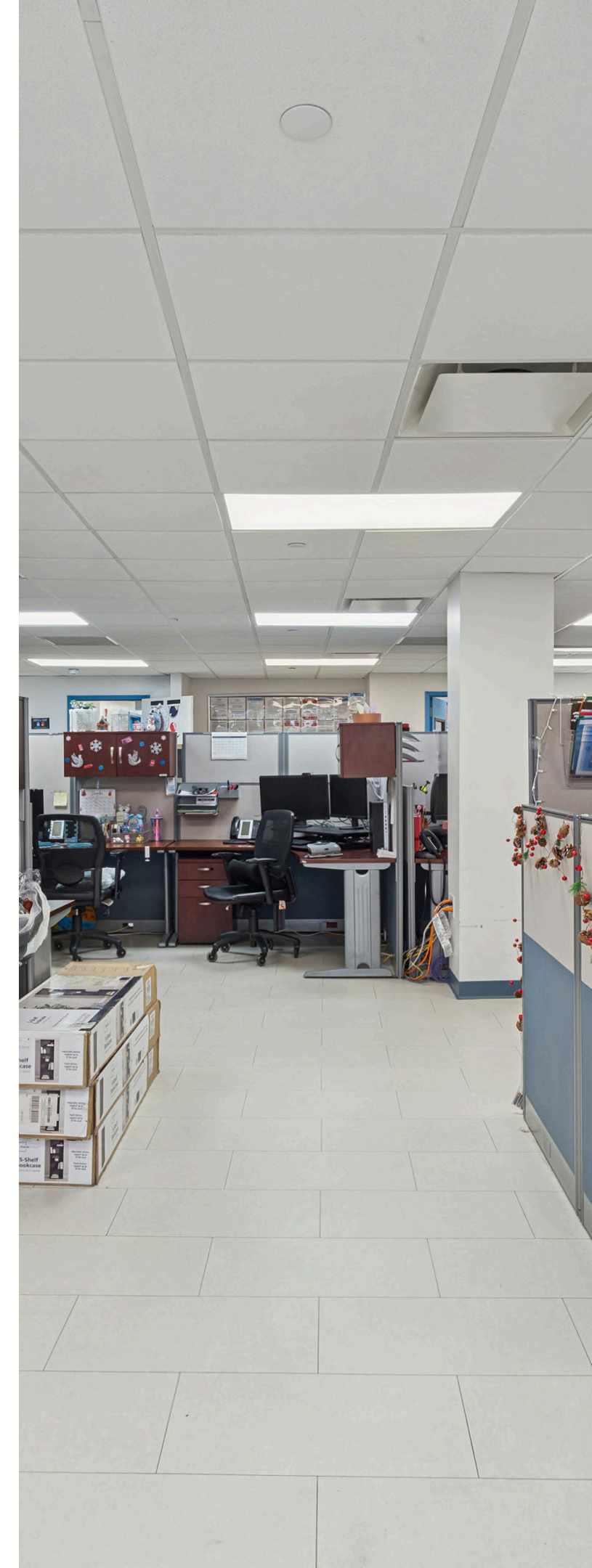
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# + SPACE BREAKDOWN

- ▶ Community Facility: 10,958 SF
- ▶ Retail: 4,112 SF
- ▶ Ground Floor + Cellar
- ▶ Total Size: Approx. 15,070 SF

# + KEY FEATURES

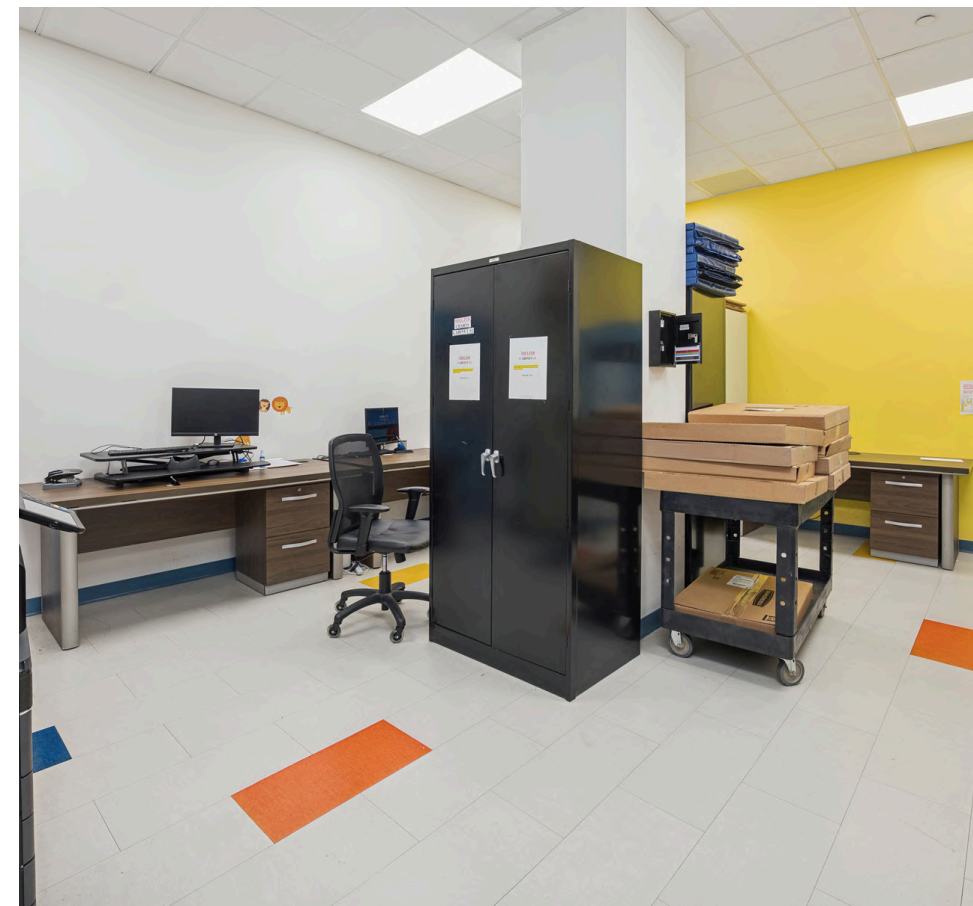
- ▶ New construction with modern storefronts
- ▶ Corner exposure with strong visibility
- ▶ Ground-floor retail with additional cellar space
- ▶ Flexible layouts across multiple floors
- ▶ Long-term lease available (5-30 years). Flexible
- ▶ Dense residential area with consistent foot traffic
- ▶ Excellent access to public transportation and major Bronx thoroughfares
- ▶ Availability: Immediate
- ▶ Asking Rent: Call for details



