



**TRI STATE
COMMERCIAL®**
REAL ESTATE EXPERTS

For Lease



Brand New Community Facility Space

1,400 SF

115 West 190th Street • Bronx • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Dov Bleich
☎ 718.437.6100 x111
Dov.B@TriStateCR.com



Location Overview

Located in the Fordham Heights neighborhood of The Bronx right across from James. J Peters Department of VA Medical Center between Webb Ave & University Ave near the Fordham Rd subway station.

Nearest Transit: 4, B, & D trains at Fordham Rd and the BX3 bus line.

Nearby tenants include Blink Fitness, Chase Bank, McDonald's, Walgreens, Dunkin', Food Universe Marketplace, Taco Bell, Citizens Bank, Marshalls, Patty Shake, Popeyes, Food Fair Fresh Market & more!

Main Highlights

- ▶ Brand new construction
- ▶ Lots of sunlight
- ▶ Fully finished turn-key space
- ▶ Parking with 23 spots available



26,241 SF

Total Building Size

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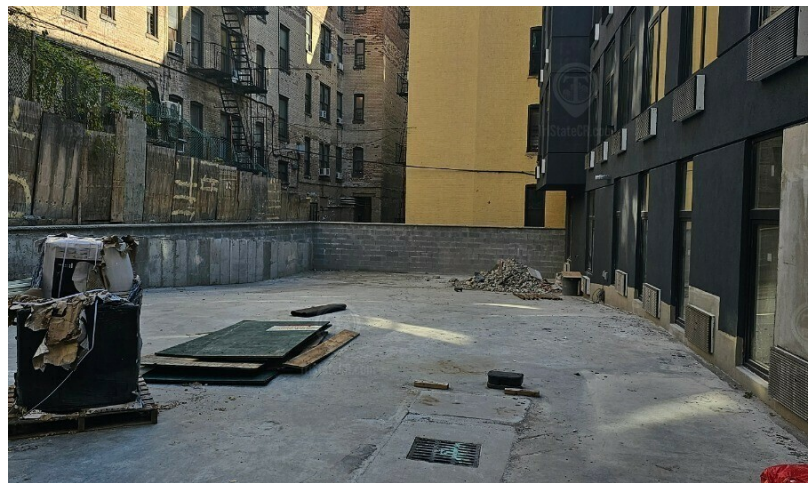
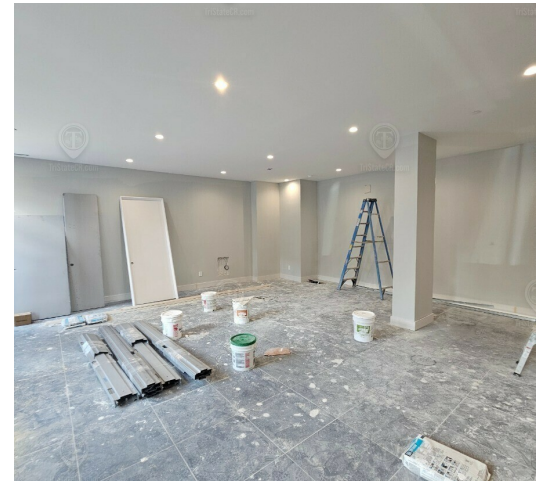
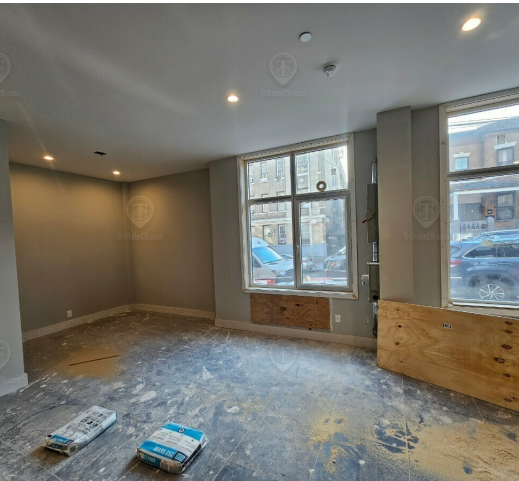
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Additional Photos

