



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | COMMUNITY FACILITY SPACE

600 SF | 1049 Ogden Ave | Brand New Community Facility Space for Lease

1049 Ogden Ave, Bronx, NY 10452

Shlomi Bagdadi
718.437.6100
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	600 SF
Building Size:	37,867 SF
Lot Size:	9,250 SF
Zoning:	R7-1

PROPERTY OVERVIEW

Brand new development in prime Highbridge
In a densely populated block
Glass front
ADA
2 means of egress

LOCATION OVERVIEW

Located in the Highbridge neighborhood of the Bronx between W 164th & W 165th St near the 167th St subway station.

Nearest Transit: 4 train at 167th St and the Bx13 bus line.

Nearby tenants include Kennedy Fried Chicken, Rite Aid, Family Dollar, Retro Fitness, CVS, Fine Fare Supermarkets, Checkers, Ogden Pharmacy, McDonald's, Dunkin', Pizza Hut, 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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Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



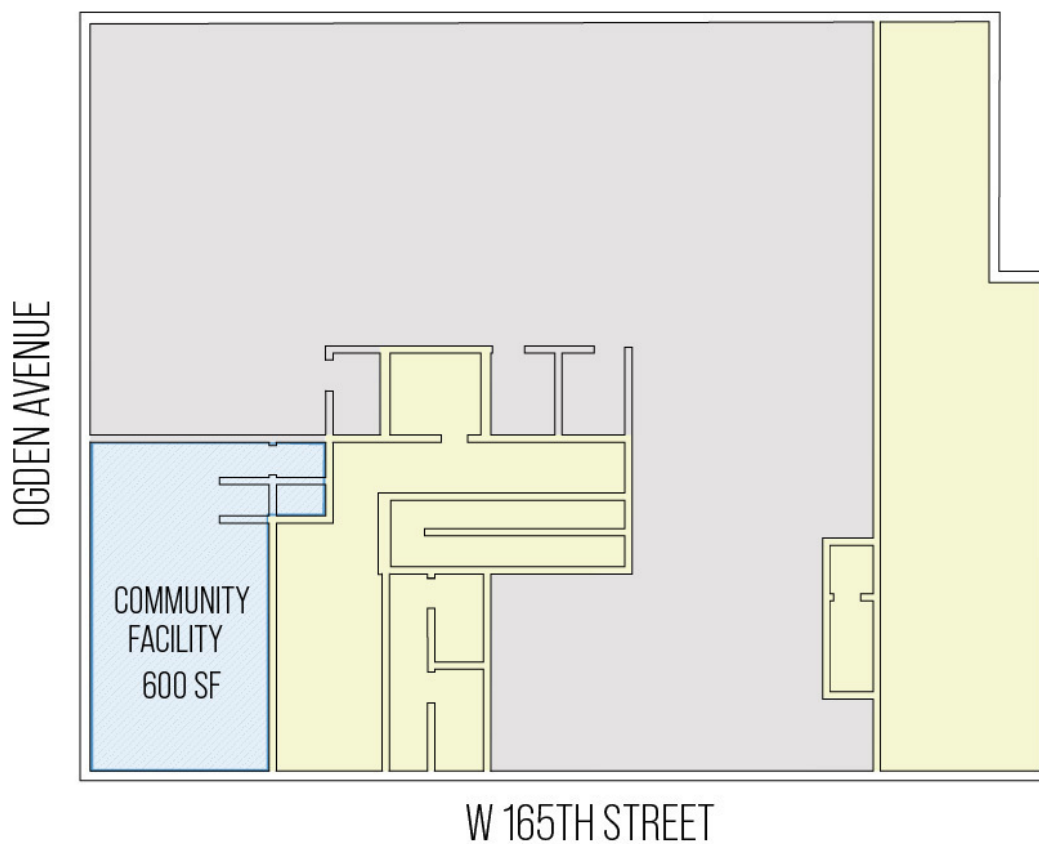
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Additional Photos



1049 OGDEN AVE
600 SF

All square footage are approximate.

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Location Map



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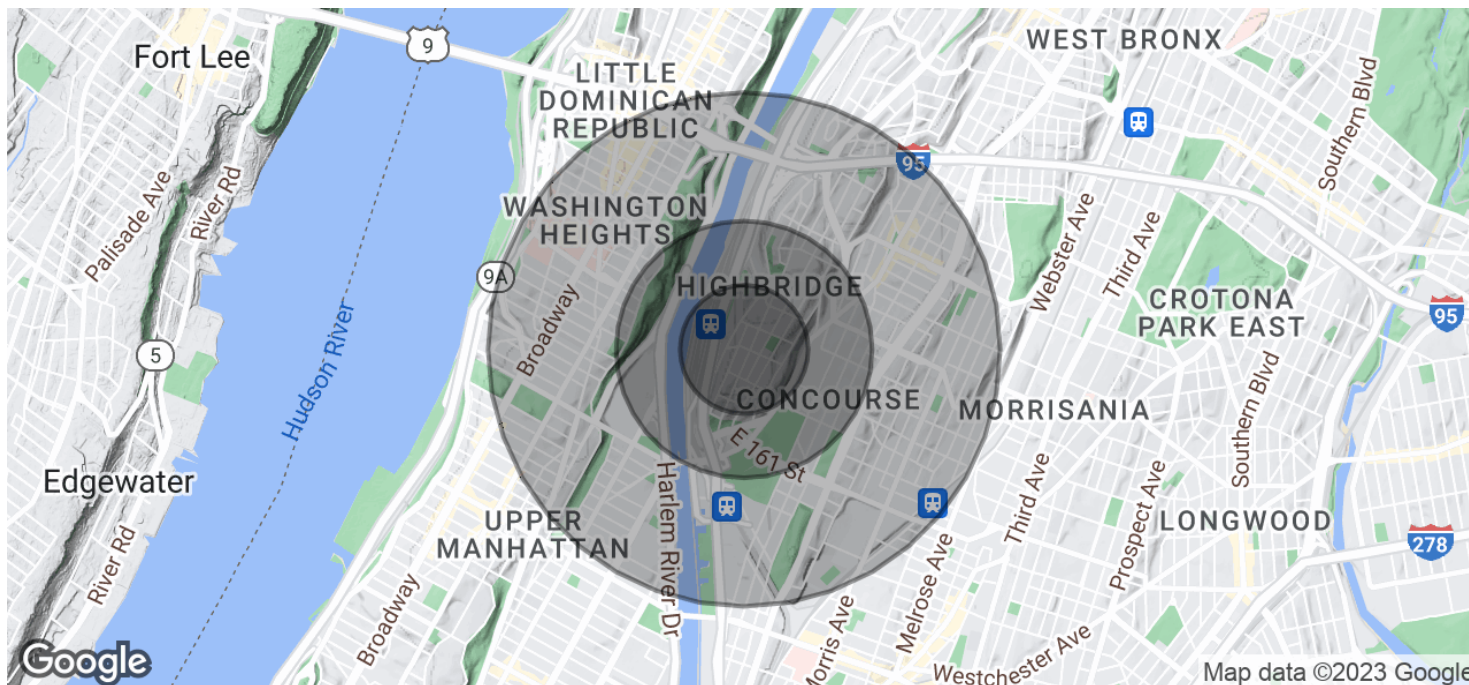
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	14,756	43,440	246,227
Average Age	31.9	33.1	35.1
Average Age (Male)	28.4	30.1	33.8
Average Age (Female)	33.1	34.4	37.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,661	16,276	96,186
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$41,767	\$41,509	\$52,500
Average House Value	\$907	\$27,605	\$110,340

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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