



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

700-2,700 SF | 2455 3rd Ave | Retail Spaces for Lease

2455 3rd Ave, Bronx, NY 10451

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

**Lease Rate:** Call: 718-437-6100

**Available SF:** 700 - 2,000 SF

**Building Size:** 250,000 SF

**Lot Size:** 15,448 SF

**Number of Units:** 2

**Zoning:** M1-3/R8

### PROPERTY OVERVIEW

2,000 SF Retail, 700 SF Community Facility, 2,700 SF Total Available Space

Best corner frontage in newly developed Mott Haven

High ceilings

Spaces can be combined

Brand new development

Sitting on the corner of 3rd Avenue and E 135th St, Nestled between many new developments including The Arches, Third at Bankside, and more.

### LOCATION OVERVIEW

Located in the Mott Haven neighborhood of the Bronx between E 134th & E 135th St near the 3rd Ave - 138th St subway station.

Nearest Transit: 6 train at 3rd Ave - 138th St, 4 & 5 trains at 138th St - Grand Concourse, and the Bx21, Bx32, Bx2, & Bx1 bus lines.

Nearby tenants include 787 Coffee, Equis Fitness, Dollar Tree, Western Beef Supermarket, Dunkin', Rite Aid, Bronx Native, Mott Haven Bagel & Barista Cafe, McDonald's, and more!

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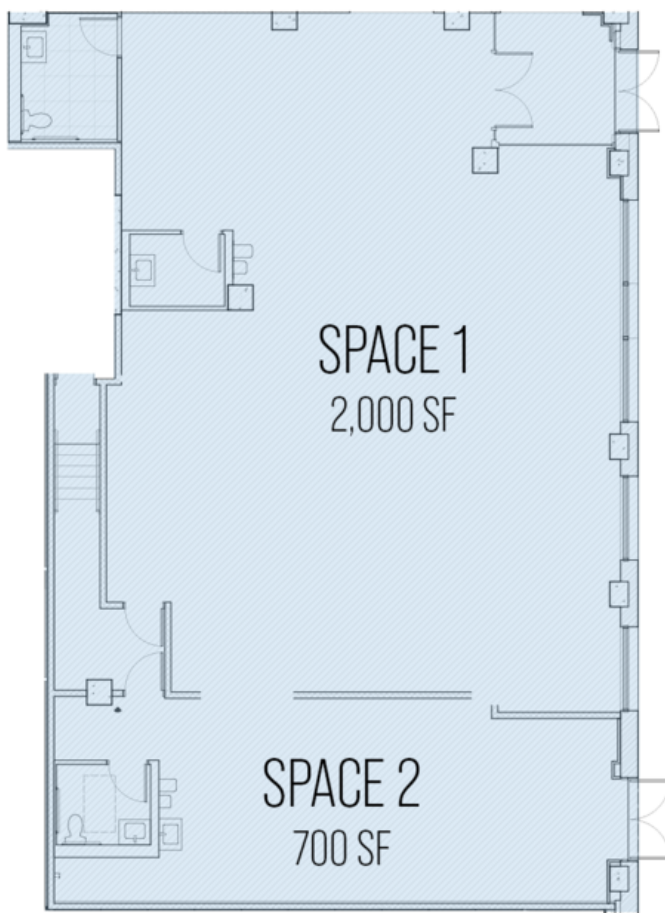
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## Floor Plan

E 135 STREET



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## Additional Photos



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## Neighborhoods Foot Traffic Flow



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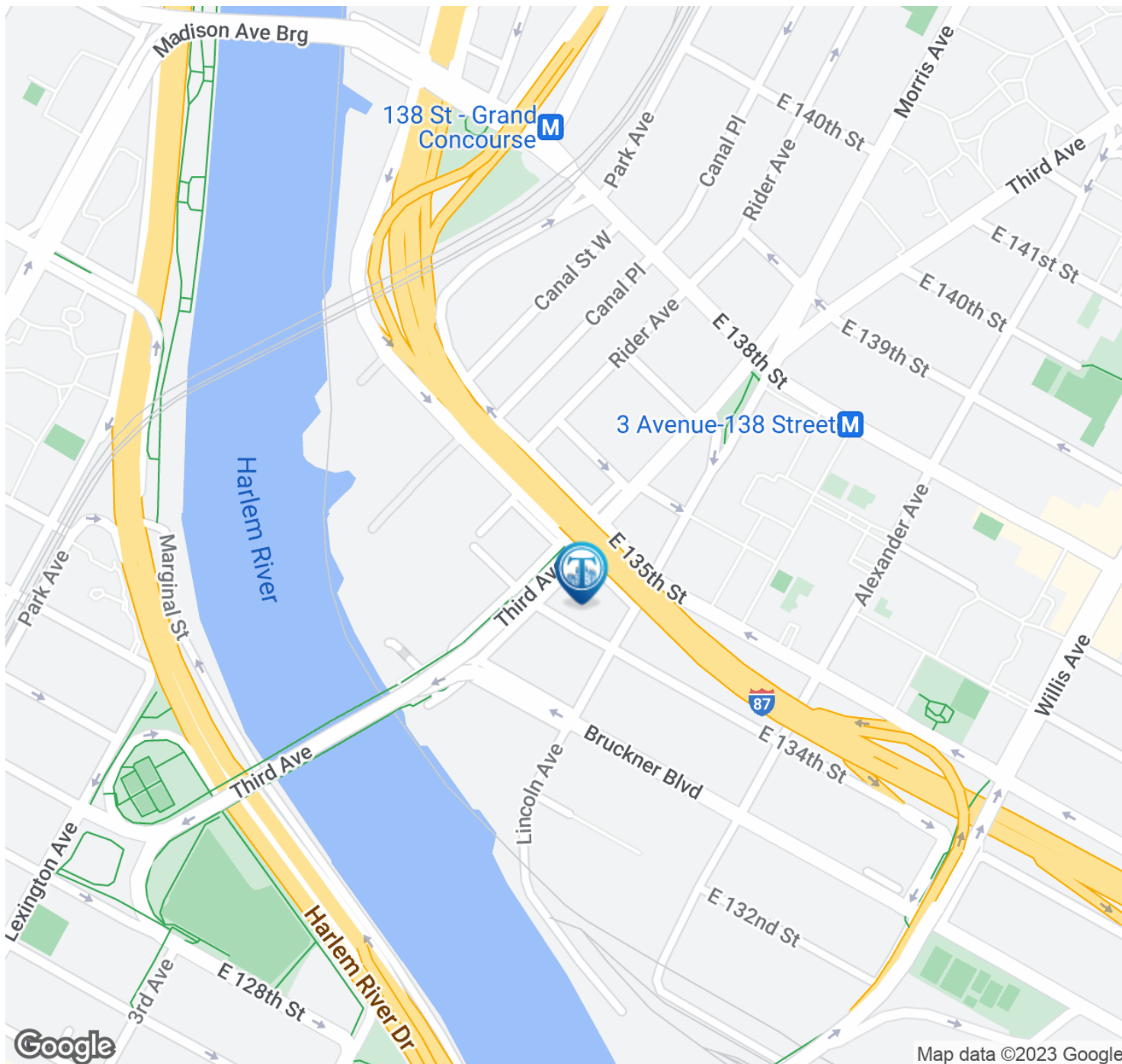
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## Location Map