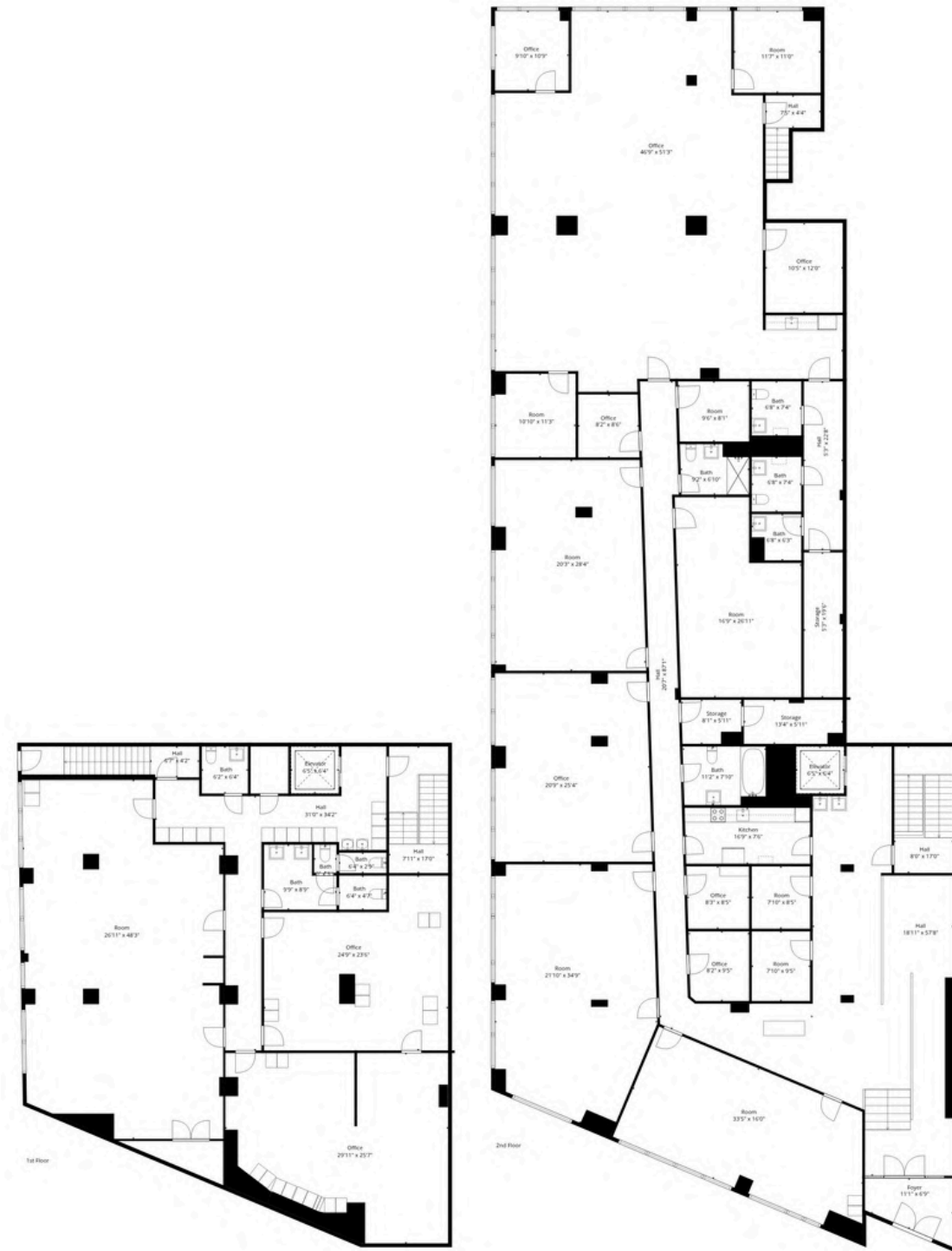
# + EXTERIOR PHOTOS



# + INTERIOR PHOTOS



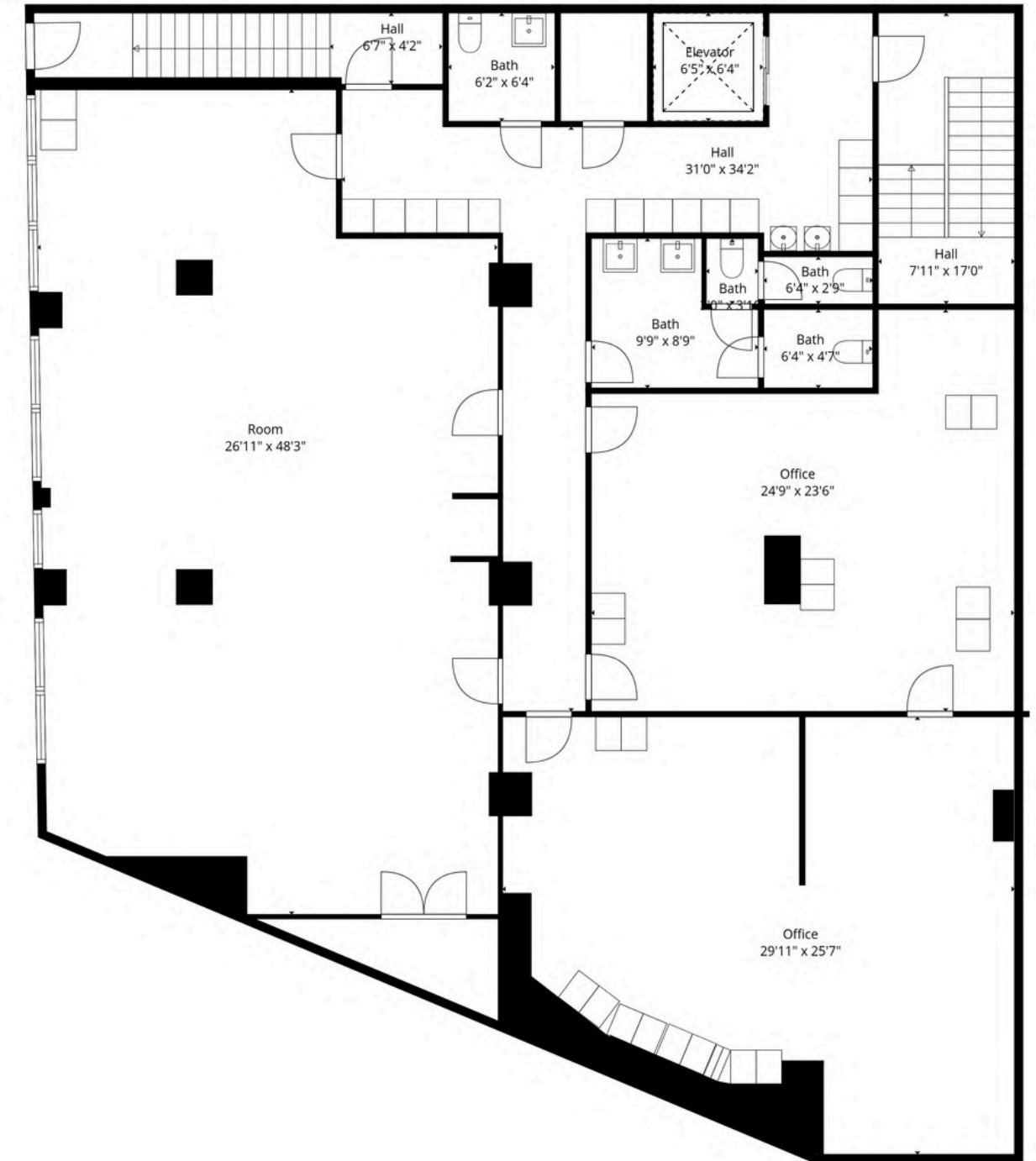