115 West 190th Street, Bronx, NY 10468



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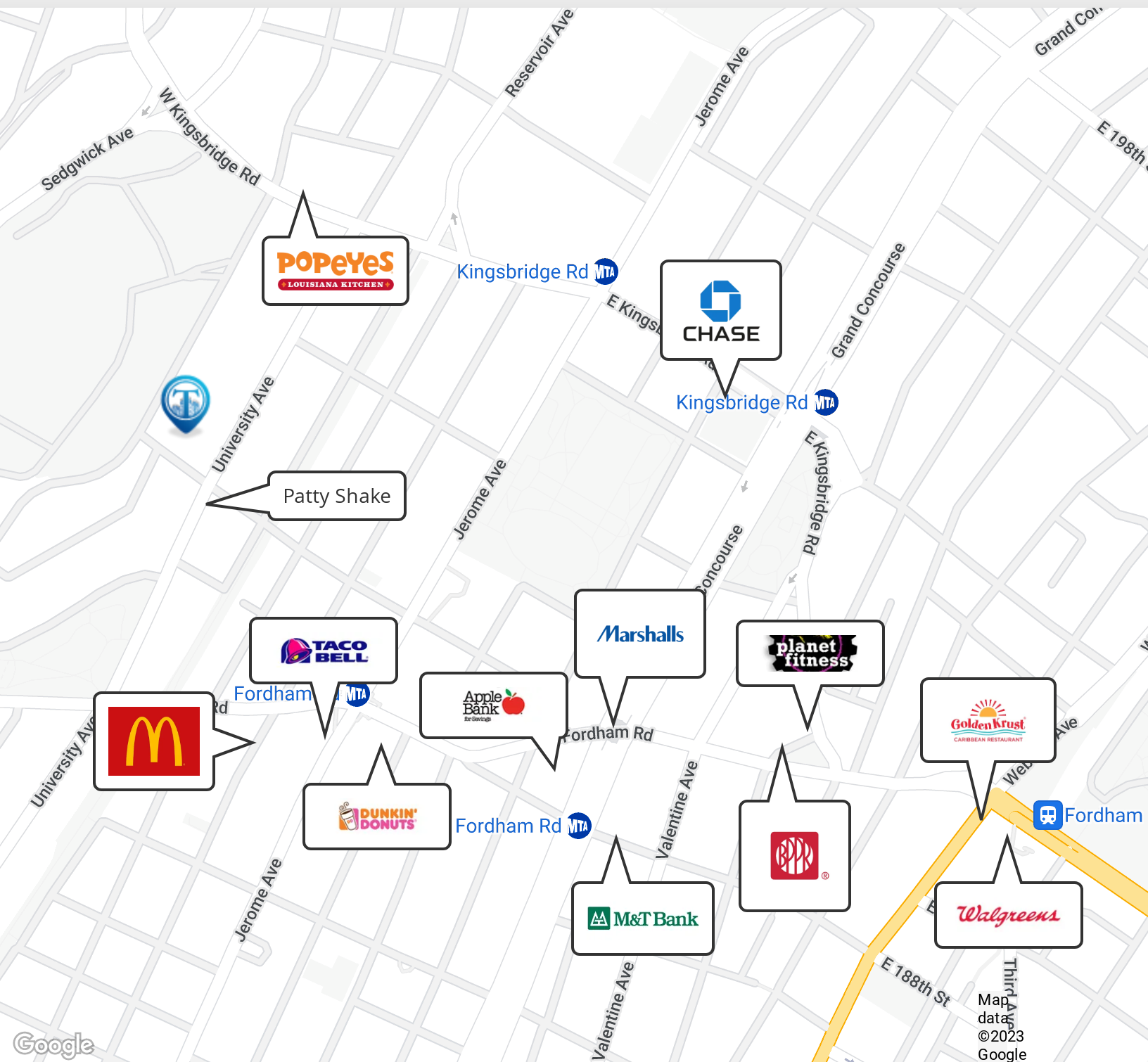
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Retailer Map

