



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,000 SF | 798 Southern Blvd | Highly Visible Corner Retail Space for Lease

798 Southern Blvd, Bronx, NY 10455

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	Fully Leased
Building Size:	10,000 SF
Lot Size:	2,500 Acres
Number of Units:	1
Zoning:	C8-3

### PROPERTY OVERVIEW

Prime Woodstock, Bronx  
Sitting on the Longwood train station  
Near all major highways  
Highly visible corner retail  
High ceiling  
Turn key space

### LOCATION OVERVIEW

Located in the Woodstock neighborhood of the Bronx between Longwood Ave & E 156th St near the Longwood Ave subway station.

Nearest Transit: 6 train at Longwood Ave and the Bx19 & Bx46 bus lines.

Nearby tenants include McDonald's, Mister Softee, CTown Supermarkets, Dunkin', Kennedy Fried Chicken, Dollar General, Blink Fitness, Mobil, Exxon, and more!

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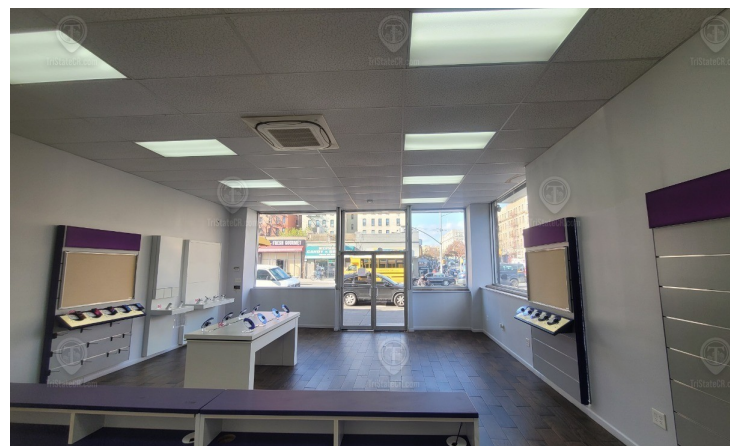
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## Additional Photos



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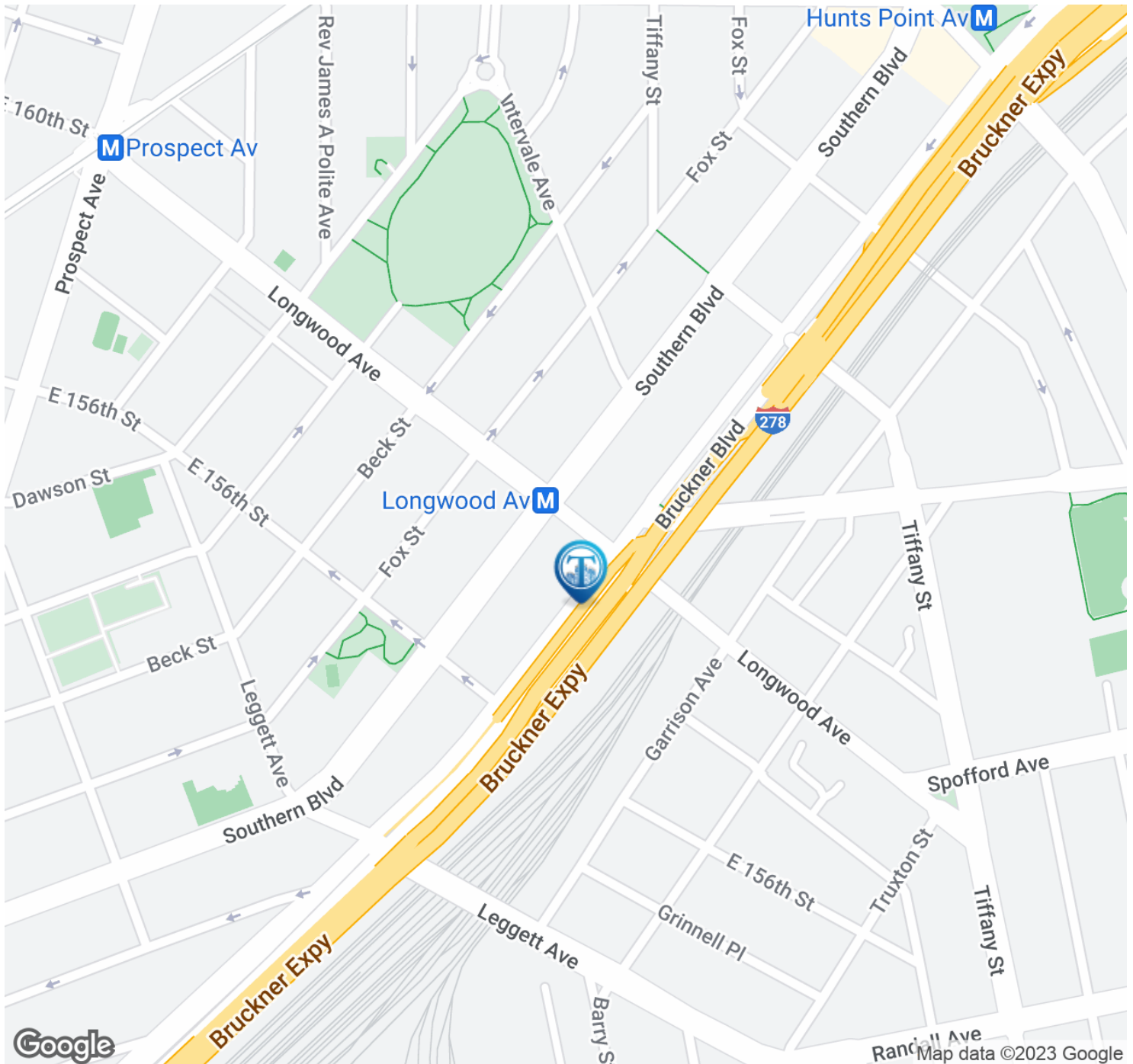
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## Location Map



