

1144 EVERGREEN AVENUE

Bronx, NY

4,578 RSF COMMUNITY FACILITY SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- FULLY BUILT-OUT COMMUNITY FACILITY SPACE
- KITCHEN, 2 BATHROOMS & CONFERENCE ROOM
- 5-STORY, 73-UNIT BUILDING ABOVE
- 5 PARKING SPACES INCLUDED
- WALK TO #6 SUBWAY (ELDER AVE)
- EASY ACCESS TO I-278 BRUCKNER EXPY
- ASKING RENT: \$36/PSF

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IMAGES

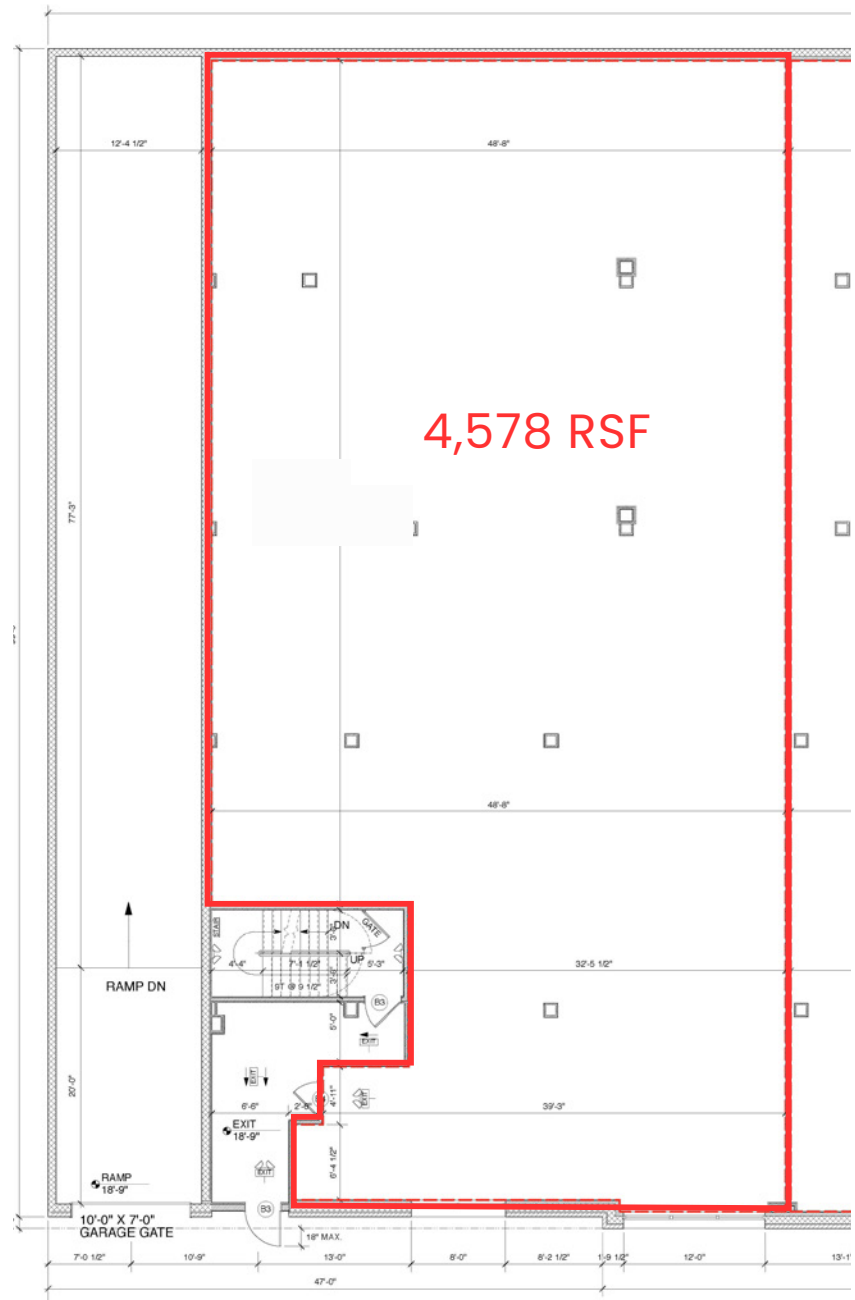


Contact Exclusive Listing Agent:

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FLOOR PLAN



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AREA MAP



TRANSPORTATION



3 MIN (0.1M) WALK TO
Bx4, BX4A & Bx27 BUSES



6 MIN DRIVE (0.8M)
TO BRONX RIVER PARKWAY



4 MIN WALK (0.2M) TO 6
TRAIN @ ELDER AVENUE



8 MIN DRIVE (0.9M)
TO I-278

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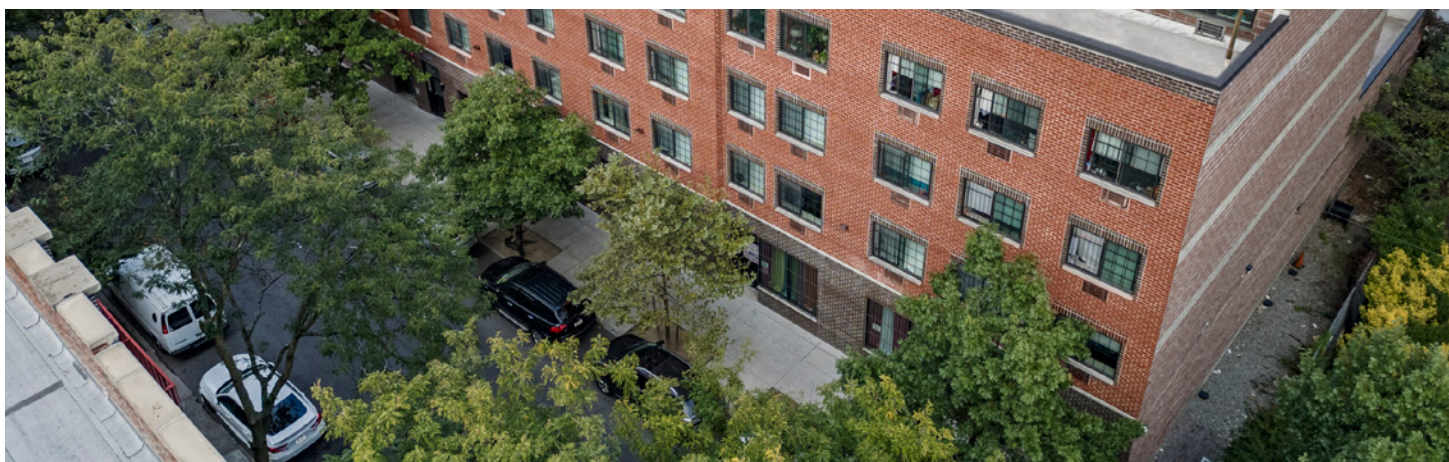
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DEMOGRAPHICS



Population	0.25 MILES	16,513	0.5 MILES	41,934	1 MILE	149,039
Number of Households		5,196		14,434		53,460
Average HH Income		\$64,454		\$64,031		\$63,366
Annual HH Expenditure		\$365.86 M		\$992.76 M		\$3.61 B
Annual Retail Expenditure		\$183.54 M		\$496.29 M		\$1.81 B
Annual Health Care Expenditure		\$33.58 M		\$93.98 M		\$349.04 M



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