



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

5,000 SF | 825 Washington Ave | Corner Turn-Key Retail Space for Lease

825 Washington Avenue, Bronx, NY 10451

Shlomi Bagdadi
718.437.6100
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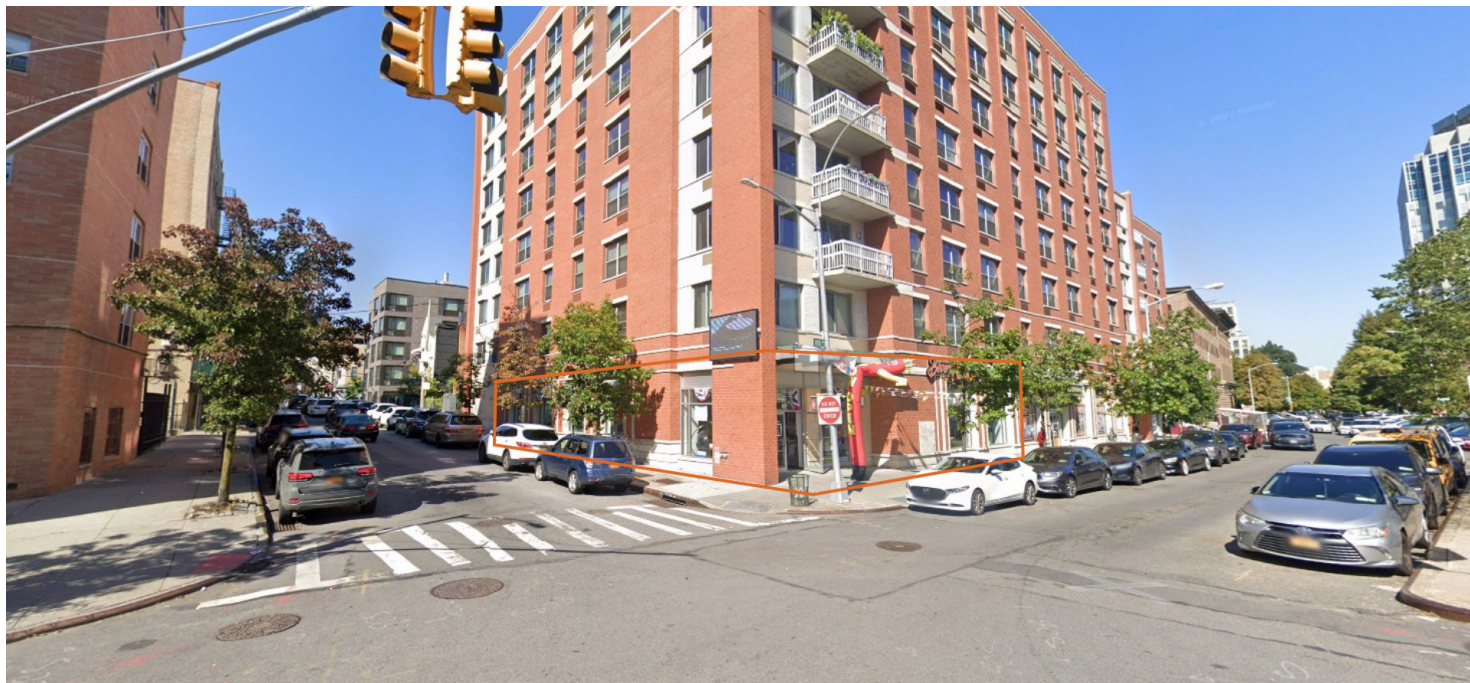
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	5,000 SF
Building Size:	143,390 SF
Lot Size:	21,360 SF
Zoning:	R8

LOCATION OVERVIEW

Located in the Melrose neighborhood of the Bronx between E 159th St & E 160th St near the the Jackson Ave subway station.

Nearest Transit: 2 & 5 trains at Jackson Ave and the BX15, BX21, BX13, & BX6 bus lines.

Nearby tenants include Foodtown, Subway, Dunkin', ALDI, Rainbow, Marshalls, Burlington, GNC, Five Below, Kennedy Fried Chicken, CTown Supermarket, McDonald's, Starbucks, and more!

