

LUXMedTM
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LUXMed
Urgent Care
Medical Office

FOR SALE

3000 Eastchester Road

OFFERING MEMORANDUM | 3000 EASTCHESTER ROAD | BRONX, NY

Exclusively Listed by

Paul Moulins - Managing Director - Assoc. Broker | (914) 714-3777 | pmoulins@kw.com

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL NEW YORK
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Executive Summary



Property Overview

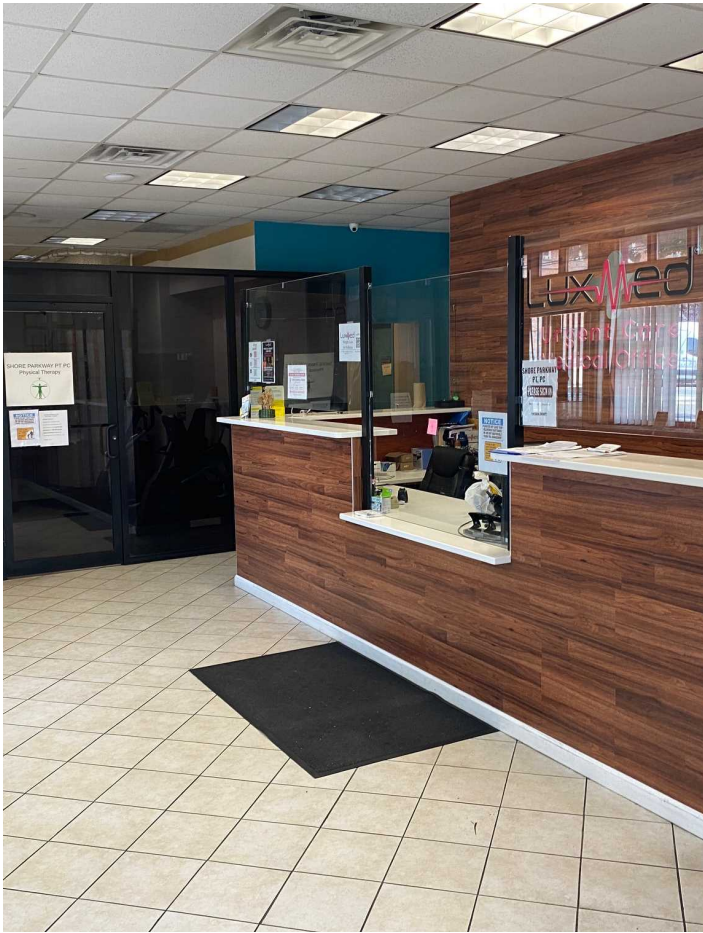
3000 Eastchester Road, Bronx, NY presents a rare opportunity to acquire a freestanding commercial building in one of the Bronx's premier medical and retail corridors. Currently operating as a fully built-out urgent care facility, the property offers outstanding visibility, excellent accessibility, and immediate occupancy potential for medical, professional, or permitted commercial users.

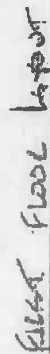
Property Highlights

- Freestanding ±4,610 SF commercial building
- Move-in ready medical build-out with reception, exam rooms, X-ray room, offices, and ADA accessibility
- Prime corner location with excellent visibility and signage
- C2-2 Commercial Zoning allowing a variety of medical, retail, office, and service uses
- High-traffic Eastchester Road location surrounded by dense residential neighborhoods
- Minutes from Bay Plaza Shopping Center, Hutchinson Metro Center, and major healthcare institutions
- Excellent regional access via I-95, Hutchinson River Parkway, Bronx River Parkway, MTA buses, and the 5 subway line
- Ideal opportunity for owner-users, healthcare providers, investors, or redevelopment into another permitted commercial use

