

RETAIL PAD SITE / DRIVE-THRU AVAILABLE FOR GROUND LEASE

3665 EAST TREMONT AVENUE

Located at the corner of East Tremont Avenue and Philip Avenue

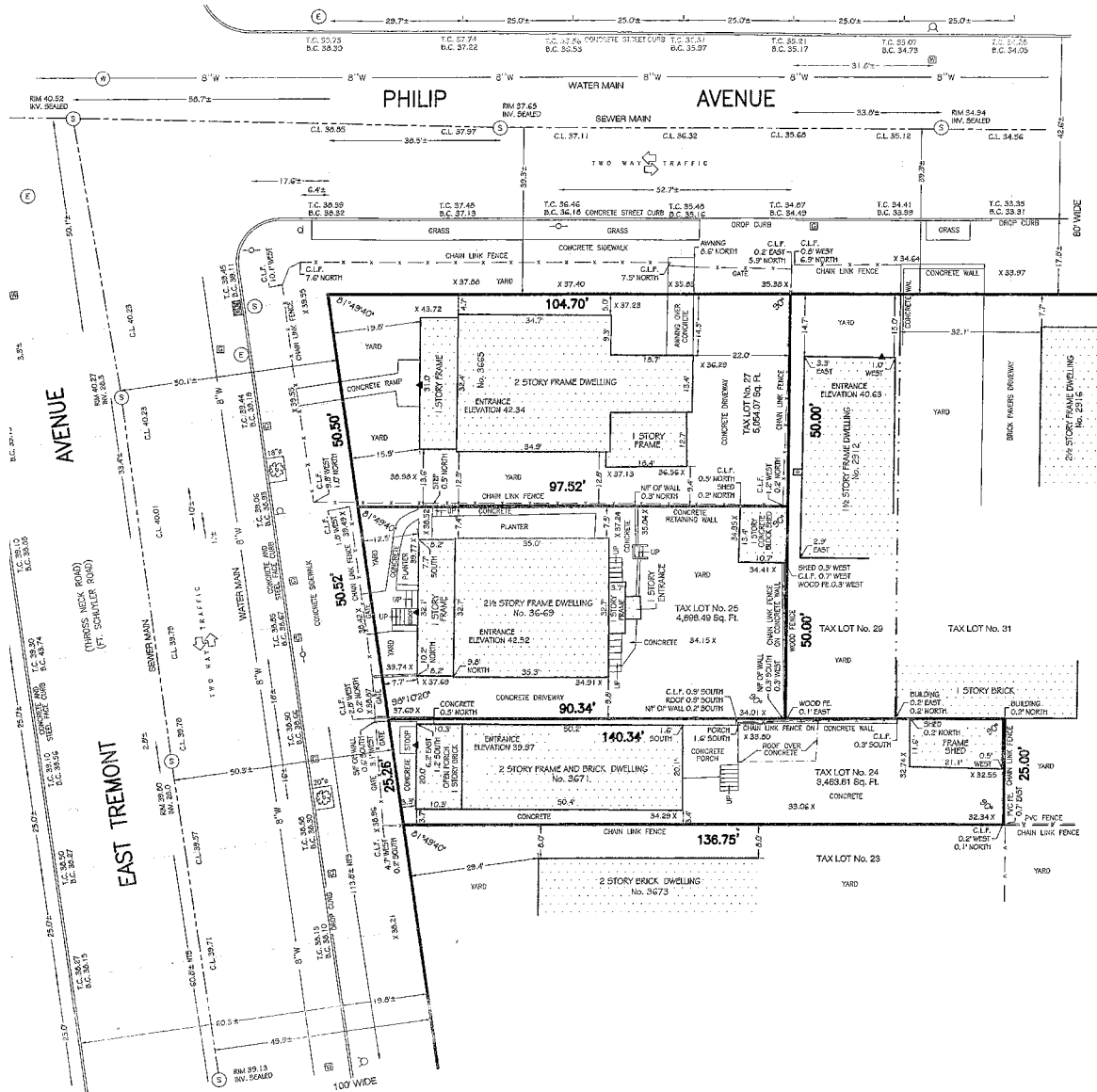
THROGGS NECK

BRONX | NEW YORK

Ground Lease
13,214 SF
Lot Size
Over 230 FT of Frontage



SPACE DETAILS & SURVEY



LOCATION

Located at the corner of
East Tremont Avenue &
Philip Avenue

POSSESSION

Arranged

LOT SIZE

13,214 SF

STATUS

Pad Site

BLOCK/LOT

Block: 5437 / Lot: 24, 25, & 27

PROPERTY TAXES

\$49,047

FRONTAGE

126' on East Tremont Avenue
104' - 7" on Philip Avenue

RENT

Upon request

NEIGHBORS

Walgreens, Chase Bank, Dunkin', 7-Eleven, McDonald's, Fine Fare Supermarkets, Flagstar Bank, Domino's Pizza, TD Bank, CityMD, CVS Pharmacy

