

# Riverdale Retail/Office FOR SALE

5731 Mosholu Avenue  
BRONX, NY 10471

Offered at \$895,000



HOULIHAN LAWRENCE  
COMMERCIAL



5731  
MOSHOLU  
AVENUE

## EXECUTIVE SUMMARY



HOULIHAN LAWRENCE  
COMMERCIAL

### **Six Commercial Units in Riverdale Offered At \$895,000**

**Strong Cash Flow:** 6 fully leased commercial units generating \$74,000 NOI. Priced at 8.23% cap rate. Long term tenants, short term gross leases.

**Low Maintenance:** Good condition roof, no leaks. New double unit wifi controlled 6 head mini split HVAC system heats and cools every unit. All electric environmentally friendly building, no gas or oil. Perimeter security cameras. No Smoking building.

**Great Location:** Quiet Sunny Corner Location with alternate Spencer Avenue address. 3 blocks from Broadway on major Riverdale thoroughfare. Close to Henry Hudson Parkway and MTA & Westchester bus routes, 1 mile to NYC Subway.

**Riverdale Demographics:** Over 15,000 households with \$100k average income within 1 mile. \$500k average home value.



**5731**  
MOSHOLU  
AVENUE

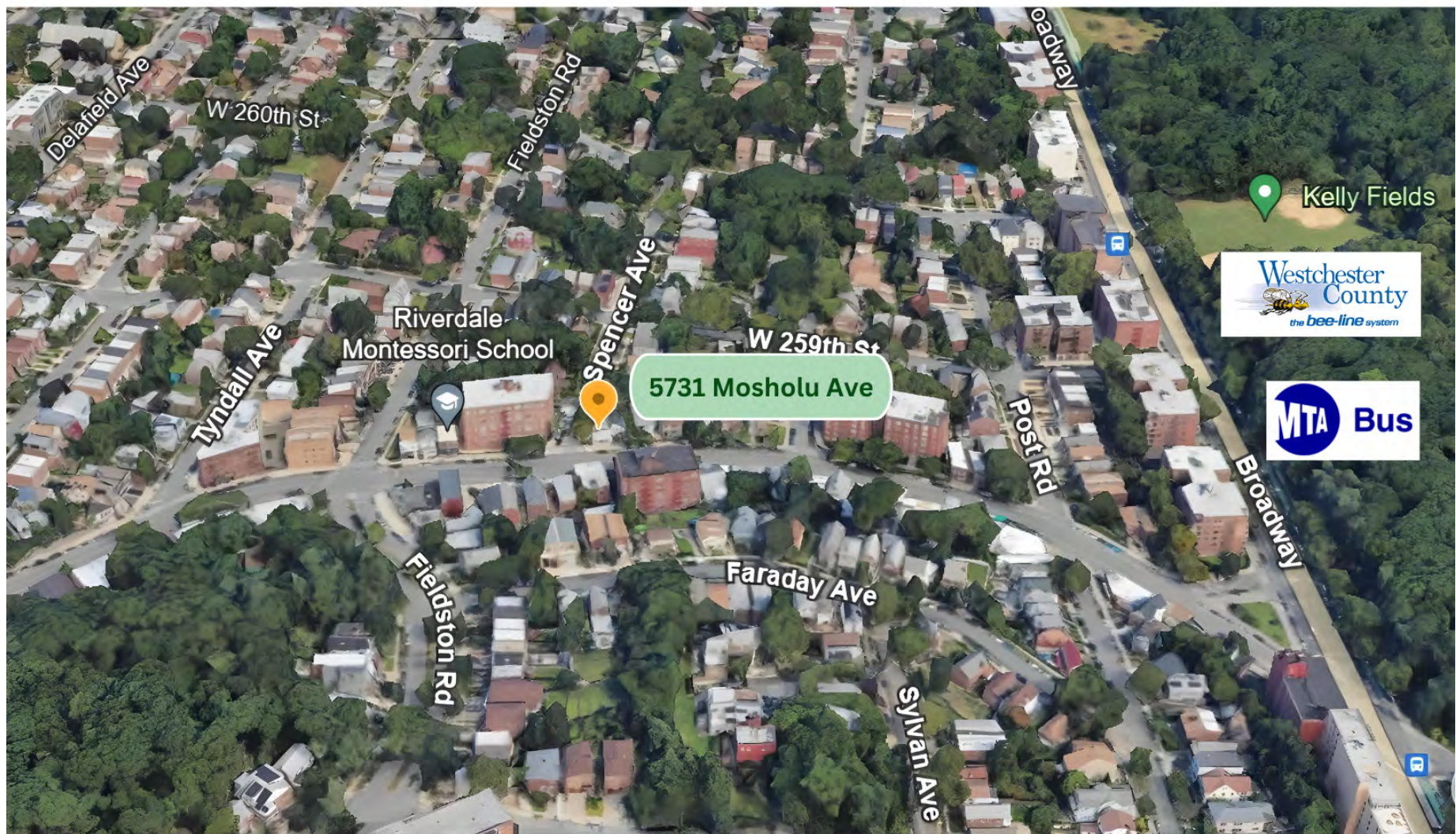
## PROPERTY DETAILS

Location	5731 Mosholu Avenue, Bronx NY 10471
Bronx Block & Lot	5858-0306
Zoning	R4, C1-2
Building Type	K2 Multi-Story Retail Building (2 or More)
Building Height	2 Stories & Full Basement
Gross Building Area	1,100 SF
Gross Leasable Area	1,650 SF
Year Built	1931
Typical Floor	550 SF
Land	714 SF



**HOULIHAN LAWRENCE**  
COMMERCIAL





**5731**  
MOSHOLU  
AVENUE

## LOCATION HIGHLIGHTS

Major Riverdale Thoroughfare and Shopping District

Half mile to Henry Hudson Parkway North or South

No Manhattan Daily "Congestion Pricing"

3 blocks to Van Cortlandt Park - 1000+ acres of Athletics Fields, Biking, Horseback & Running Trails

