

# 1978 Williamsbridge Road

BRONX, NY



## LEASE BROCHURE

**KW COMMERCIAL**  
760 White Plains Rd  
Scarsdale, NY 10583

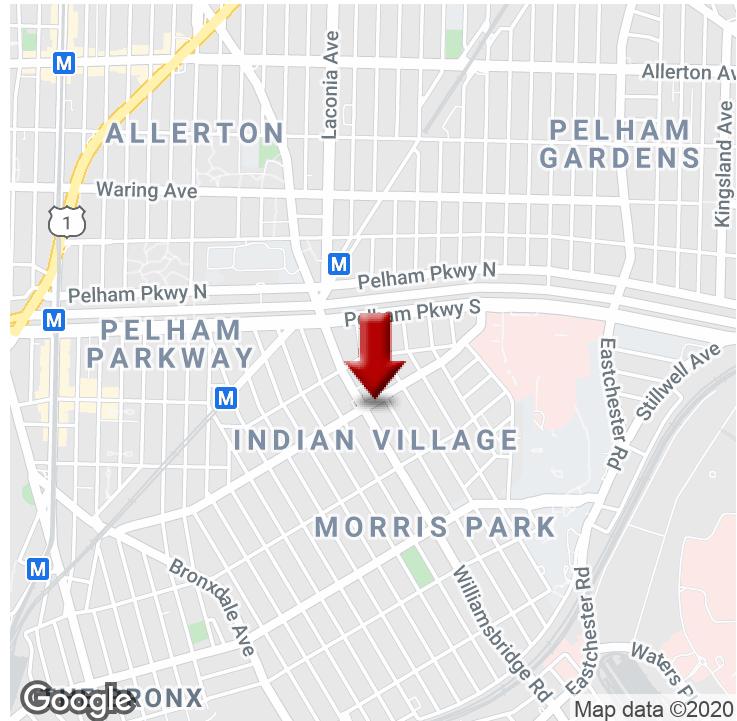
### PRESENTED BY:

**PAUL MOULINS**  
Director  
O: 914.902.8700  
C: 914.714.3777  
pmoulins@kw.com

**DOMENICK CANALE**  
Associate Broker  
O: 914.902.8700  
C: 347.221.2974  
dcanale@kw.com

# OFFICE FOR LEASE

1978 Williamsbridge Road, Bronx, NY 10461



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	810 SF
<b>LEASE RATE:</b>	\$40.00 SF/yr (MG)
<b>LOT SIZE:</b>	0.09 Acres
<b>BUILDING SIZE:</b>	4,500 SF
<b>ZONING:</b>	R5D

## PROPERTY OVERVIEW

Pristine Office space on busy Williamsbridge road. Ideal for a number of professional uses. Close to everything. Will not last.

## PROPERTY HIGHLIGHTS

- Office space for lease
- Second floor space
- 121 Ft Frontage
- 3 Spaces up to 1,035 SF
- HVAC and Street Parking