PROPERTY HIGHLIGHTS

- Glass wrap around frontage - at least 80 feet
- Turn-key retail space
- HVAC
- New floors
- Tons of sunlight

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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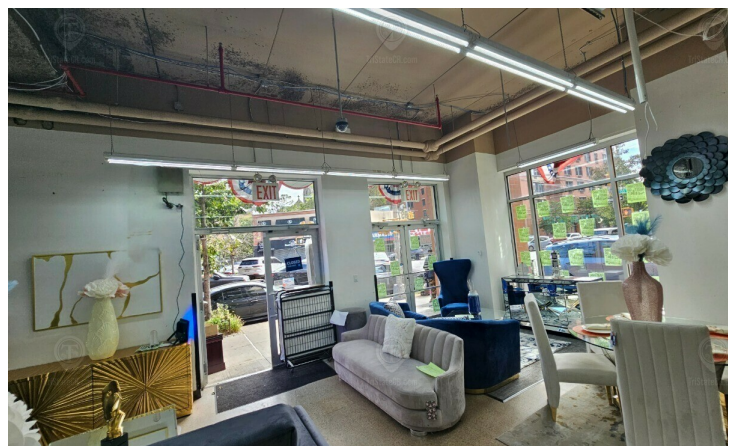
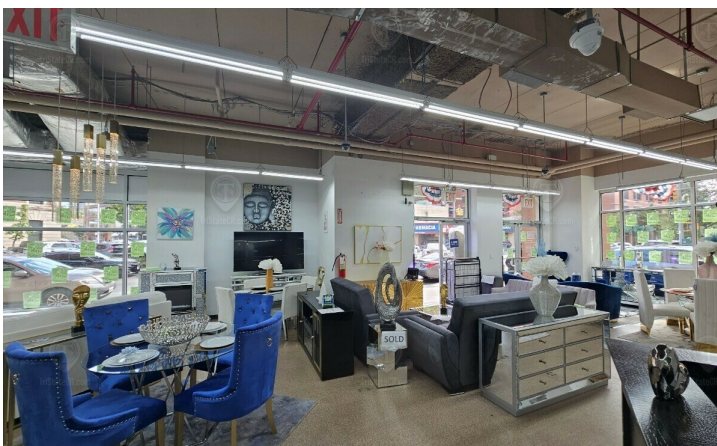
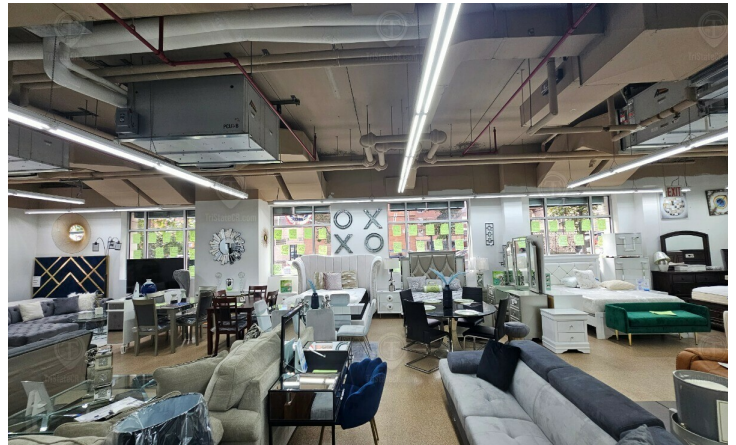
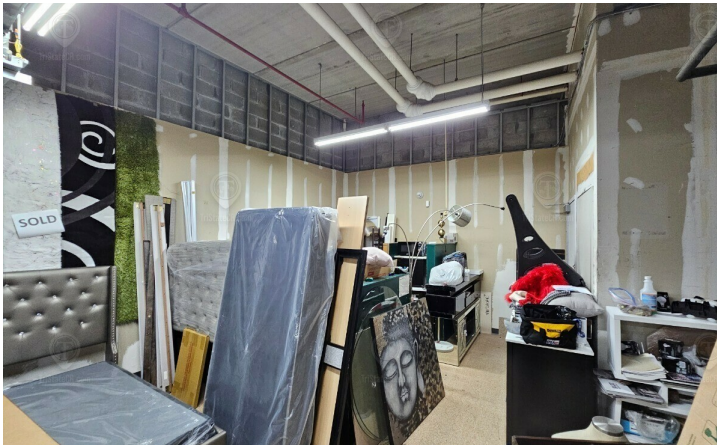
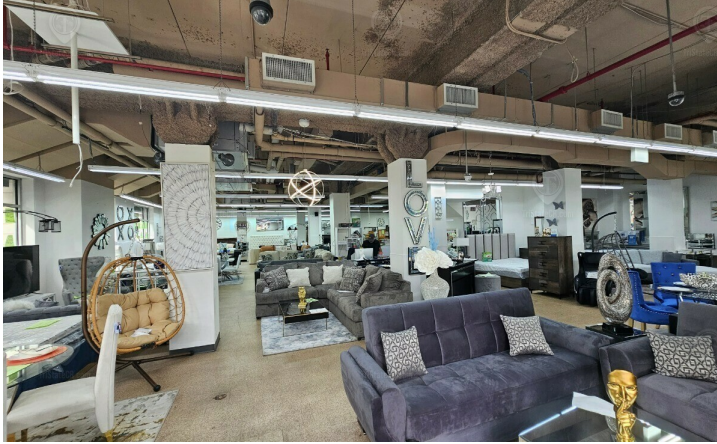
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Additional Photos