Several MTA and Westchester Bus lines on Broadway, 1 mile to #1 Subway



**5731**  
MOSHOLU  
AVENUE

## AERIAL MAP



HOULIHAN LAWRENCE  
COMMERCIAL



5731  
MOSHOLU  
AVENUE

## SPACES



HOULIHAN LAWRENCE  
COMMERCIAL



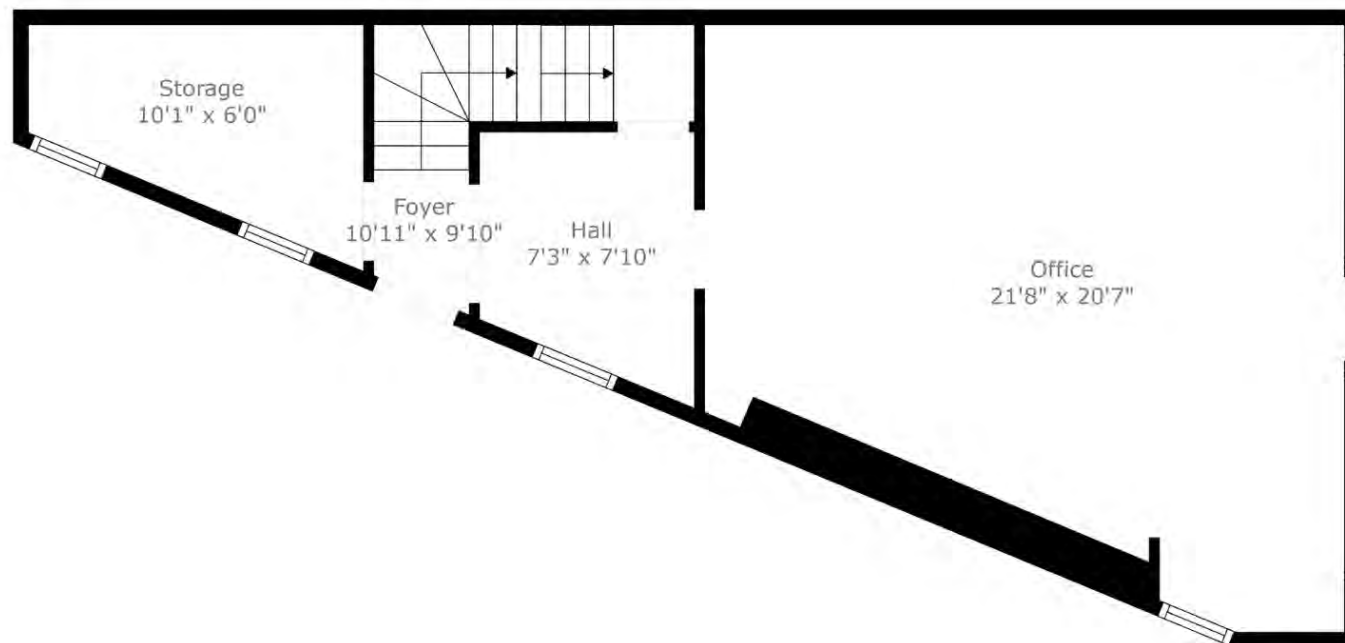
5731  
MOSHOLU  
AVENUE

## FIRST FLOOR



HOULIHAN LAWRENCE  
COMMERCIAL

### First Floor – Two Units



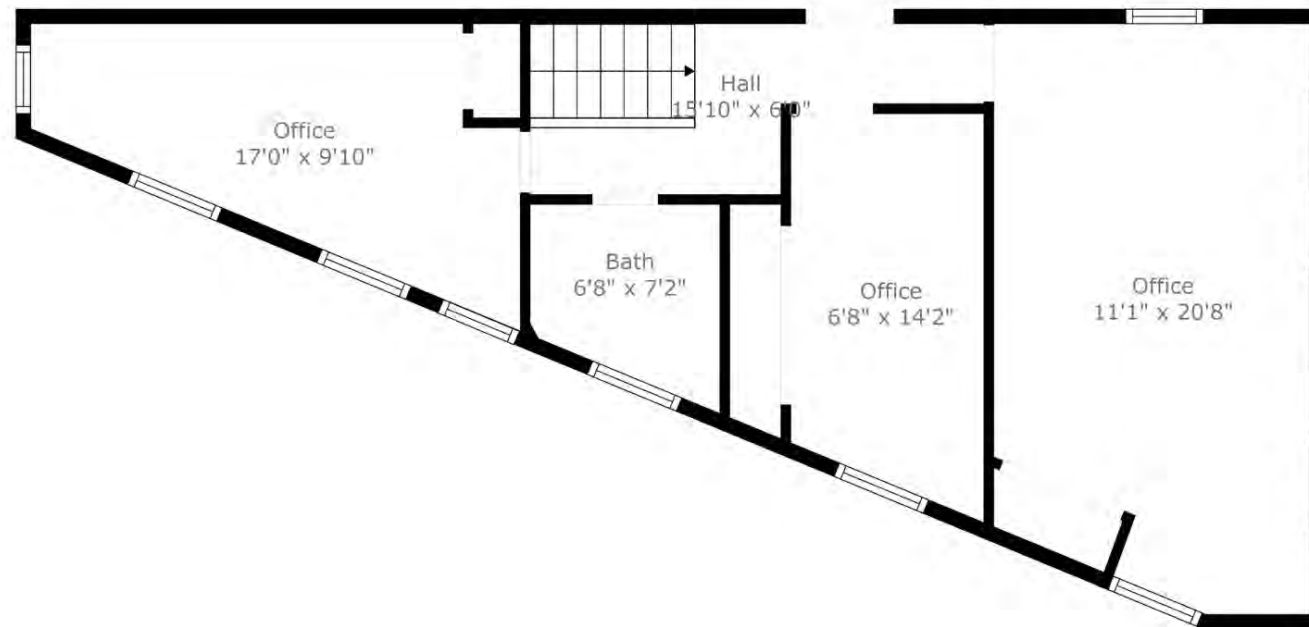
5731  
MOSHOLU  