# + FLOOR PLANS



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

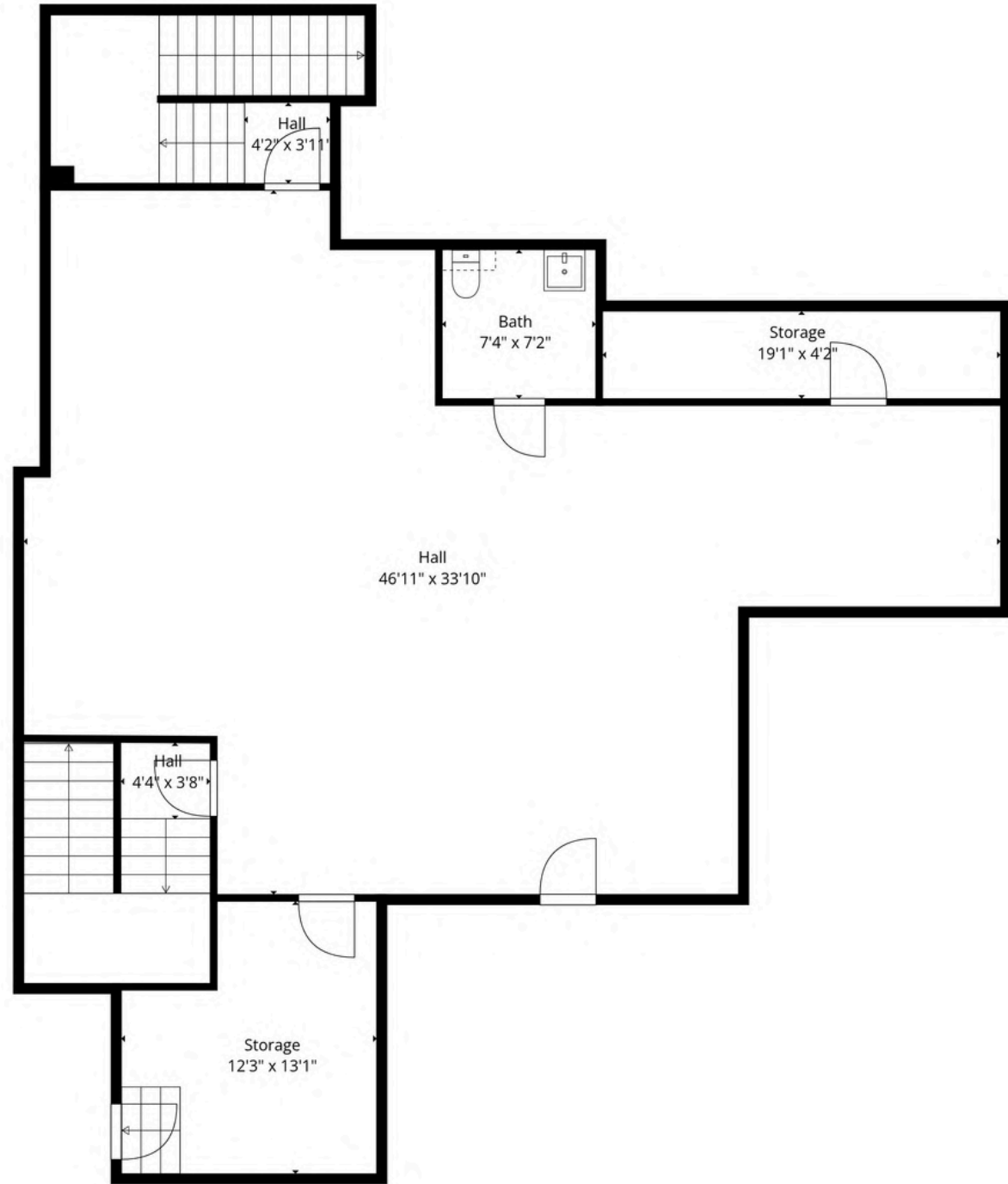


