

# CROSS BRONX PLAZA

961 E 174<sup>TH</sup> STREET, BRONX, NY

1,088 SF – 5,652 SF  
**FOR LEASE**



**ANCHORED  
SHOPPING CENTER**

**3 BLOCKS TO**



**174<sup>TH</sup> ST STATION**

**ON-SITE  
PARKING  
(±433 SPACES)**

**169,000 CPD**



Co-Tenants Include:



CONTACT EXCLUSIVE LISTING AGENT:

**MIA ABDOU**

914.968.8500 x326

mabdou@rmfriedland.com

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

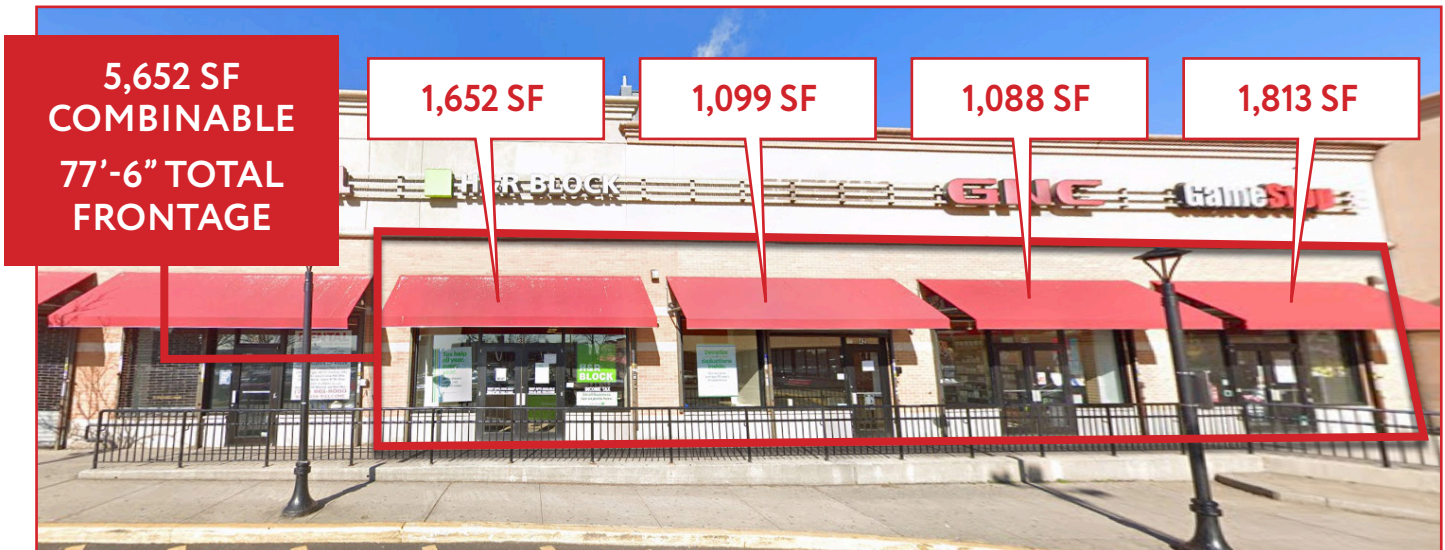
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

