



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Brand New Office/Community Facility Space

1,100 SF

53 East 177th 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 Mt. Hope neighborhood of the Bronx between Walton St & Morris Ave near the Tremont Ave subway station.

Nearest Transit: B & D trains at Tremont Ave, 4 train at 176th St, and the BX32 & BX 36 bus lines.

Nearby tenants include CTown Supermarkets, Dunkin', Family Dollar, Popeyes, Wingstop, Taco Bell, McDonald's, Valencia Bakery, Papa Johns, Le Point Value, Subway, and more!

Main Highlights

- ▶ Brand new development
- ▶ All glass front
- ▶ High ceiling
- ▶ Great sunlight
- ▶ Ada accessible bathroom
- ▶ Modern look



50,291 SF
Total Building Size



7,500 SF
Lot Size

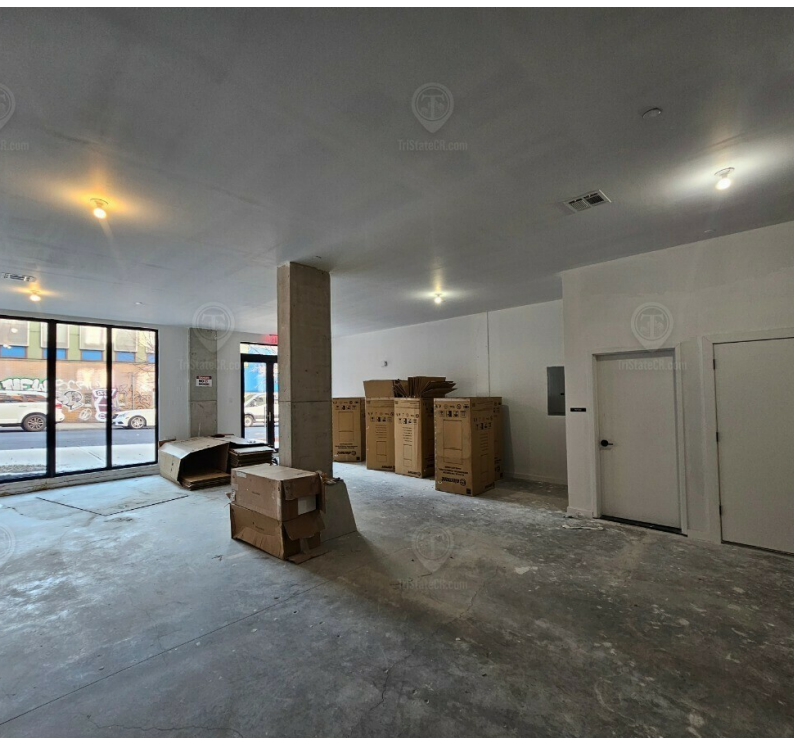
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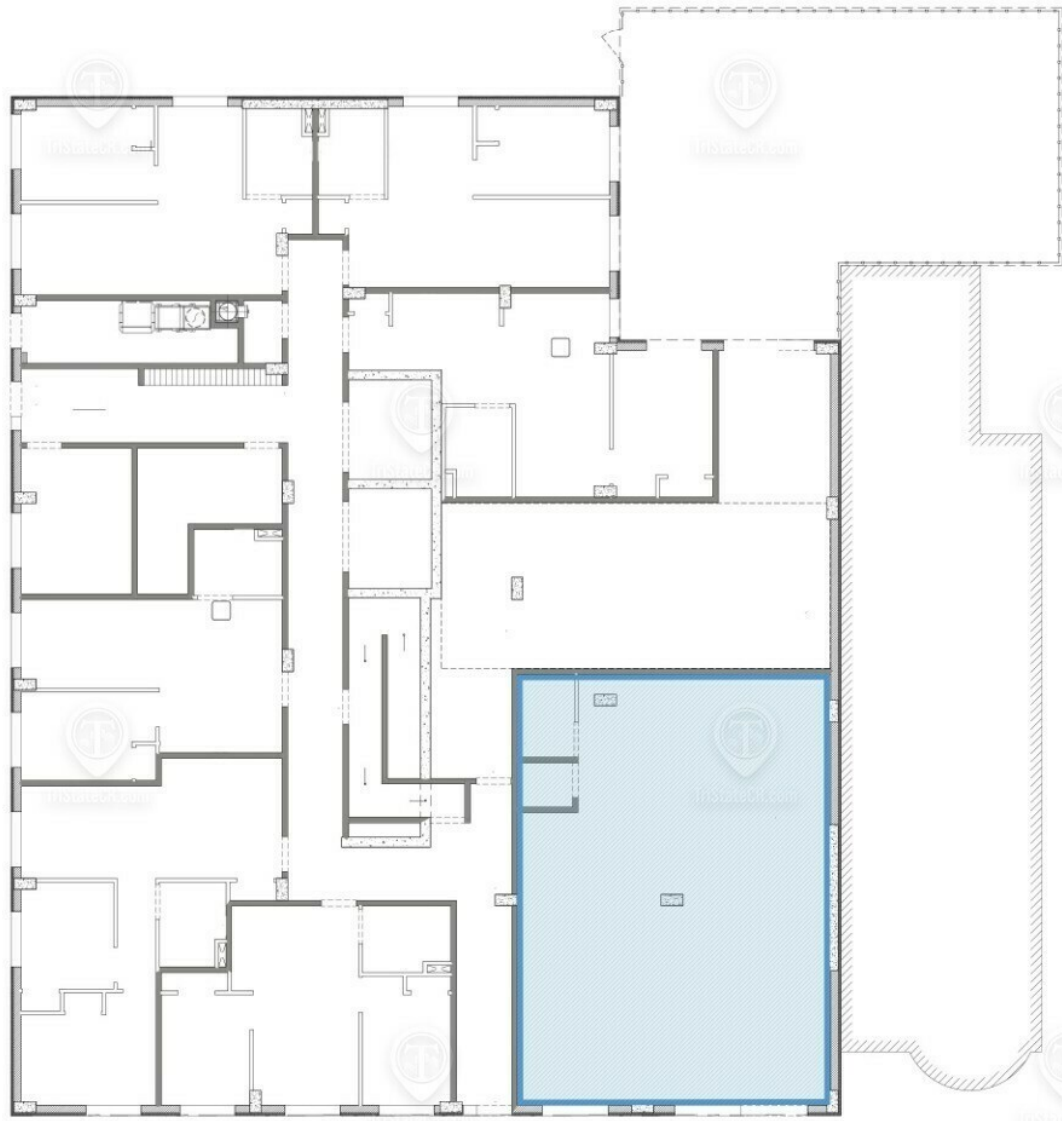
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E 177TH STREET

