



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease

# Brand New Community Facility Space for Lease

800 SF

2330 Cambreleng Avenue • Bronx • NY • For Pricing

Call: 718-437-6100

**Shlomi Bagdadi**  
☎ 718.437.6100  
sb@tristatecr.com

**Zack Setton**  
☎ 718.437.6100 x113  
Zack.S@TriStateCR.com



## Location Overview

Located in the Belmont neighborhood of the Bronx between E 183rd St & E 187th St near the 182nd-183rd St subway station.

Nearest Transit: B & D trains at 182nd-13rd St and the BX17 bus line.

Nearby tenants include CTown Supermarkets, Artuso Pastry Shop, The Bronx Beer Hall, Prince Coffee House, Roberto's, Enzo's, Rite Aid, McDonald's, