



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

800 SF | 22 E 212st St | Brand New Office Space for Lease

22 E 212th St, Bronx, NY 10467

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Dov Bleich
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: Fully Leased

Building Size: 2,500 SF

Lot Size: 2,500 SF

Number of Units: 1

Zoning: R7-1

PROPERTY OVERVIEW

Prime Norwood
Brand new office
Private bathroom
Private temp control

LOCATION OVERVIEW

Located in the Norwood neighborhood of the Bronx between Jerome Ave & DeKalb Ave near the Woodlawn subway station.

Nearest Transit: 4 train at Woodlawn and the Bx16, Bx34, & Bx10 bus lines.

Nearby tenants include Montefiore Medical Center, Burger King, Starbucks, Popeyes, Walgreens, Key Food Supermarkets, Woodlawn Cafe, Chase Bank, McDonald's, CVS, Portabella, Rainbow Shops, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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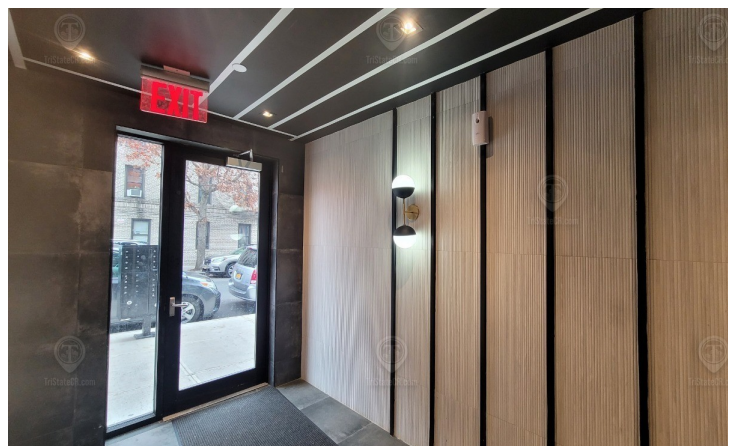
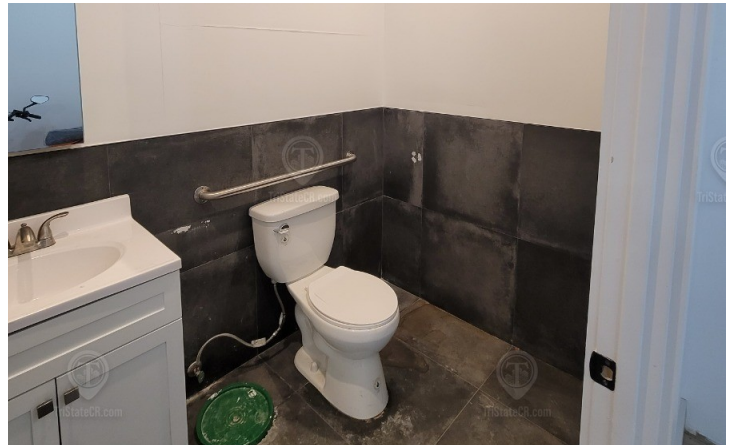
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Additional Photos



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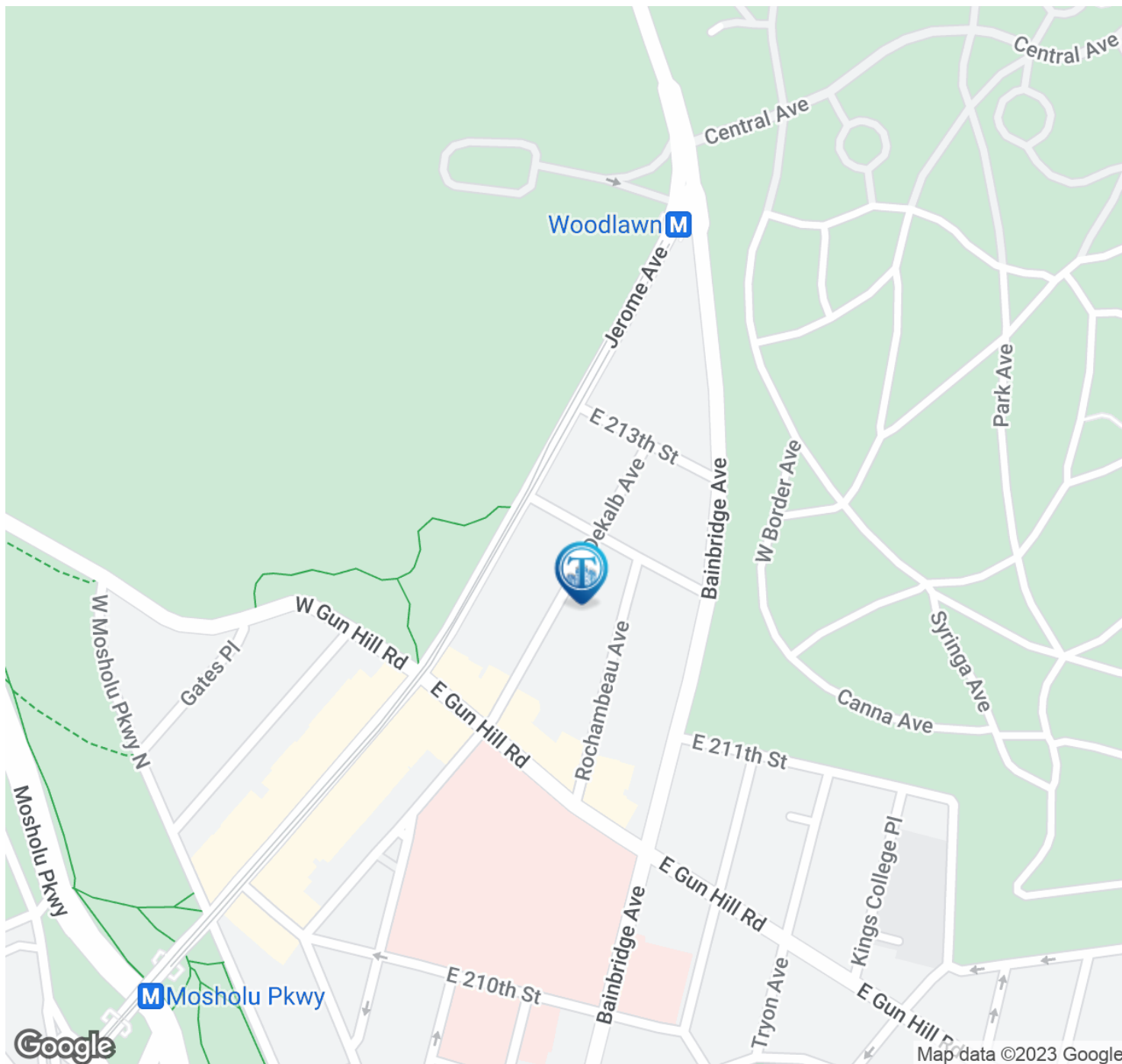
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Location Map