AVENUE

## SECOND FLOOR



HOULIHAN LAWRENCE  
COMMERCIAL

### Second Floor - Three Units & Bathroom





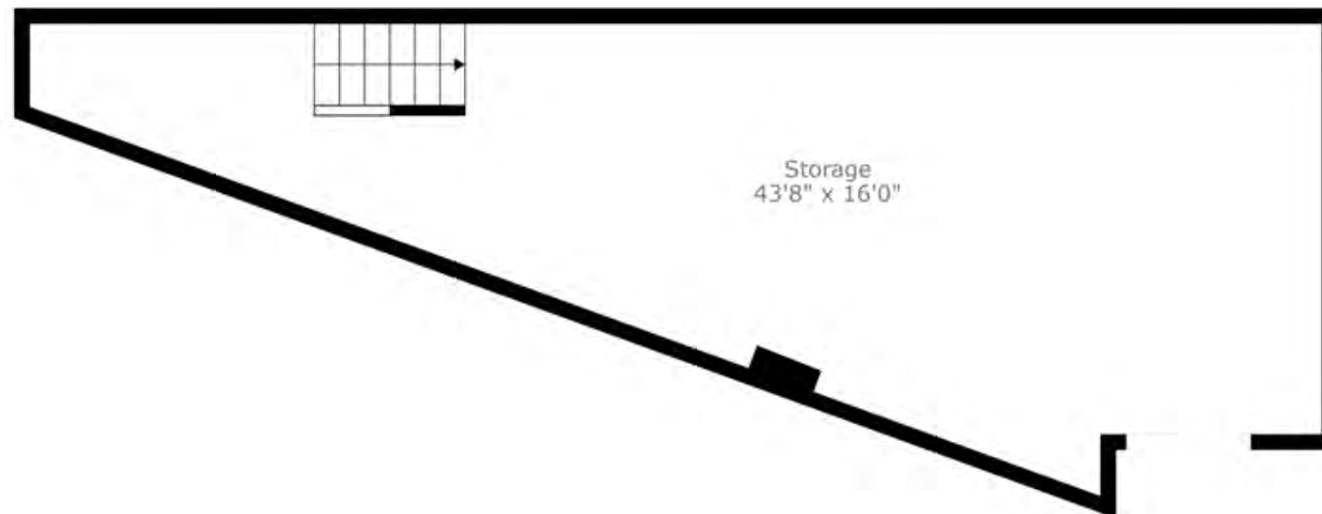
5731  
MOSHOLU  
AVENUE

## BASEMENT



HOULIHAN LAWRENCE  
COMMERCIAL

### Basement – Stairway and Sidewalk Door





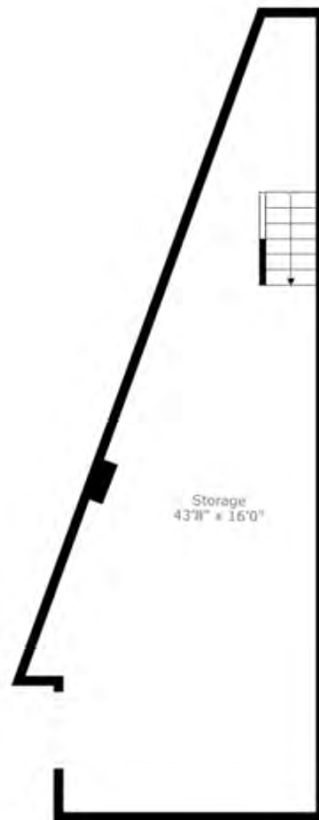
5731  
MOSHOLU  
AVENUE

## ALL FLOORS

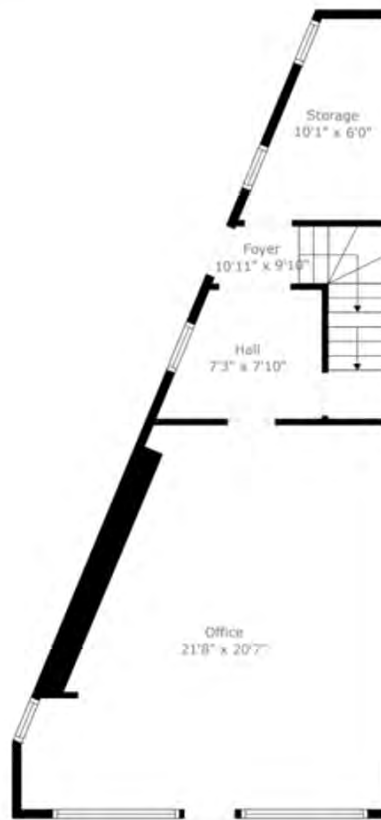


HOULIHAN LAWRENCE  
COMMERCIAL

