

# 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

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

**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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## OFFICE FOR LEASE

1978 Williamsbridge Road, Bronx, NY 10461



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

**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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## OFFICE FOR LEASE

1978 Williamsbridge Road, Bronx, NY 10461



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

**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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## OFFICE FOR LEASE

1978 Williamsbridge Road, Bronx, NY 10461



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

**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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)





1978 Williamsbridge Road, Bronx, NY 10461



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

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

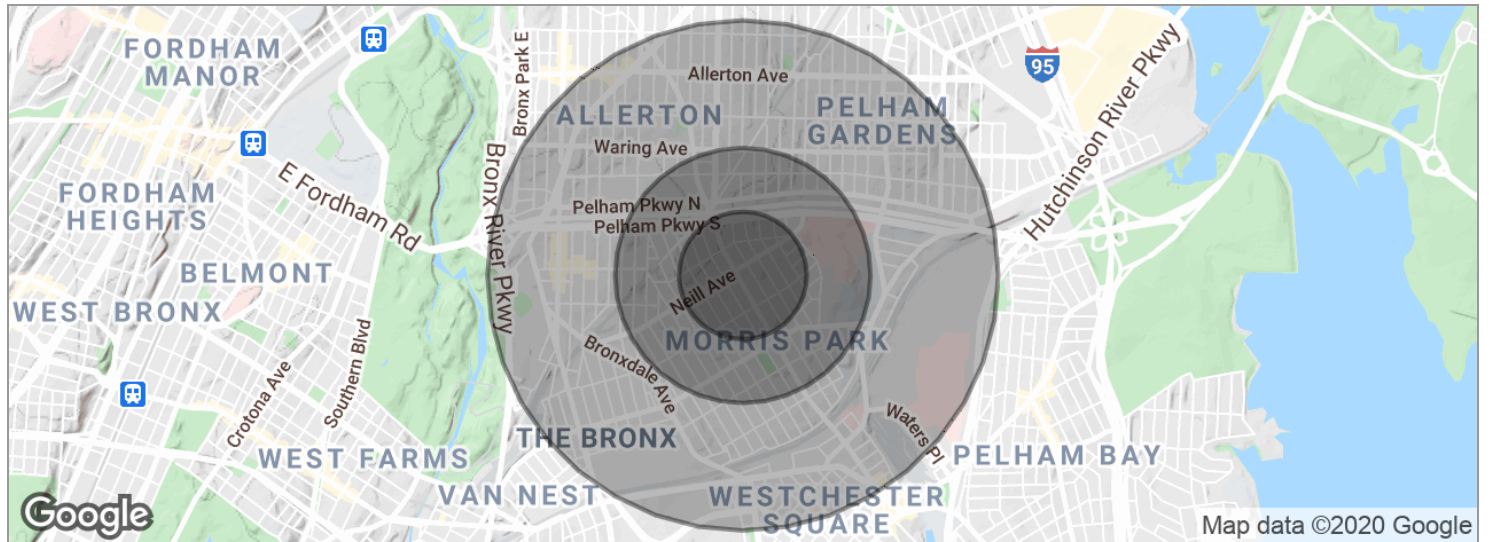
**DOMENICK CANALE**  
Associate Broker  
O: 914.902.8700  
C: 347.221.2974  
dcanale@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# OFFICE FOR LEASE

1978 Williamsbridge Road, Bronx, NY 10461



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

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

**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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)