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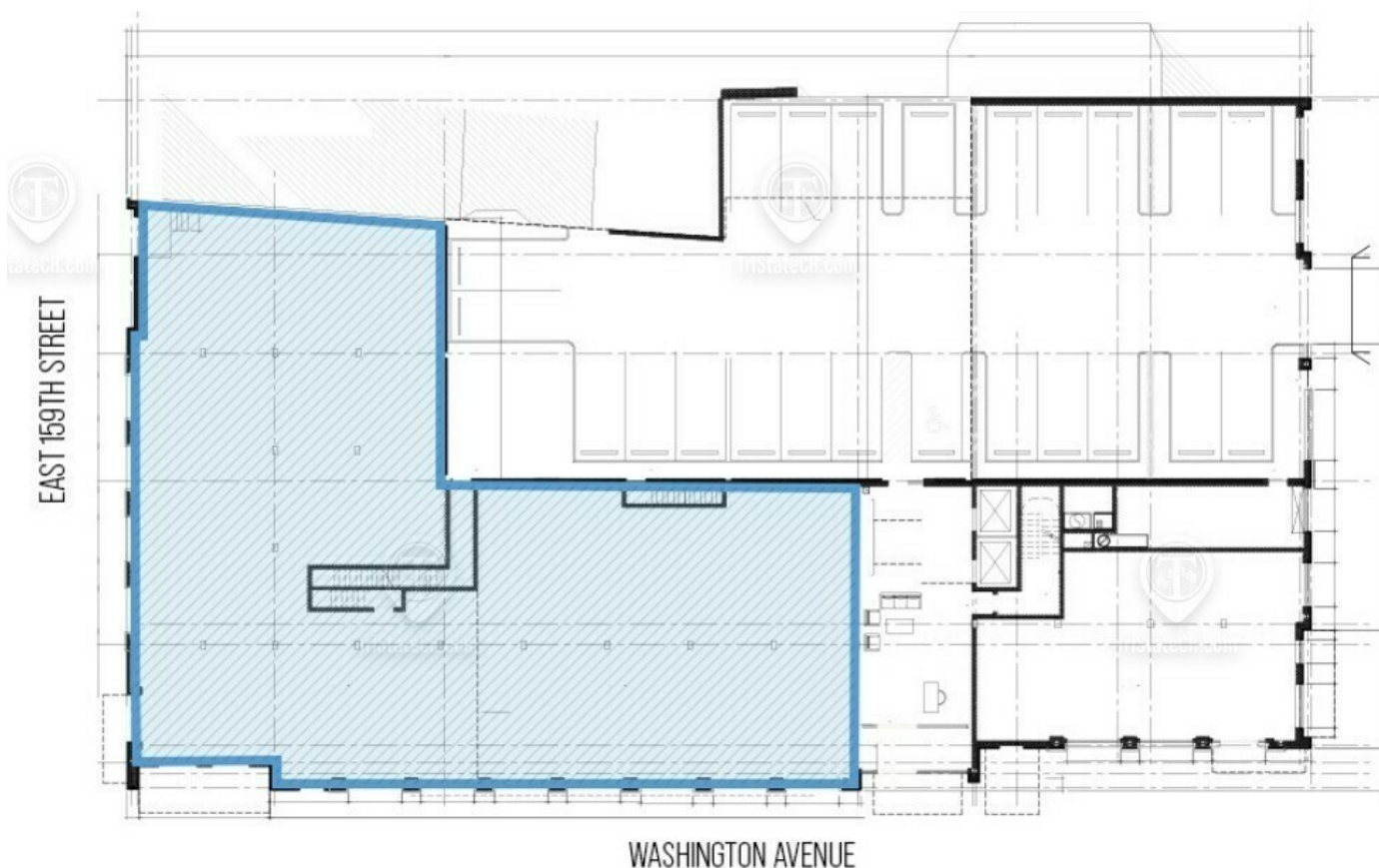
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Floor Plan