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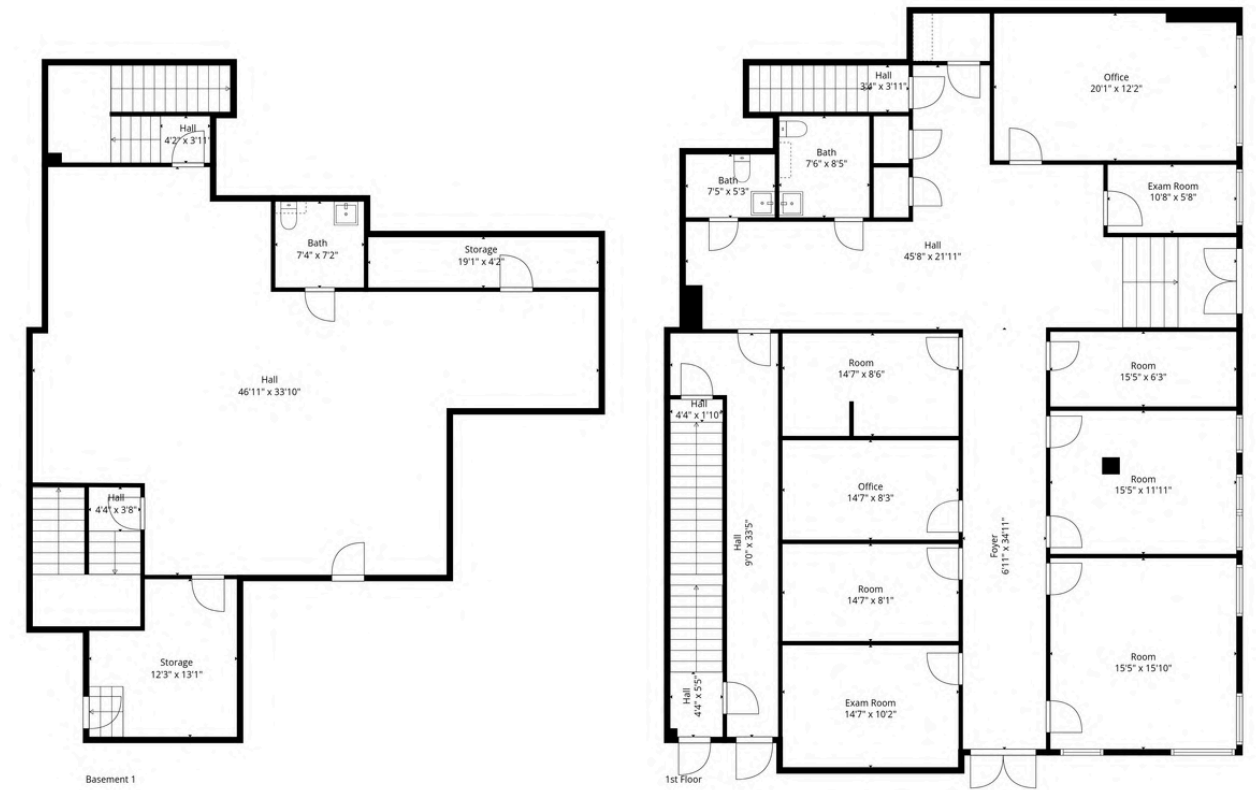