53 E 177TH STREET
TOTAL AVAILABLE SPACE: 1,100 SF

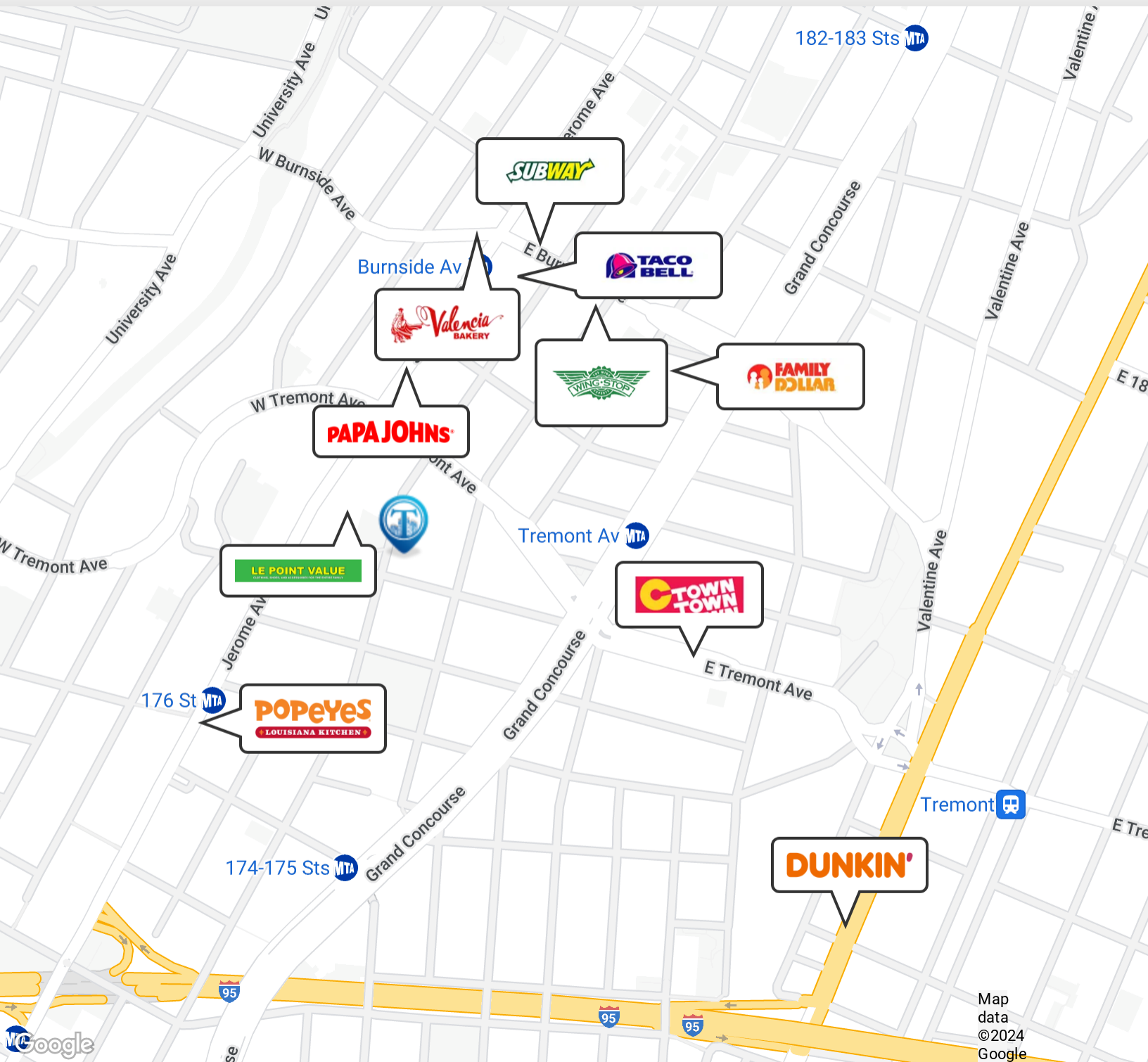
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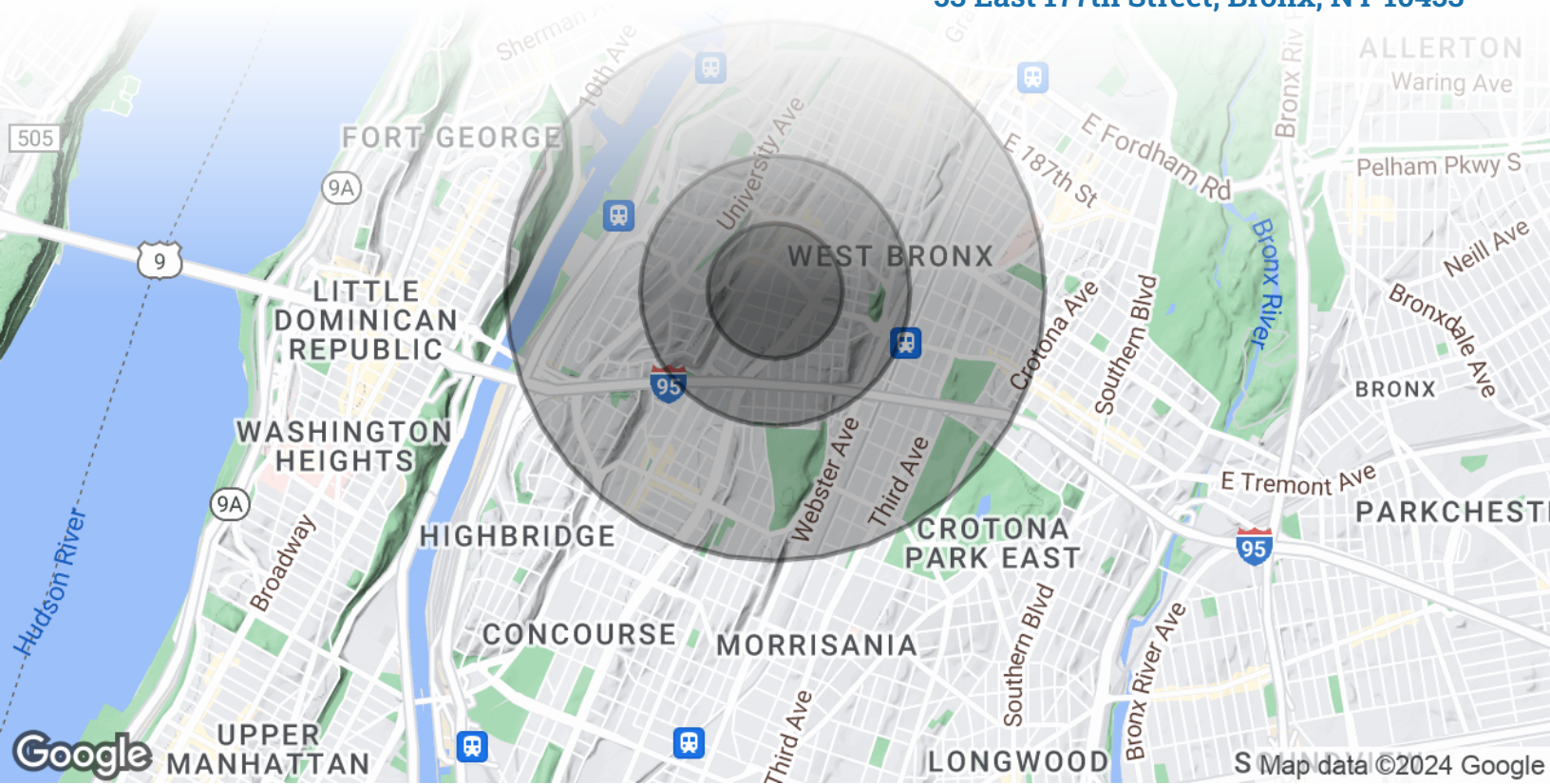
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53 East 177th Street, Bronx, NY 10453



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	20,940	76,275	226,789
Average Age	32.8	32.3	31.5
Average Age (Male)	31.0	31.0	30.0
Average Age (Female)	35.2	33.8	33.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	7,862	26,765	78,905
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$42,271	\$45,000	\$43,155
Average House Value	\$45,321	\$65,288	\$69,598



226,789

People within 1 Mile



\$43,155

Avg Household Income

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