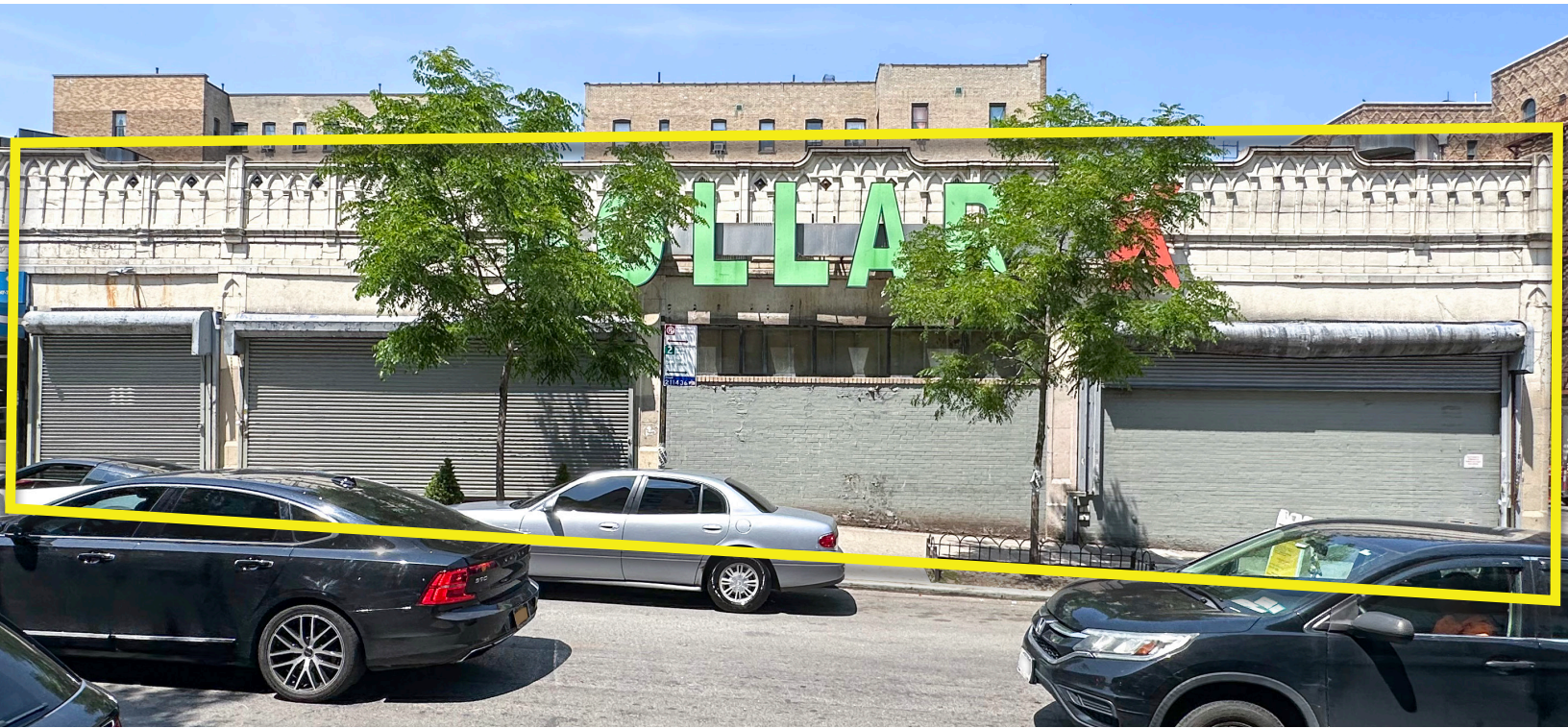


761 LYDIG AVENUE BRONX NEW YORK

5,000 RSF FORMER DISCOUNT STORE
CORNER RETAIL TWO BLOCKS FROM WHITE PLAINS RD



5,000 RSF
+ BASEMENT STORAGE
ASKING: \$39/RSF MG

2 BLOCKS TO



2 BLOCKS TO
Bx12, Bx22,
& Bx39

ACCESS TO



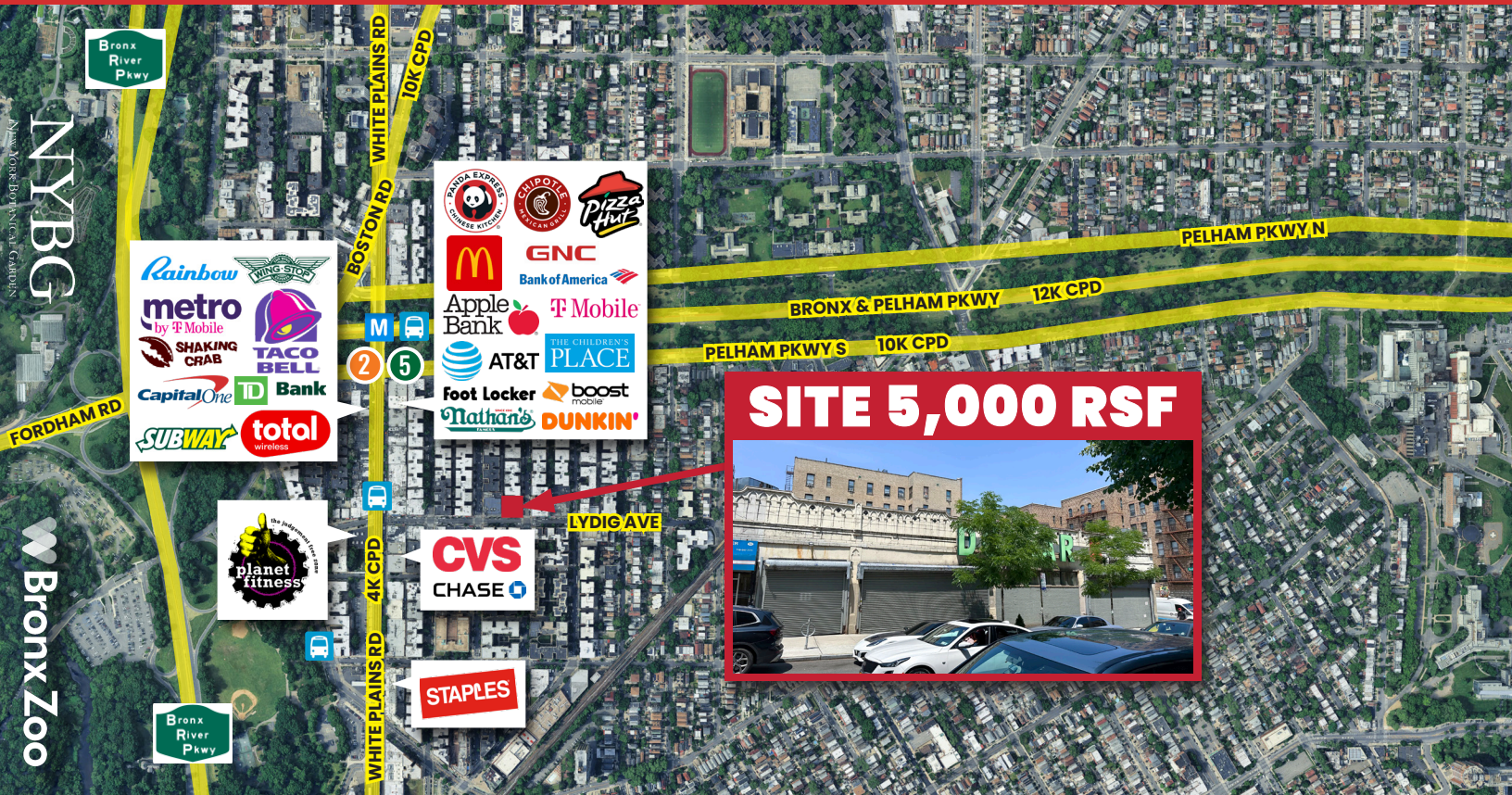
RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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Contact Exclusive Agent:
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761 LYDIG AVENUE BRONX NEW YORK

5,000 RSF FORMER DISCOUNT STORE
CORNER RETAIL TWO BLOCKS FROM WHITE PLAINS RD



TRANSPORTATION



EASY ACCESS
TO



2 BLOCKS TO
Bx12, Bx22
& Bx39



0.8 MILES TO
BRONX RIVER PKWY



1.7 MILES TO
METRO NORTH
FORDHAM RD
STATION

DEMOGRAPHICS

	1/4 MILE	1/2 MILE	1 MILE
POPULATION	15,531	33,987	94,157
NUMBER OF HOUSEHOLDS	6,344	13,324	35,764
AVERAGE HH INCOME	\$101,394	\$91,328	\$88,060
TOTAL HH EXPENDITURE	\$561.3 M	\$1.15 B	\$3.03 B
ANNUAL RETAIL EXPENDITURE	\$263.57 M	\$545.98 M	\$1.46 B