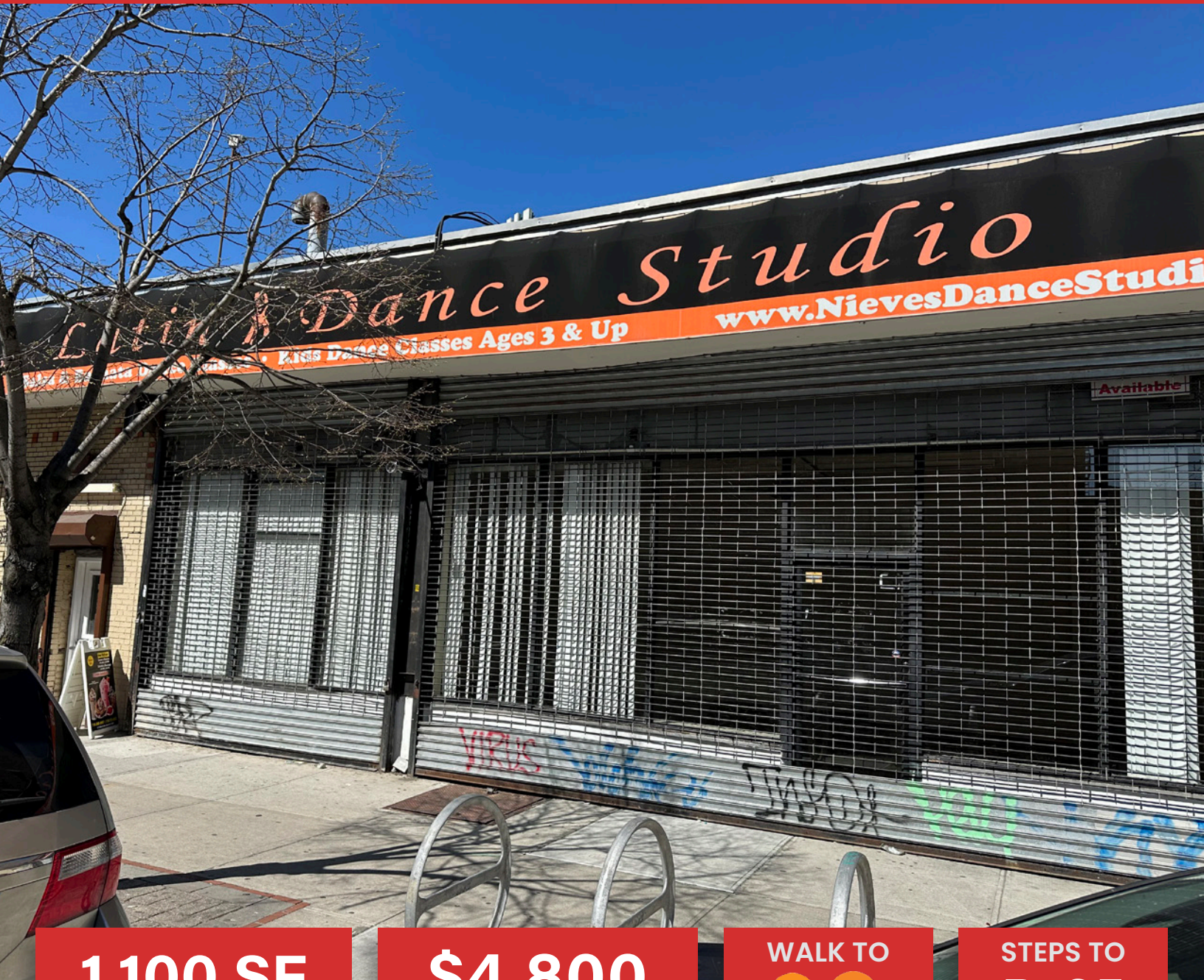


1215 Morris Avenue Bronx NY

1,100 SF FORMER DANCE STUDIO
AVAILABLE FOR LEASE



1,100 SF
+ BASEMENT

\$4,800
PER MONTH RENT

WALK TO
B D
SUBWAYS

STEPS TO
Bx35
BUS

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

Contact Exclusive Agent:
STEPHEN KAUFMAN
914.968.8500 x315
skaufman@rmfriedland.com



DEMOGRAPHICS

POPULATION	0.5 MILES	80,312	0.75 MILES	151,448	1 MILE	232,413
NUMBER OF HOUSEHOLDS		27,008		53,296		83,290
AVERAGE HH INCOME		\$62,745		\$61,248		\$61,819
TOTAL HH EXPENDITURE		\$1.92 B		\$3.74 B		\$5.9 B
ANNUAL RETAIL EXPENDITURE		\$936.44 M		\$1.83 B		\$2.88 B

TRANSPORTATION



STEPS TO
BX35 BUS



167TH ST STATION
3 MIN WALK
(0.1 M)



I-95
6 MIN DRIVE
(1.1 M)



I-87
8 MIN DRIVE
(1.2 M)