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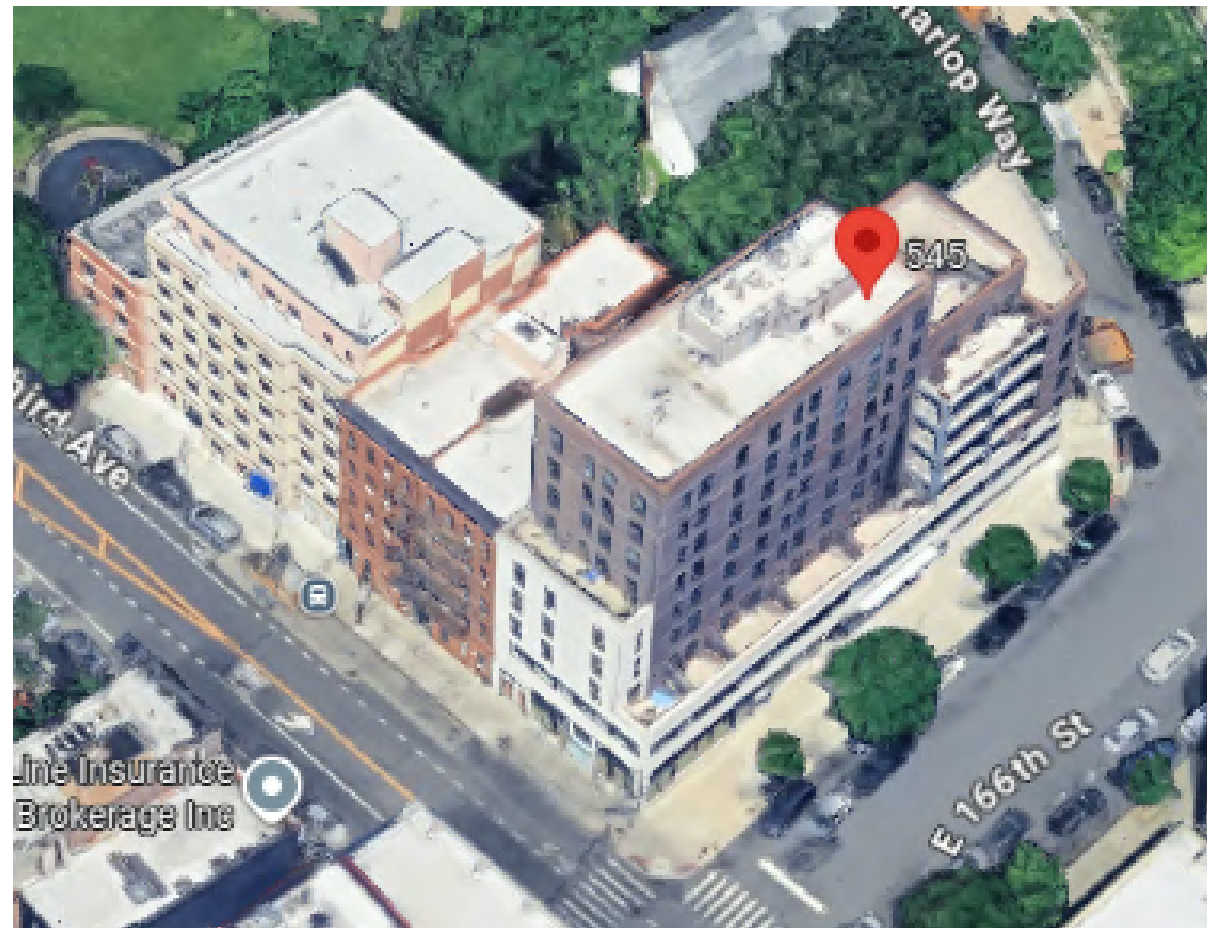
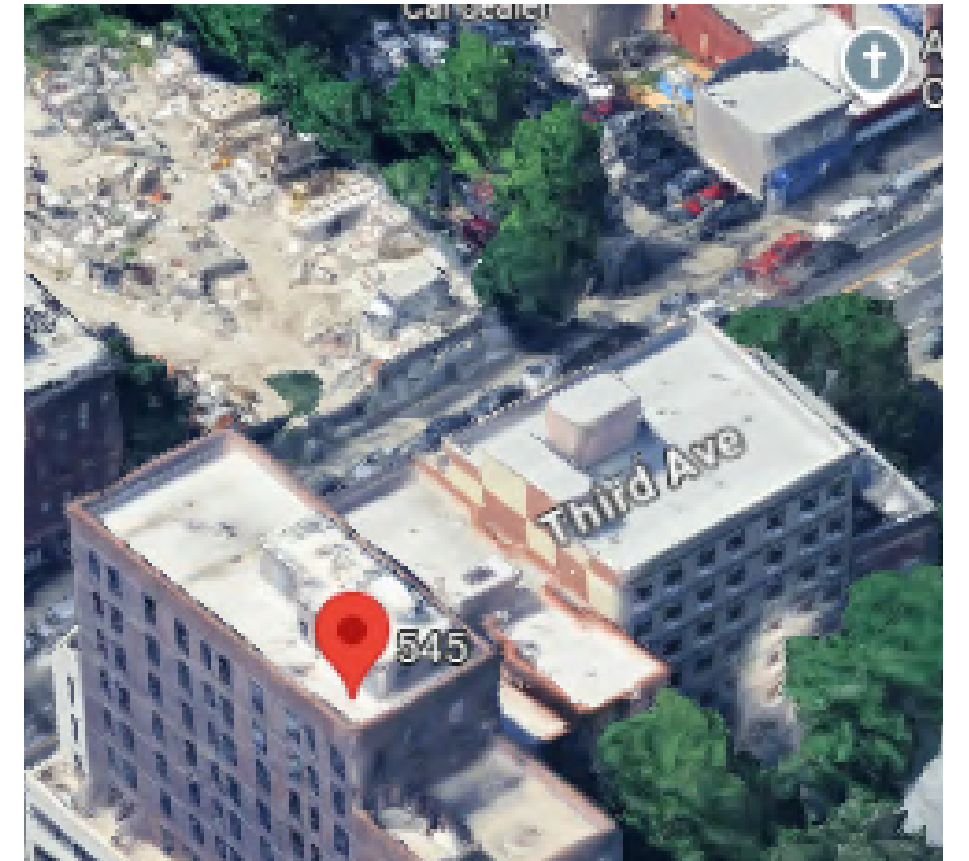
