

# 18 BRUCKNER 96 BOULEVARD

100K+ CARS PER DAY

GROUND LEASE OR  
BUILD-TO-SUIT OPPORTUNITY

SOUTHWEST CORNER OF  
WHITE PLAINS ROAD

SOUNDVIEW, BRONX, NY

**RIPCO**  
REAL ESTATE



# THE BRONX

NEW JERSEY

WESTCHESTER COUNTY

MANHATTAN

WHITE PLAINS ROAD  
20,116 VPD

BAY PLAZA  
SHOPPING CENTER

FORDHAM  
UNIVERSITY

THE BRONX  
ZOO

**18** BRUCKNER  
**96** BOULEVARD

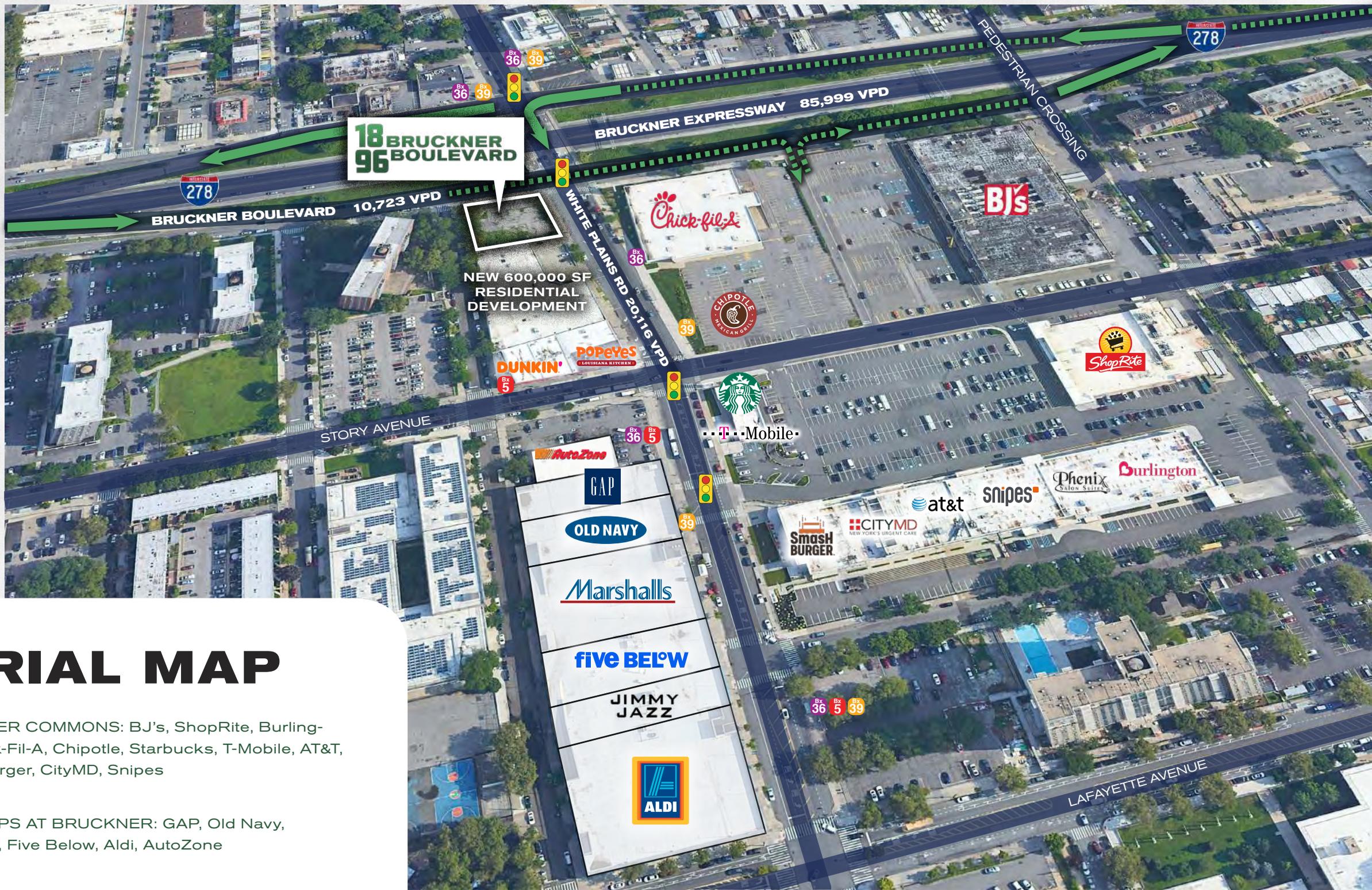
YANKEE  
STADIUM

BRONX TERMINAL  
MARKET

BRUCKNER EXPWY  
85,999 VPD

278





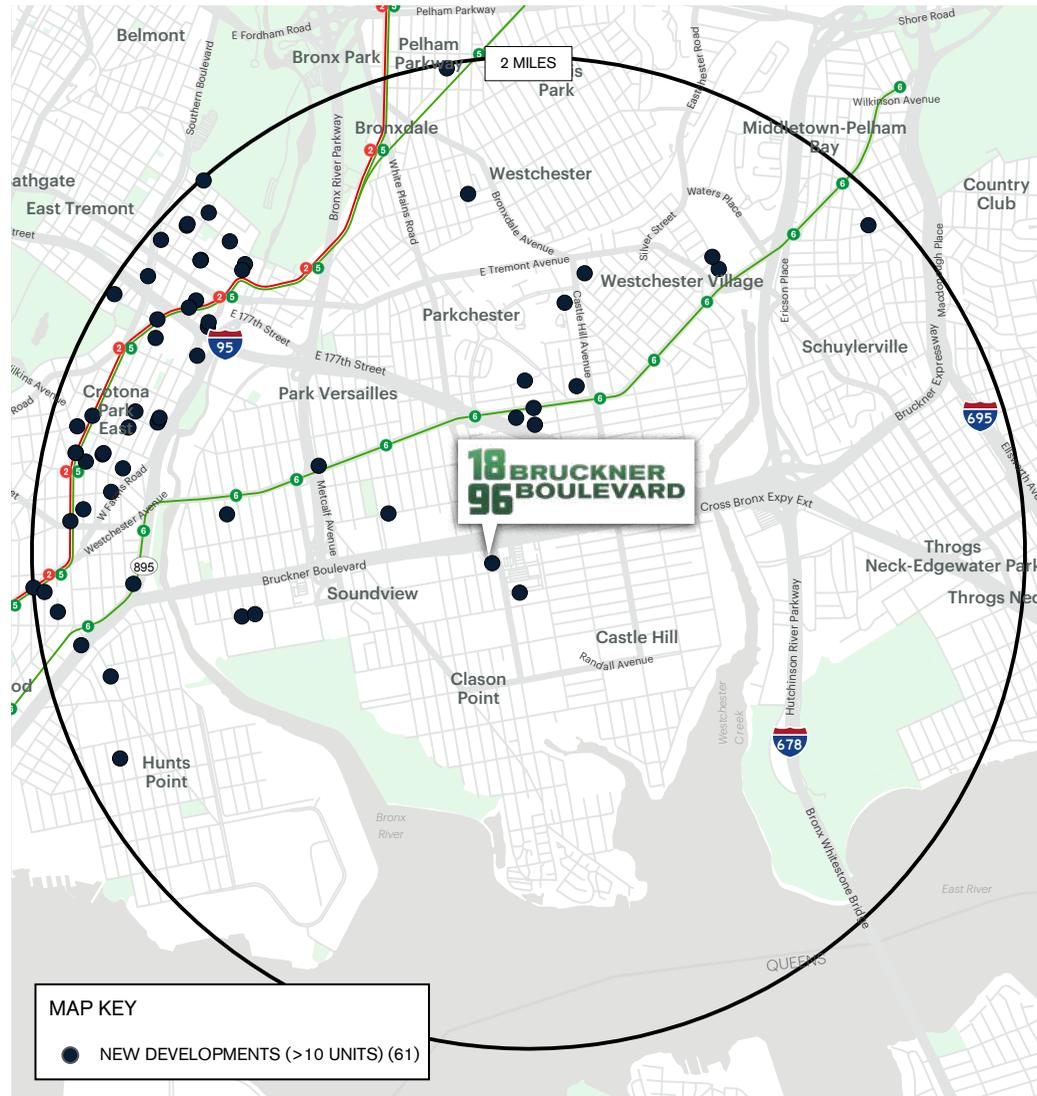