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77' - 6" TOTAL FRONTAGE

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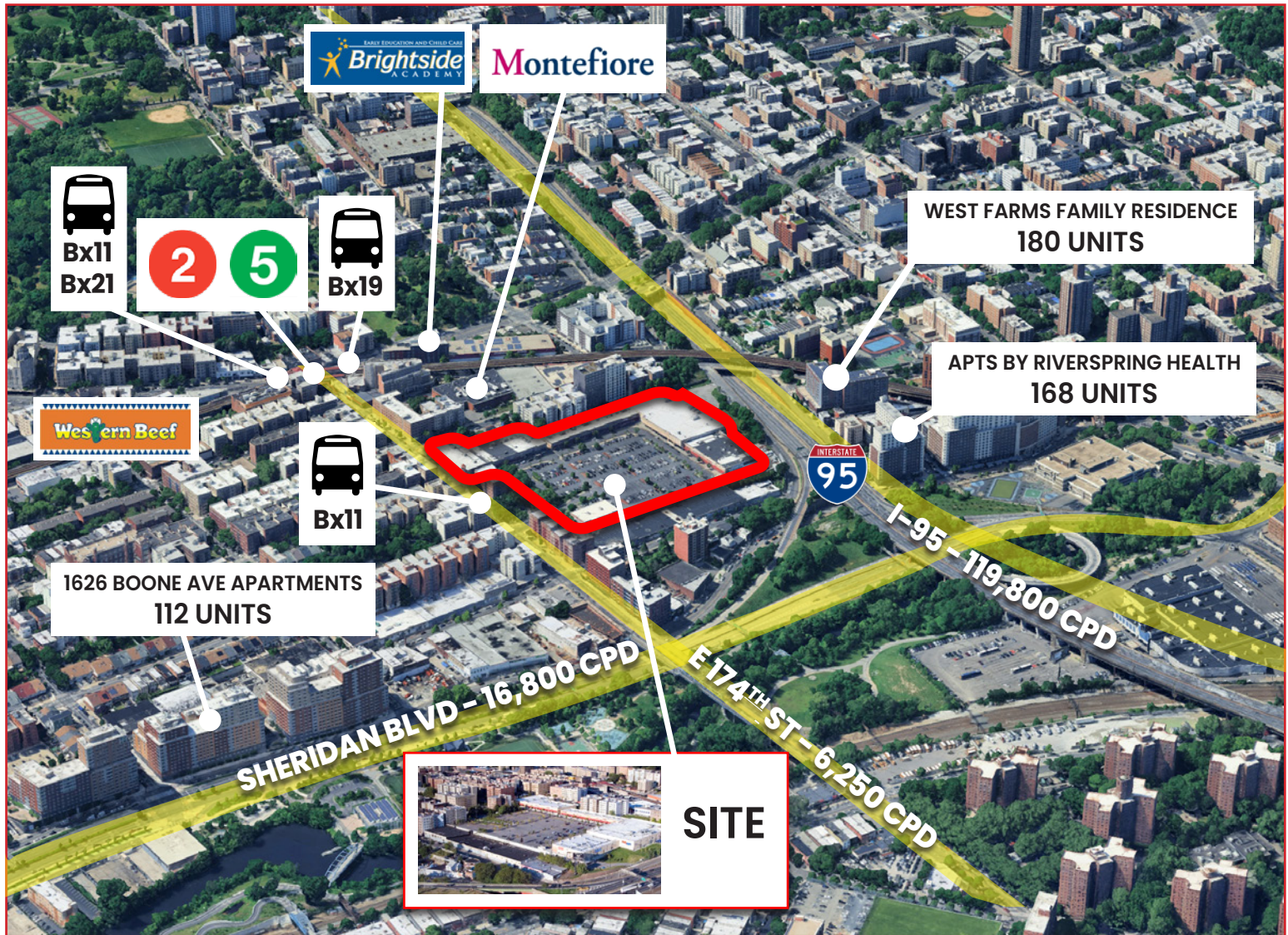
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Access to the  
Cross Bronx Expy,  
Bruckner Expy, &  
Bronx River Pkwy



1.5 miles to  
Metro North  
Tremont Station



Direct access to  
Bx11 on 174th St

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## DEMOGRAPHICS

|                                     | 1/2 MILE   | 3/4 MILE   | 1 MILE     |
|-------------------------------------|------------|------------|------------|
| Population                          | 40,812     | 95,433     | 160,369    |
| Number of Households                | 14,695     | 33,121     | 55,023     |
| Average HH Income                   | \$47,848   | \$55,371   | \$59,172   |
| Annual HH Expenditure               | \$619.81 M | \$1.54 B   | \$2.67 B   |
| Annual Retail Expenditure           | \$287.78 M | \$716.52 M | \$1.24 B   |
| Annual Food & Beverages Expenditure | \$93.41 M  | \$232.26 M | \$402.69 M |
| Annual Health Care Expenditure      | \$52.06 M  | \$129.53 M | \$224.58 M |



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