825 WASHINGTON AVENUE
TOTAL AVAILABLE SPACE: 5,000 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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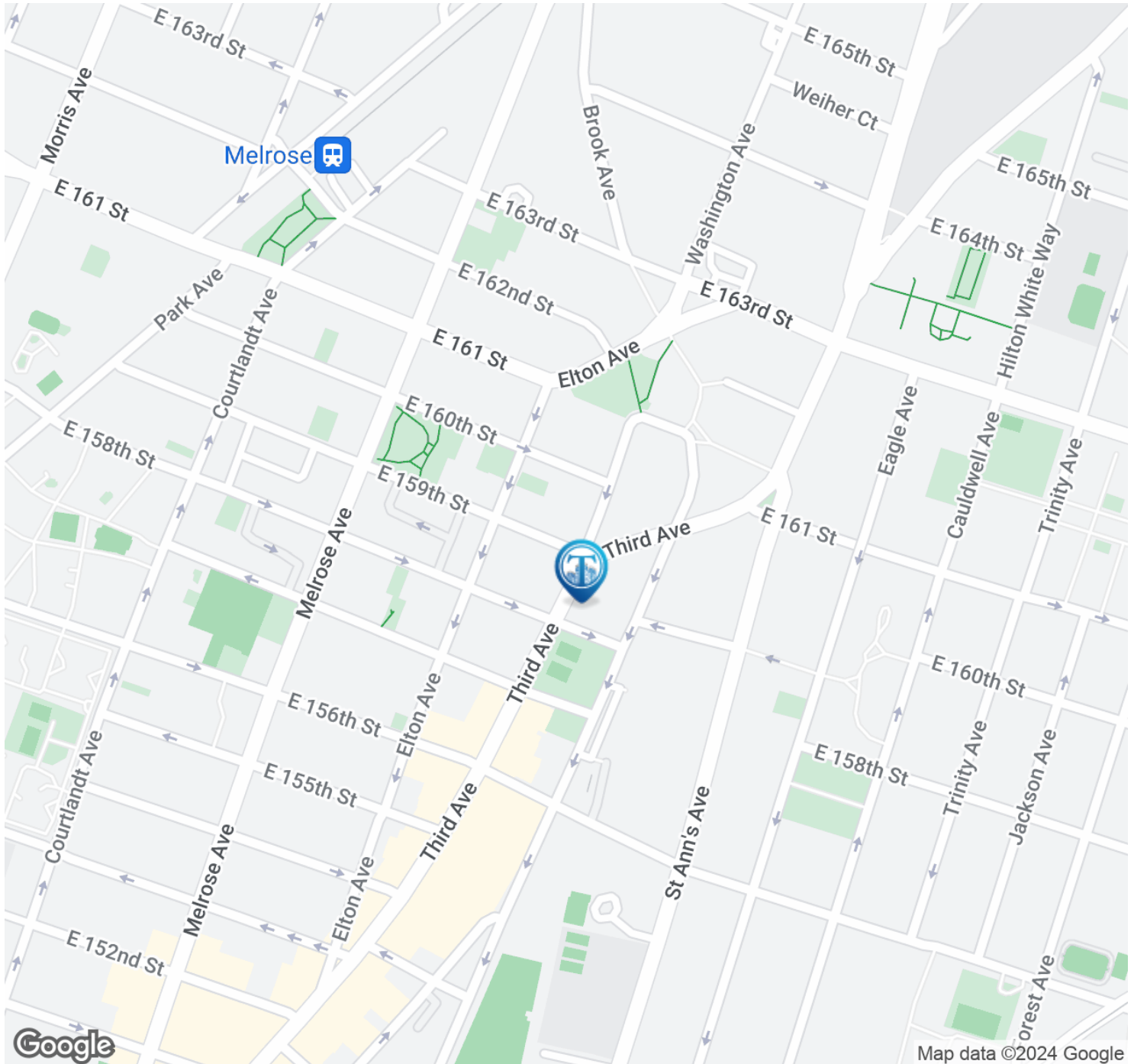
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Location Map