COMMENTS

Ground lease opportunity in the heart of a heavily populated retail trade area, with strong national and local tenants neighboring the property

Corner property on East Tremont Avenue and Philip Avenue; wraparound frontage of over 230 FT

Site at a signalized intersection

Multiple points of entry and exits

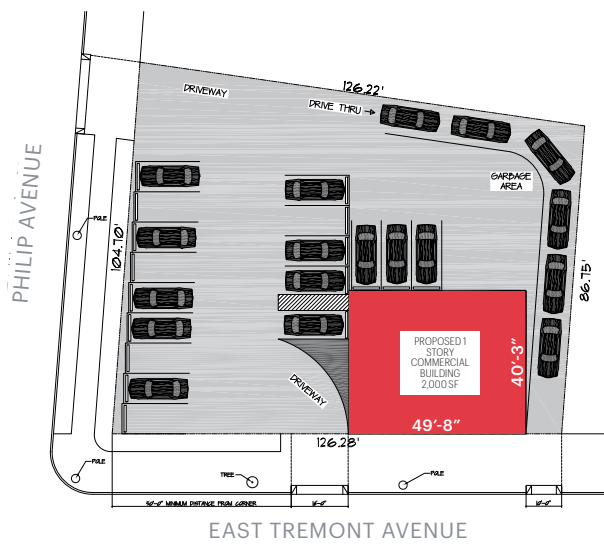
Drive-thru opportunity with various building sizes ranging from 2,000 SF to 3,500 SF with plenty of parking

Centrally located to the Throgs Neck Bridge, Whitestone Bridge, the Throgs Neck Expy, Cross Bronx Expy, I-95, and the Hutchinson River Pkwy

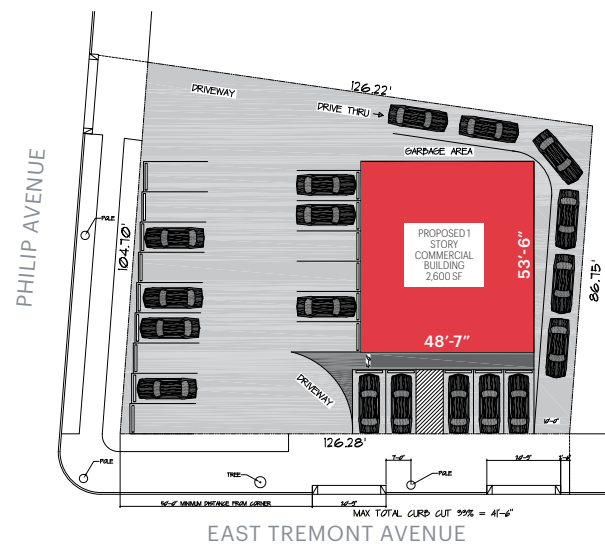
41,000 people living with an average household income of \$102,000 within 1 mile