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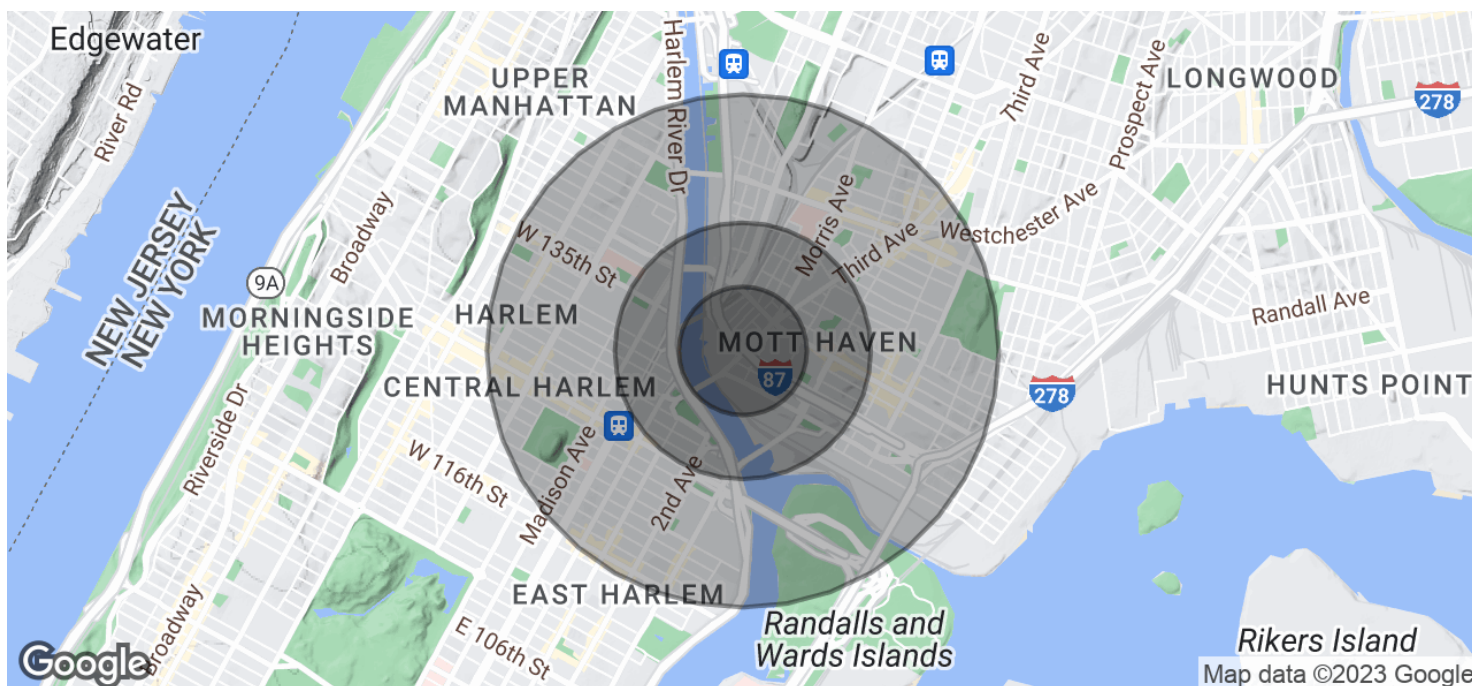
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,898	33,718	157,108
Average Age	35.1	33.6	34.6
Average Age (Male)	29.4	30.2	31.7
Average Age (Female)	36.7	34.8	36.7

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,374	13,832	69,568
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$50,304	\$43,856	\$56,350
Average House Value	\$0	\$31,382	\$170,508

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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