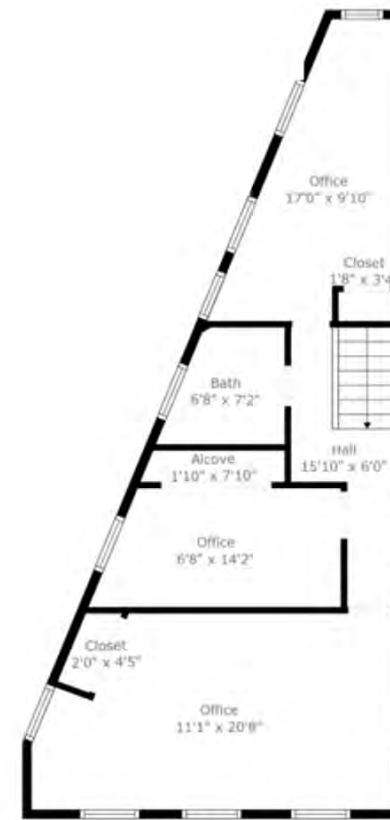
Basement



First Floor



Second Floor





**5731**  
MOSHOLU  
AVENUE

## FINANCIALS



HOULIHAN LAWRENCE  
COMMERCIAL

**5731 Mosholu Avenue, Bronx NY 10471**  
AKA 5800 Spencer Avenue

### Income

1A & C & Basement	\$43,800
2A & C	\$34,200
2B - owner lease	\$18,000
<b><u>Gross Income</u></b>	<b><u>\$96,000.00</u></b>

Leased through 12/31/2026  
Leased through 12/31/2026  
Owner willing to lease back