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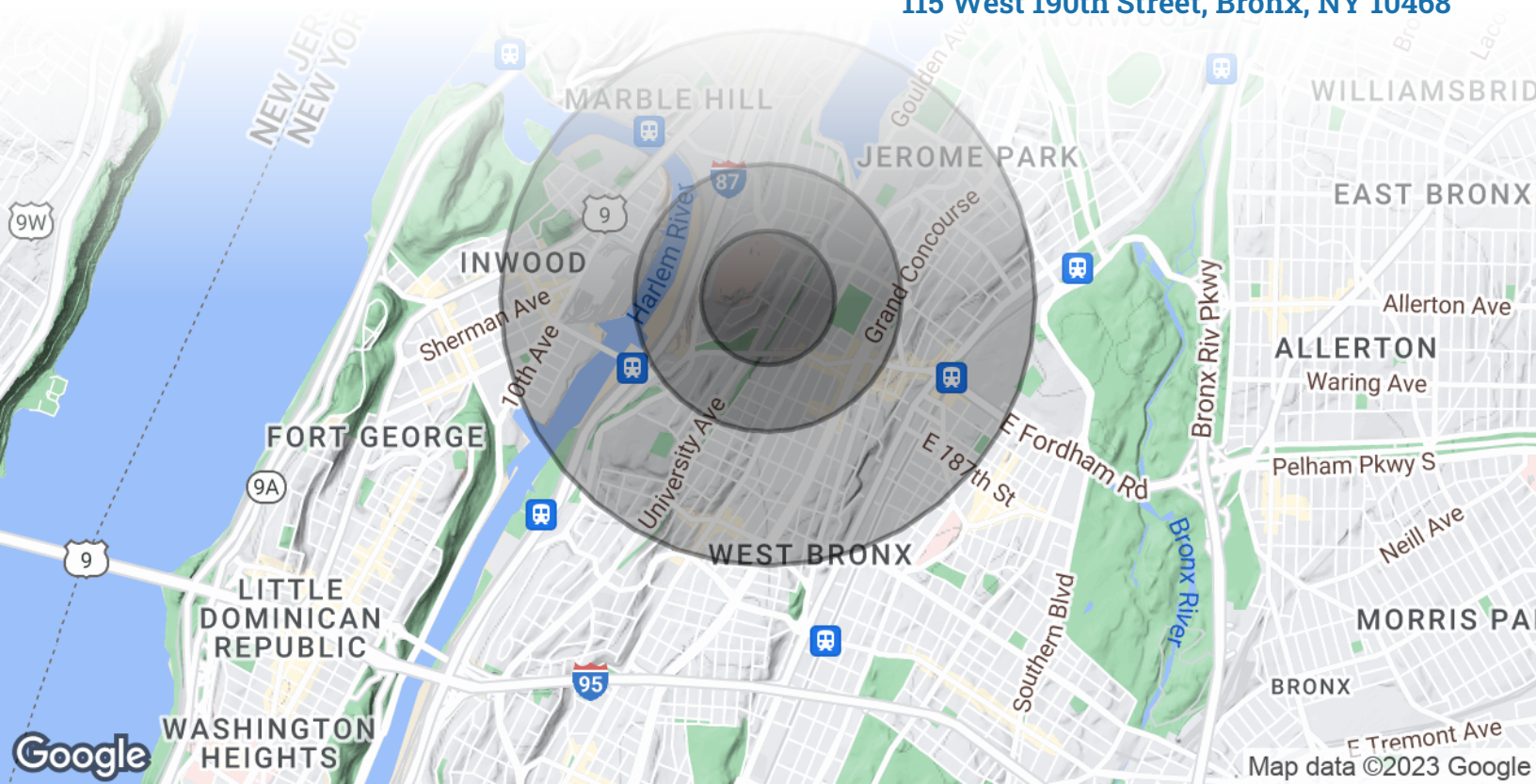
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Area Demographics

115 West 190th Street, Bronx, NY 10468



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	16,522	60,328	218,717
Average Age	38.1	34.3	33.8
Average Age (Male)	38.0	32.7	32.1
Average Age (Female)	40.2	36.9	35.7



218,717

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	6,128	21,588	79,280
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$51,088	\$47,305	\$50,622
Average House Value	\$45,343	\$70,694	\$82,539



\$50,622

Avg Household Income

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