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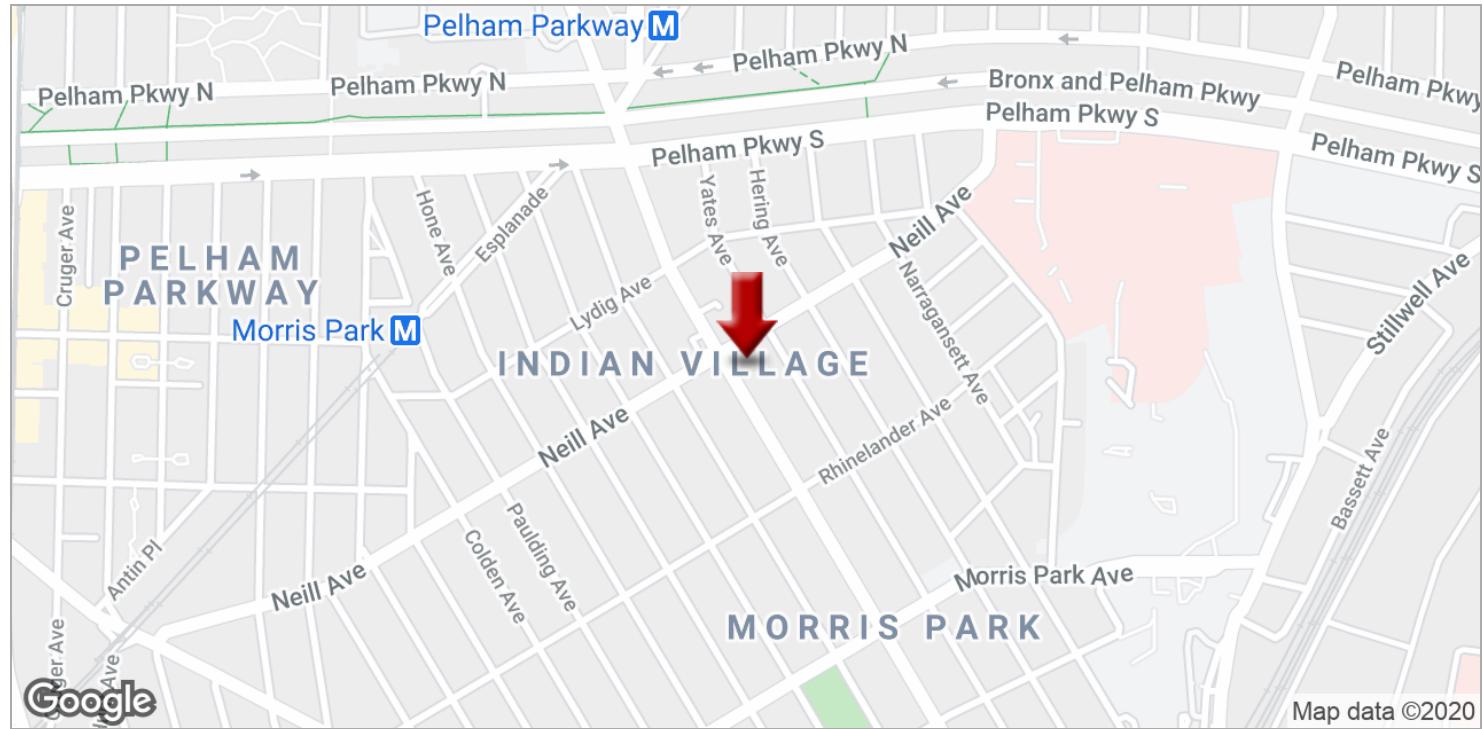
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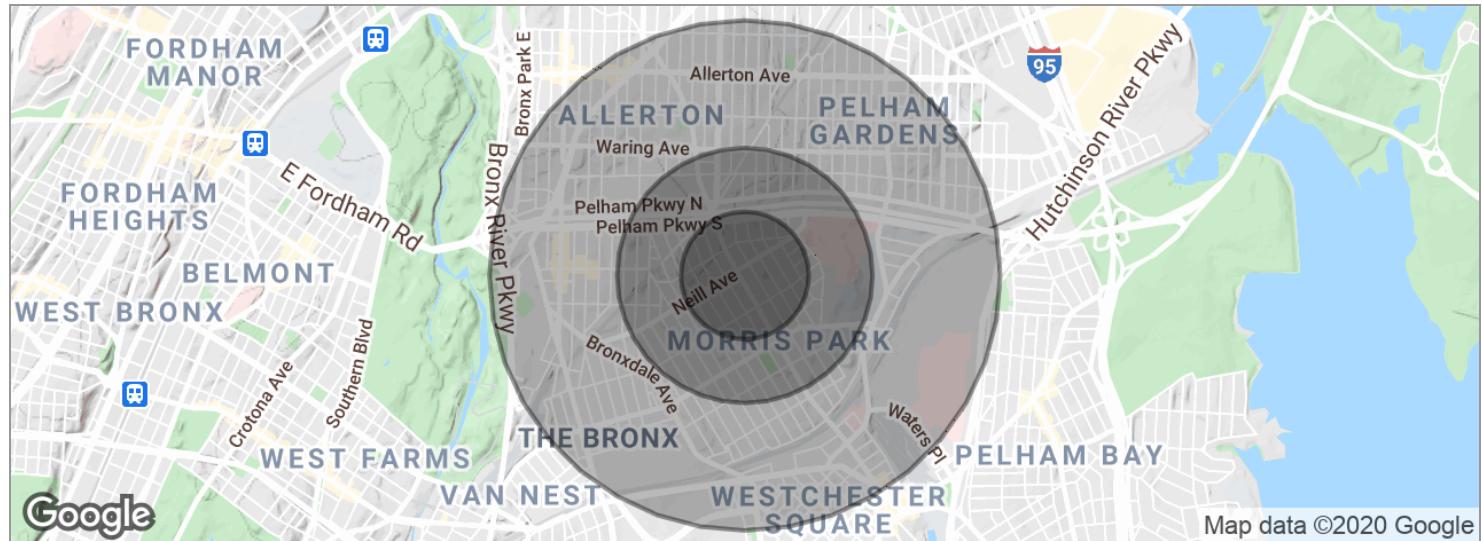
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	5,714	21,293	106,802
Median age	41.7	43.2	37.4
Median age (male)	38.6	39.8	35.6
Median age (Female)	46.0	46.3	39.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,078	7,734	38,690
# of persons per HH	2.7	2.8	2.8
Average HH income	\$69,092	\$69,789	\$58,505
Average house value	\$526,245	\$517,669	\$415,835

\* Demographic data derived from 2010 US Census

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