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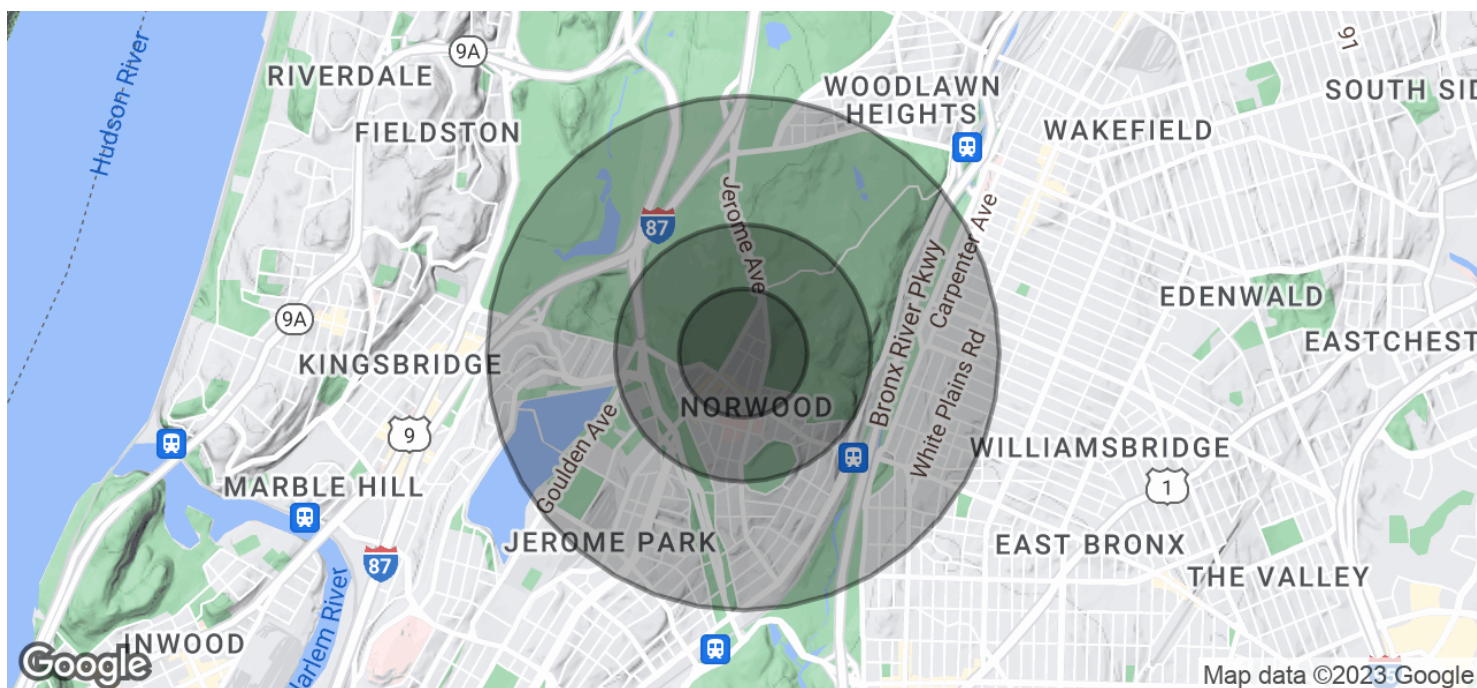
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	9,186	21,702	91,463
Average Age	37.3	36.9	35.5
Average Age (Male)	36.7	36.1	34.4
Average Age (Female)	35.6	36.0	36.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,229	8,033	35,400
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$55,412	\$52,424	\$56,732
Average House Value	\$32,706	\$32,392	\$118,827

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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