# AERIAL MAP

BRUCKNER COMMONS: BJ's, ShopRite, Burlington, Chick-Fil-A, Chipotle, Starbucks, T-Mobile, AT&T, Smashburger, CityMD, Snipes

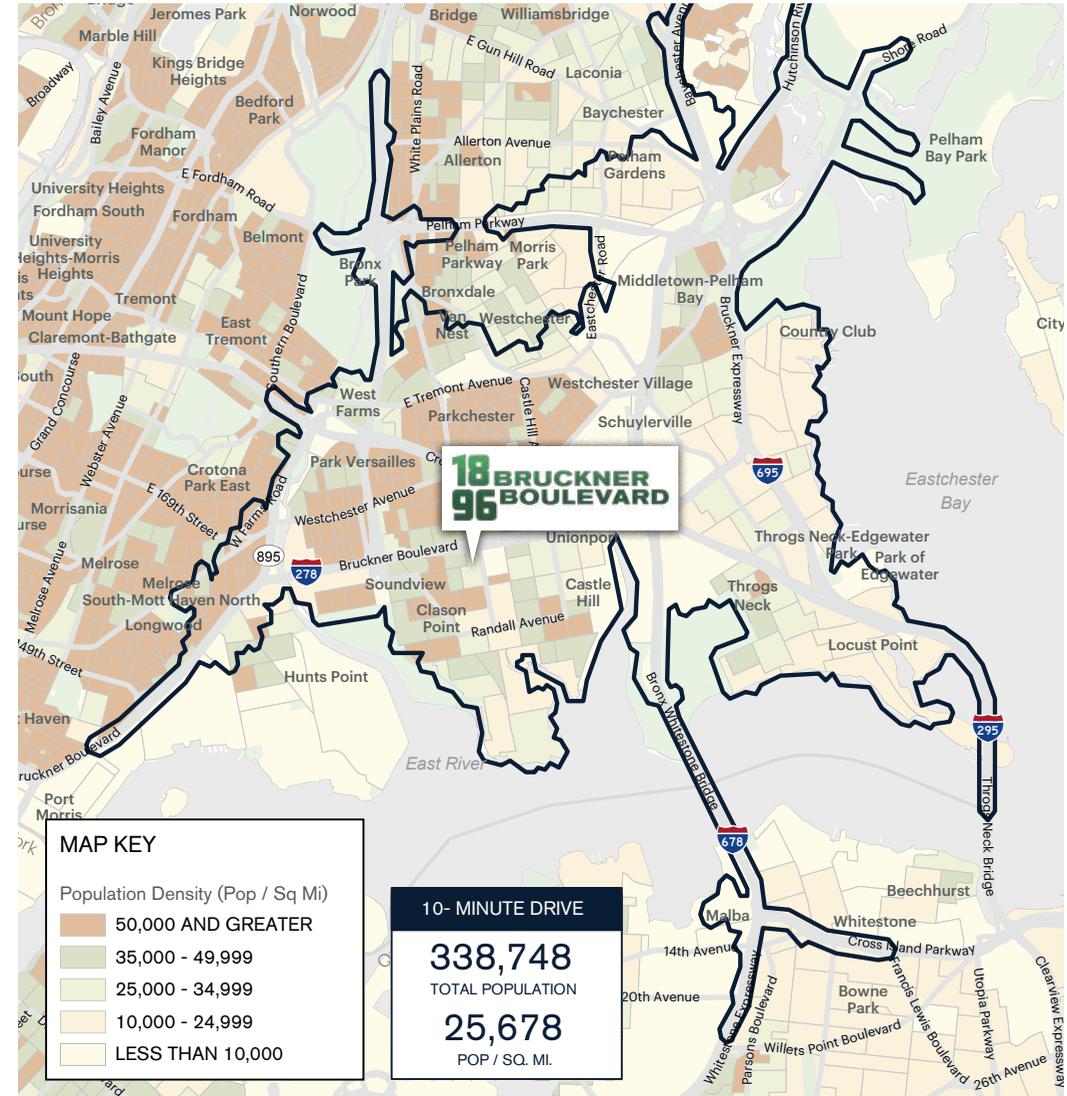
THE SHOPS AT BRUCKNER: GAP, Old Navy, Marshalls, Five Below, Aldi, AutoZone