### Expenses

Insurance	<b>\$3,800.00</b>
Repairs & Maint	<b>\$1,600.00</b>
Electric	<b>\$5,564.00</b>
Water & Sewer	<b>\$450.00</b>
<b><u>Pre-Tax Operating Expenses</u></b>	<b><u>\$11,414.00</u></b>
Taxes	<b>\$10,916.00</b>
<b><u>Total Operating Expenses</u></b>	<b><u>\$22,330.00</u></b>

**Net Operating Income** **\$73,670.00**

**Offered Price** **\$895,000**

**Cap Rate** **8.23%**



# 5731

## MOSHOLU AVENUE

## DEMOGRAPHICS



HOULIHAN LAWRENCE  
COMMERCIAL

### 1 Mile Radius

42,659 People in 15,892 Households  
2.7 People per Household, Median Age 41  
54% with Post High School Education  
10,779 Daytime Employees

### POPULATION BY OCCUPATION

Radius	1 Mile		2 Mile		5 Mile	
2023 Population by Occupation	42,659		180,141		1,510,239	
Real Estate & Finance	1,471	3.45%	6,216	3.45%	46,462	3.08%
Professional & Management	9,387	22.00%	38,517	21.38%	266,726	17.66%
Public Administration	772	1.81%	3,038	1.69%	20,246	1.34%
Education & Health	6,244	14.64%	25,448	14.13%	205,113	13.58%
Services	4,146	9.72%	19,576	10.87%	190,653	12.62%
Information	435	1.02%	2,108	1.17%	14,534	0.96%
Sales	3,869	9.07%	15,464	8.58%	133,392	8.83%
Transportation	7,556	17.71%	35,104	19.49%	334,442	22.14%
Retail	1,920	4.50%	7,706	4.28%	67,350	4.46%
Wholesale	217	0.51%	1,353	0.75%	13,721	0.91%
Manufacturing	599	1.40%	2,047	1.14%	23,349	1.55%
Production	2,104	4.93%	7,830	4.35%	71,559	4.74%
Construction	1,534	3.60%	5,853	3.25%	39,723	2.63%
Utilities	1,573	3.69%	5,259	2.92%	44,084	2.92%
Agriculture & Mining	14	0.03%	227	0.13%	826	0.05%
Farming, Fishing, Forestry	5	0.01%	145	0.08%	698	0.05%
Other Services	813	1.91%	4,250	2.36%	37,361	2.47%

### HOUSEHOLDS BY INCOME

Total Households	15,892		65,810		507,720	
Income: <\$25,000	2,864	18.02%	14,194	21.57%	139,507	27.48%
Income: \$25,000 - \$50,000	2,798	17.61%	12,507	19.00%	96,753	19.06%
Income: \$50,000 - \$75,000	1,935	12.18%	9,335	14.18%	80,686	15.89%
Income: \$75,000 - \$100,000	2,229	14.03%	7,638	11.61%	55,048	10.84%
Income: \$100,000 - \$125,000	1,702	10.71%	6,539	9.94%	42,016	8.28%
Income: \$125,000 - \$150,000	1,095	6.89%	3,245	4.93%	26,501	5.22%
Income: \$150,000 - \$200,000	1,648	10.37%	6,075	9.23%	30,176	5.94%
Income: \$200,000+	1,621	10.20%	6,277	9.54%	37,033	7.29%
<b>2023 Avg Household Income</b>	<b>99,778</b>		<b>92,632</b>		<b>79,402</b>	
<b>2023 Med Household Income</b>	<b>78,914</b>		<b>66,803</b>		<b>55,303</b>	

### WORKER TRAVEL TIME TO JOB

Total Travelers	17,885		76,282		615,794	
<30 Minutes	6,029	33.71%	25,909	33.96%	185,568	30.13%
30-60 Minutes	6,052	33.84%	26,818	35.16%	237,492	38.57%
60+ Minutes	5,804	32.45%	23,555	30.88%	192,734	31.30%



## LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT US FOR MORE INFORMATION

---



**Daniel Hickey**  
*Real Estate Salesperson*

M (917) 586-0064 D (914) 798-4900  
DHickey@HoulihanLawrence.com

---



**HOULIHAN LAWRENCE**  
COMMERCIAL

800 Westchester Avenue  
Suite N-517  
Rye Brook, NY 10573  
[www.houlihanlawrence.com/commercial](http://www.houlihanlawrence.com/commercial)

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of certain information relating to the property mentioned herein (the "Property"), and is not to be used for any other purpose or made available to any other person without the prior written consent of HLC. The material is subject to errors and omissions and based on part upon information supplied by sources deemed reliable.