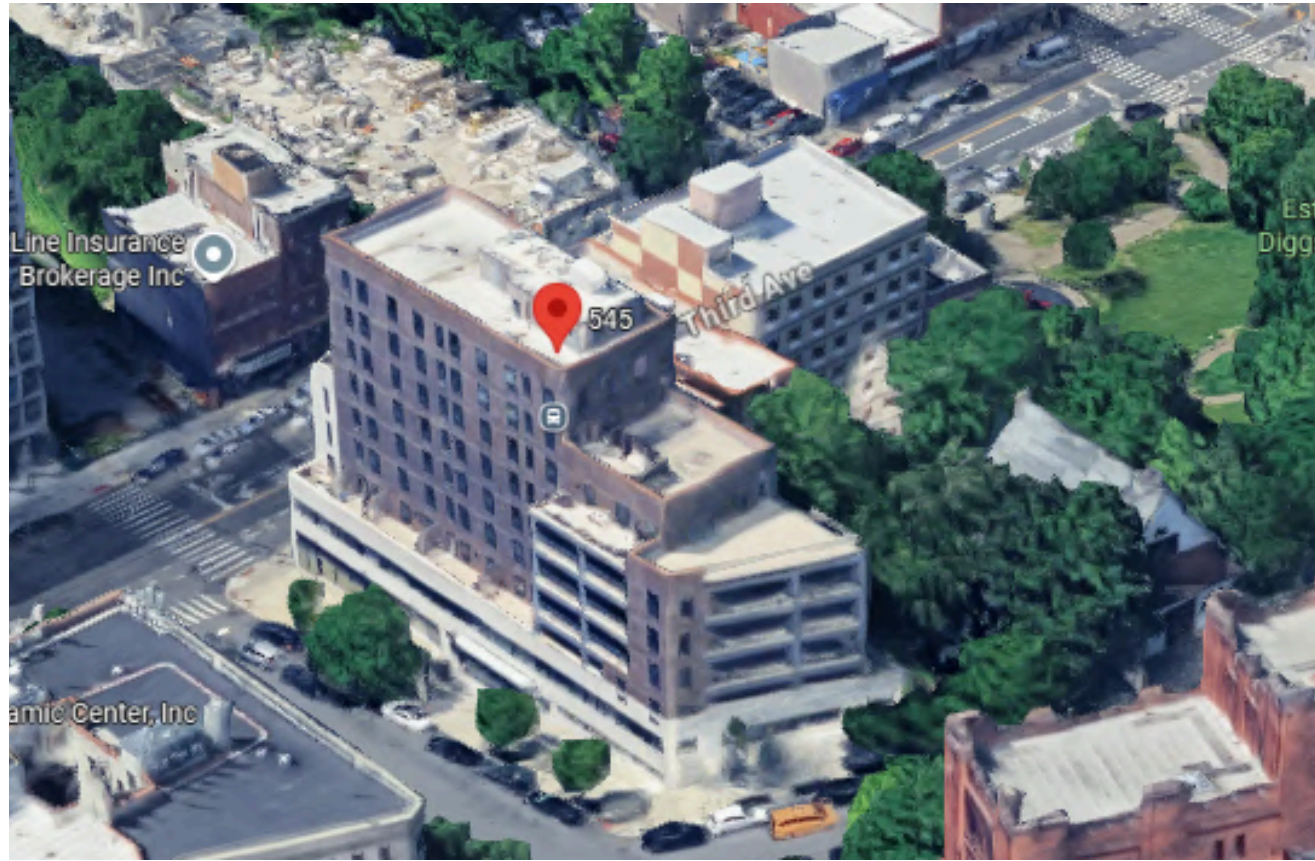
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## + ADDITIONAL SPACE