SCHEMATIC PLANS

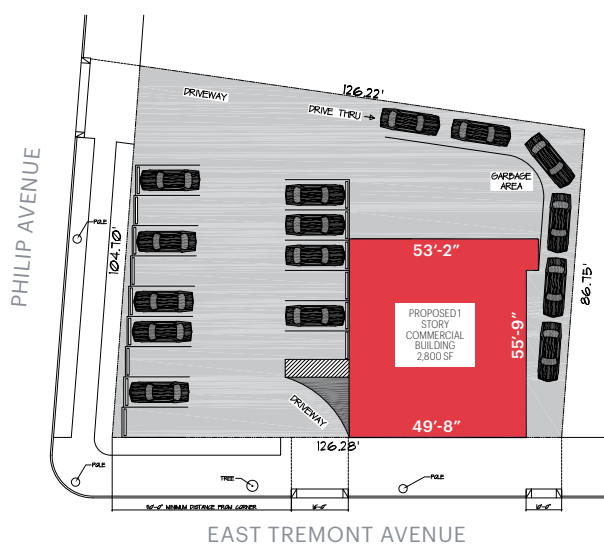
OPTION 1 - 2,000 SF



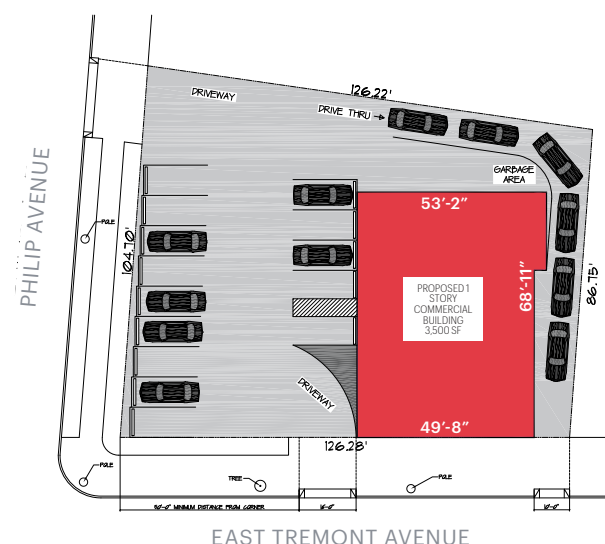
OPTION 2 - 2,600 SF



OPTION 3 - 2,800 SF



OPTION 4 - 3,500 SF



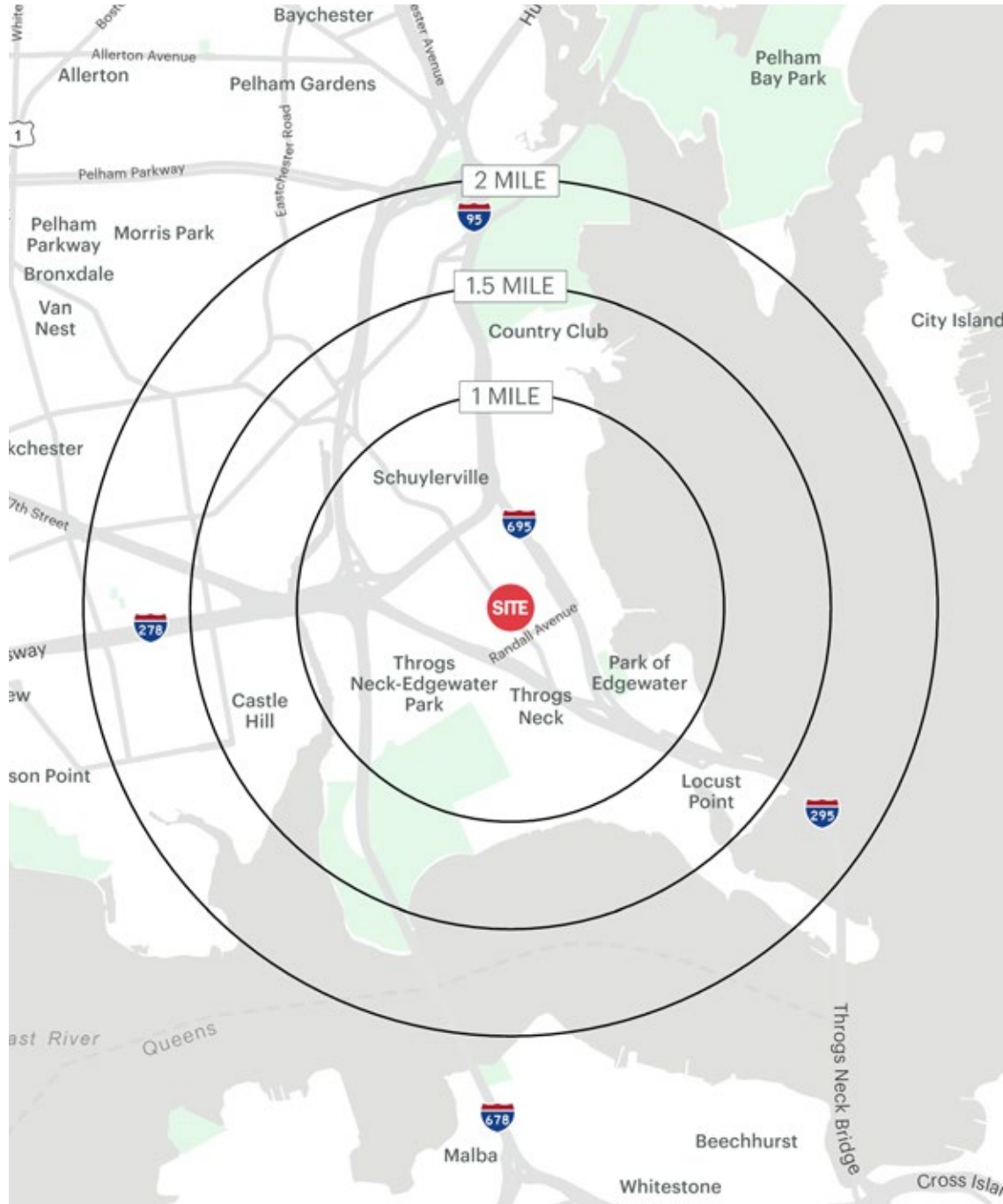
MARKET AERIAL



CLOSE UP AERIAL



AREA DEMOGRAPHICS



POPULATION

1 miles	41,011
1.5 mile	85,504
2 miles	155,874

TOTAL BUSINESSES

1 miles	826
1.5 mile	1,813
2 miles	3,078

TOTAL HOUSEHOLDS

1 miles	15,350
1.5 mile	32,076
2 miles	57,761

TOTAL EMPLOYEES

1 mile	11,593
1.5 mile	24,818
2 miles	50,188

AVERAGE HOUSEHOLD INCOME

1 miles	\$101,926
1.5 mile	\$91,081
2 miles	\$86,865

ESTIMATED DAYTIME POPULATION

1 mile	34,450
1.5 mile	73,913
2 miles	138,970

CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Tenant or Buyer must verify the information and bears all risk for any inaccuracies.