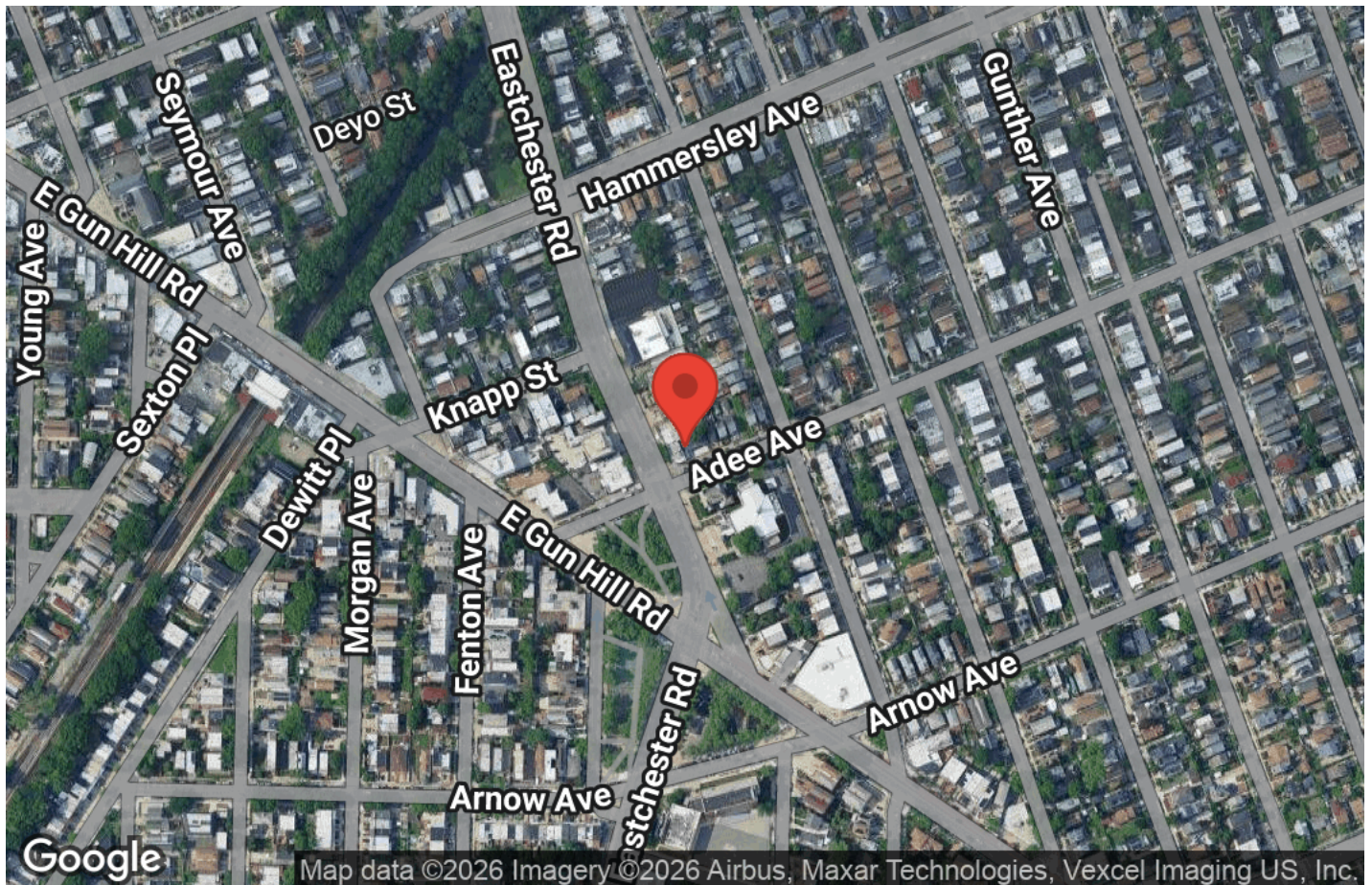
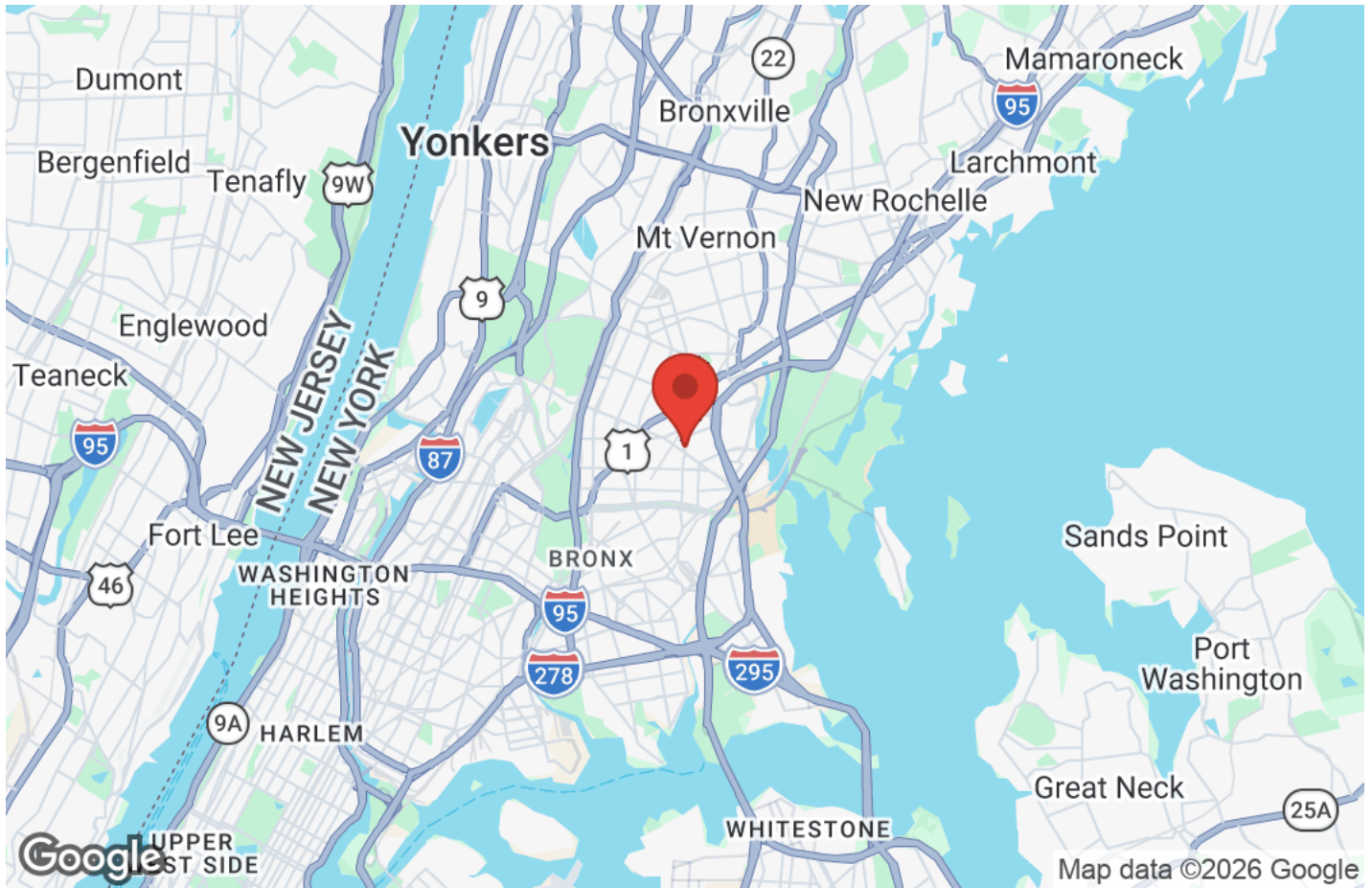
Price:	2,950,000.00
Building SF:	4610
Property Taxes:	\$42,500.00
Price / SF:	607.00
Occupancy:	Immediate
Floors:	1
Lot Size:	4,843 SF
Year Built:	1950
Renovated:	2023
Building Class:	B
Parking:	Street
Zoning:	R4-1, C2-2