# REGIONAL MAPS

## NEW DEVELOPMENTS



## DENSITY AND DRIVETIME MAP



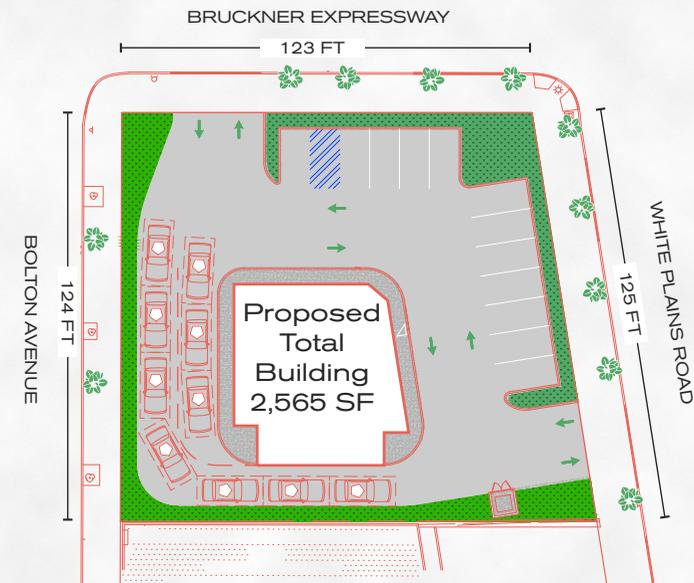
# SITE PLANS

## NON DRIVE-THRU SINGLE TENANT

LOGICAL DIVISIONS CONSIDERED (1,200 SF – 3,000 SF)



## DRIVE-THRU SINGLE TENANT



## SPACE DETAILS

### 1896 BRUCKNER BOULEVARD

Southwest corner of Bruckner Blvd and White Plains Road

### FRONTAGE

123 FT on Bruckner Boulevard,  
125 FT on White Plains Road

### SIZE

16,000 SF Lot

### STATUS

Currently Vacant Lot

### POSSESSION

Arranged

### RENT

Upon Request

### TERM

Negotiable

### TAXES

Upon Request

### COMMENTS

Ground lease or built to suit

All uses considered

110,000 VPD via Bruckner Expwy and Bruckner Blvd

25,000 VPD via White Plains Road

# AERIAL PHOTOS



# 18 BRUCKNER 96 BOULEVARD

## CONTACT EXCLUSIVE AGENTS

BEN WEINER  
bweiner@ripcony.com  
646.827.1442

EVAN SCHUCKMAN  
eschuckman@ripcony.com  
212.750.0667



**RIPCO**  
REAL ESTATE

150 East 58th Street  
15th Floor  
New York, NY 10155  
212.750.6565

Please visit us at [ripcony.com](http://ripcony.com) for more information.

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.