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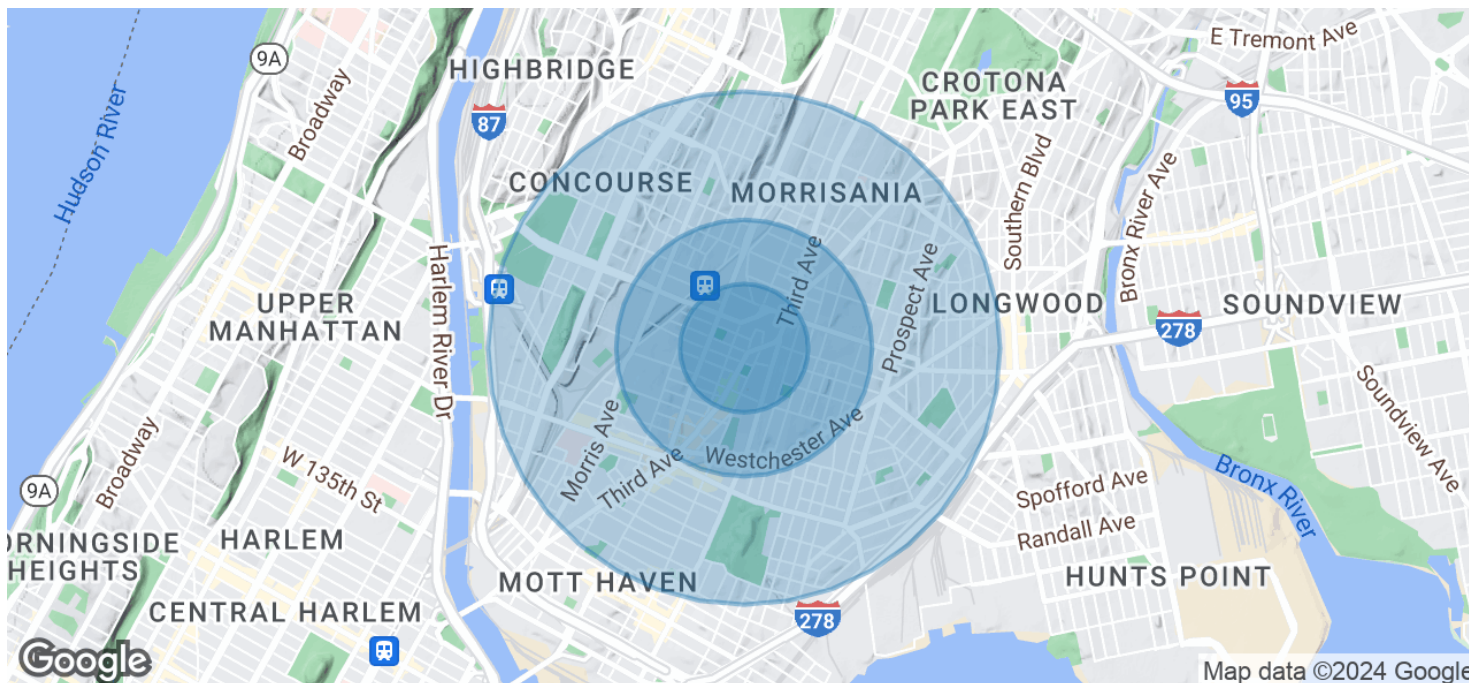
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,645	54,389	213,761
Average Age	32.5	33.3	33.4
Average Age (Male)	32.1	31.5	31.4
Average Age (Female)	33.5	35.5	35.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,286	20,879	81,769
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$49,445	\$46,069	\$44,608
Average House Value	\$118,882	\$62,457	\$92,594

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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