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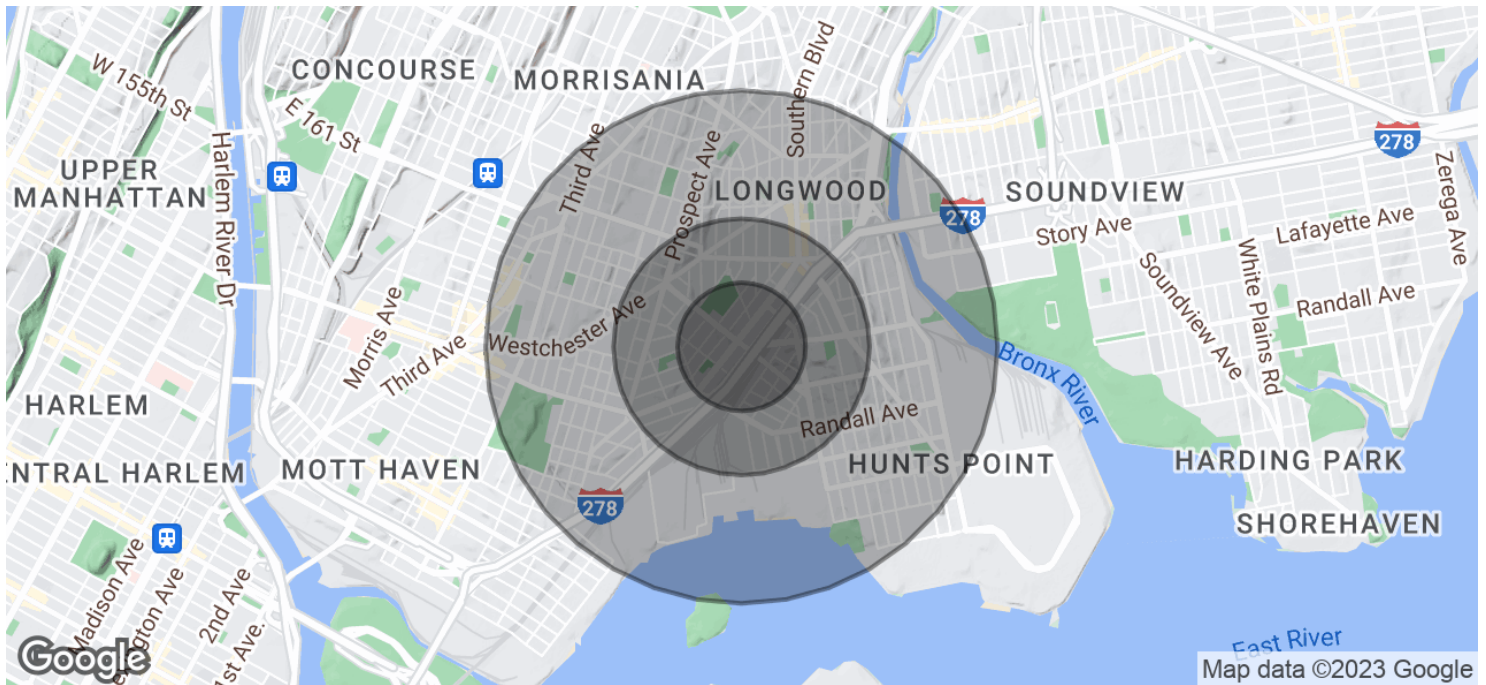
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	9,224	37,021	113,741
Average Age	34.5	32.6	32.2
Average Age (Male)	34.3	30.8	29.4
Average Age (Female)	35.4	35.9	34.9