- ▶ Approximately 2,300 SF on the ground floor, complemented by an additional 1,000 SF fully finished lower level featuring exceptionally high ceilings.

# + AERIAL VIEW



# + NEARBY TRANSPORTATION

## TRAIN (METRO-NORTH)

- **Melrose** - Metro-North Harlem Line station; ~10-15 min walk from 545 E 166th St. This is the closest commuter rail option.

## SUBWAY STATIONS NEARBY

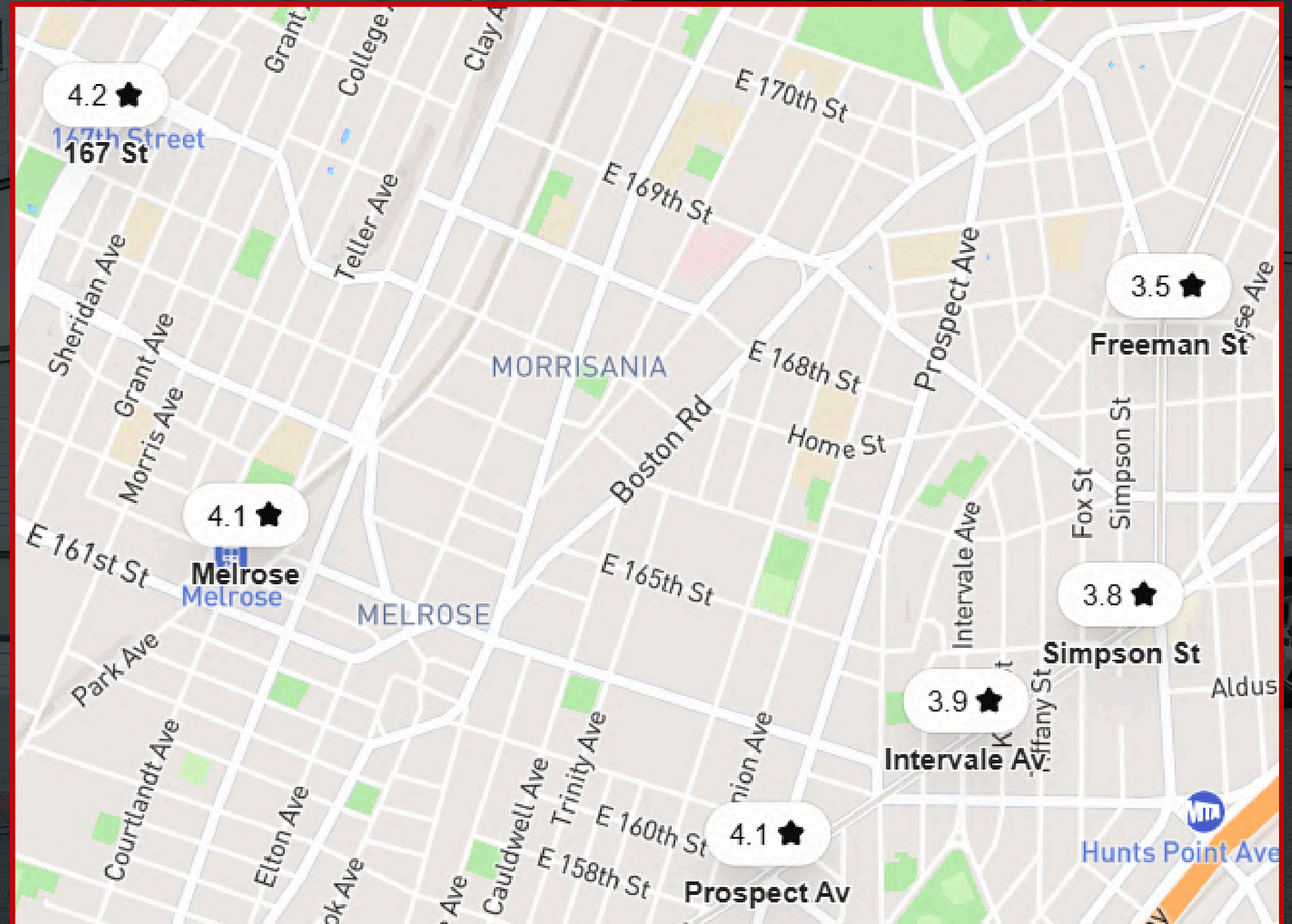
Subway lines serve various parts of the Bronx and connect into Manhattan and beyond.

