

444 WEST 238TH STREET

BRONX, NY 10463



NATHAN WILSON

nathan.wilson@agwpartners.com

646.389.8704



DESCRIPTION

Currently Occupied - Do Not Disturb Tenant.

Brokers Protected.

Corner QSR for lease. Ideal for multiple uses. All furniture, fixtures, and equipment can convey. Space can be delivered vacant within 60 days of lease execution. The building is strategically located in a dense neighborhood, and easily accessible from a strong demographic clientele. Customer base includes long time local residents, Manhattan University students and faculty, and a strong tourism base with easy access to parks and local attractions. A diverse restaurant and retailer pool presents multiple options encouraging high foot traffic. Center tenancy includes a United States Postal Office, a high traffic laundry, a wellness center and spa, and a gourmet delicatessen. The building also has easy access to public transportation, servicing the Bx7, Bx9, Bx10, Bx20, BxM1, BxM2, and 1 Train Subway stations.

OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	1,300 SF
Building Size:	30 FT

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,173	11,853	30,299
Total Population	7,403	29,231	73,960
Average HH Income	\$117,306	\$121,054	\$106,509