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,391	13,736	42,544
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$48,774	\$44,098	\$44,424
Average House Value	\$90,976	\$130,172	\$139,373

\* Demographic data derived from 2020 ACS - US Census

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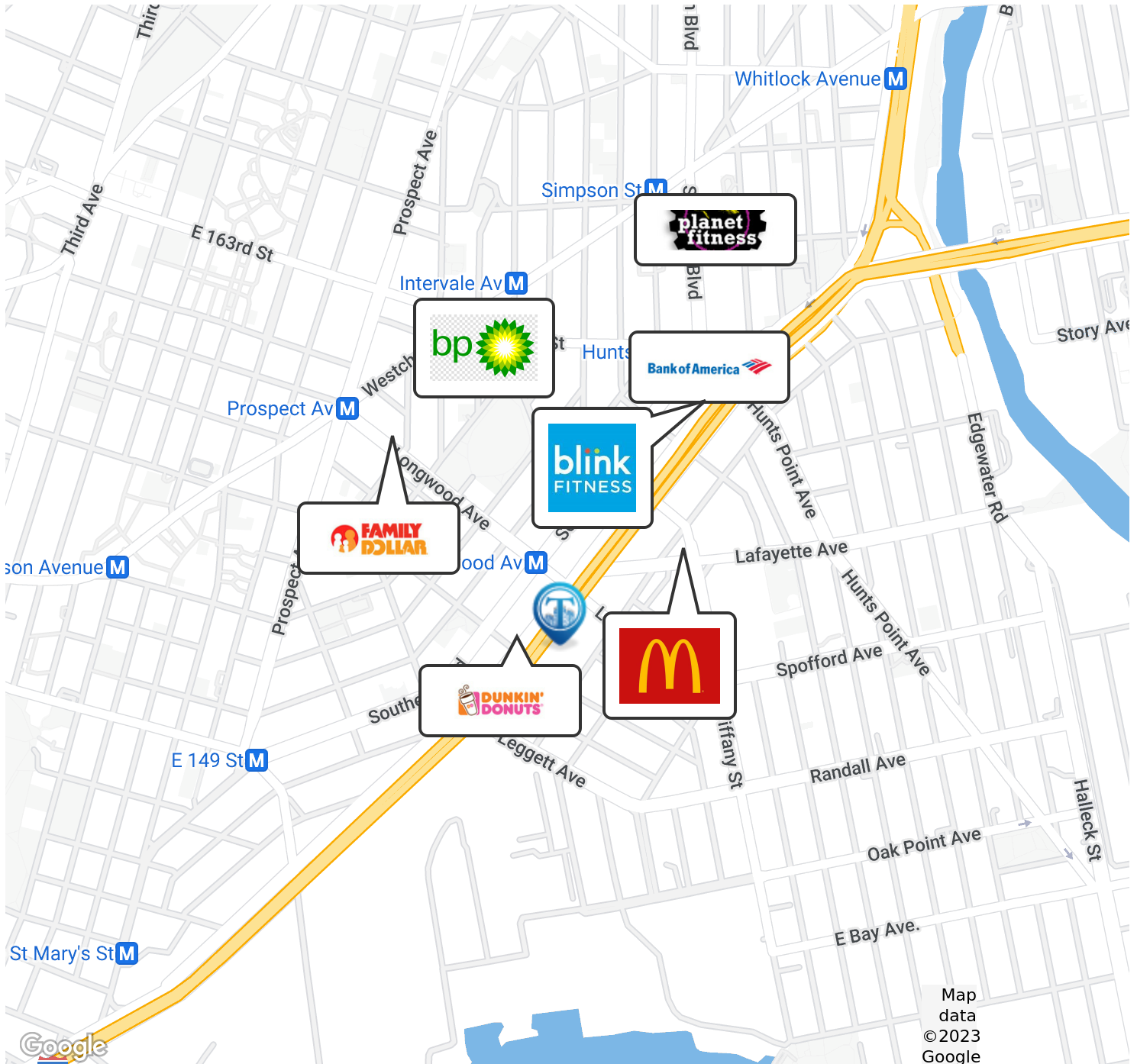
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## Retailer Map



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