Closest walking options (about 15-20 min walk unless noted):

- **Intervale Av** - Served by 2 & 5 trains (~0.8 mi)
- **Prospect Av** - Served by 2 & 5 trains (~0.9 mi)
- **167 St** - Served by the 4 train (~0.9 mi)

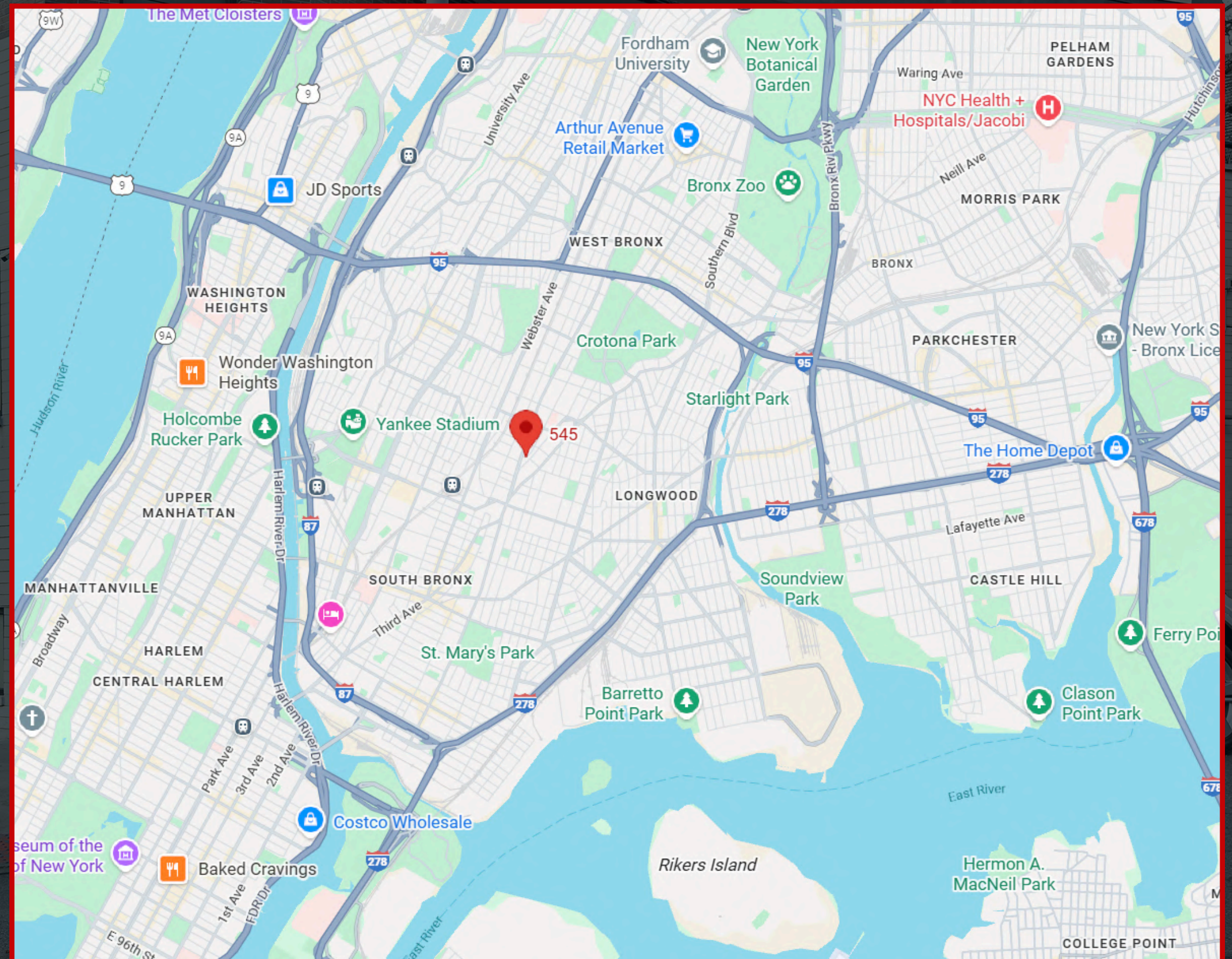
Other stations a bit farther but still accessible:

- **Simpson St** - 2 & 5 lines (drive or longer walk)
- **Freeman St** - 2 & 5 lines (drive or longer walk)



## + NEARBY SHOPS & AMENITIES

- **Yankee Stadium & Gateway Center** – Major retail, dining, and entertainment destination
- **Concourse Plaza** – National retailers, food options, and essential services
- **Third Avenue Retail Corridor** – Local shops, restaurants, banks, and daily-needs services
- **Food & Beverage** – McDonald's, Popeyes, local cafés, bakeries, and quick-service dining
- **Grocery & Convenience** – Supermarkets, bodegas, and neighborhood essentials nearby
- **Healthcare & Community Services** – Hospitals, clinics, pharmacies, and nonprofit organizations
- **Parks & Recreation** – Joyce Kilmer Park and surrounding green spaces







Hoe Ave

Dream Nails

Fox St

Prospect Av

Pet Resources

Jackson Ave

Intervale Av

Western Beef Supermarket

1105 Tinton Avenue Tenant Association

P.S. 146 Edward Collins

Lechonera & Pollo Sabroso

Aduanipa African & Caribbean Grill

545 E 166th St

Weiber Ct

Driving School

Hines Park

Ready Set Learn Childcare Center

Third Ave

FDNY Engine 50, Ladder 19, Battalion 26

United States Postal Service

Gouverneur Pl

Park Ave

park Ave

# LET'S TALK ABOUT YOUR INVESTMENT



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