Property Photos





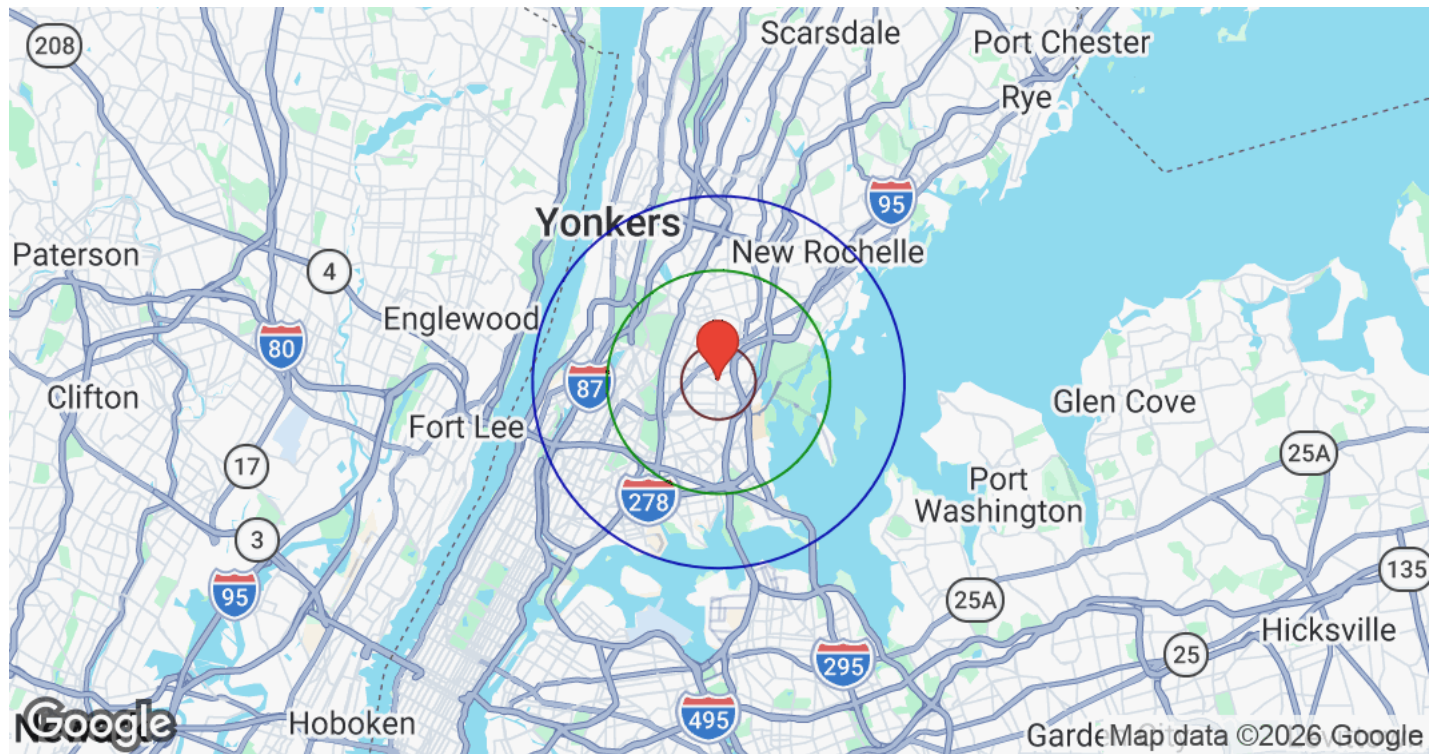
Location Maps



Aerial Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	43,181	320,783	783,701
	Female	47,948	347,438	832,119
	Total Population	91,128	668,221	1,615,820
Race / Ethnicity	White	6,652	74,039	233,648
	Black	52,900	278,648	566,668
	Am In/AK Nat	55	668	1,454
	Hawaiian	9	134	323
	Hispanic	25,643	259,270	705,144
	Asian	4,493	45,639	84,831
	Multiracial	802	6,549	16,966
	Other	565	3,341	6,948
Housing	Total Units	40,218	285,423	677,617
	Occupied	35,257	251,310	603,407
	Owner Occupied	15,963	63,925	137,261
	Renter Occupied	19,294	187,385	466,146
	Vacant	4,962	34,113	74,211
Age	Ages 0 - 14	15,592	127,477	306,452
	Ages 15 - 24	11,249	88,807	218,009
	Ages 25 - 54	32,231	259,315	636,384
	Ages 55 - 64	12,582	82,901	196,321
	Ages 65+	19,476	109,722	258,652
Income	Median	\$69,288	\$58,781	\$58,305
	Under \$15k	4,862	43,366	106,994
	\$15k - \$25k	2,797	22,295	52,816
	\$25k - \$35k	2,516	19,202	45,767
	\$35k - \$50k	3,216	26,326	63,600
	\$50k - \$75k	5,415	38,114	87,082
	\$75k - \$100k	4,386	29,319	66,069
	\$100k - \$150k	5,906	33,893	80,148
	\$150k - \$200k	2,928	17,727	42,014
	Over \$200k	3,231	21,068	58,917

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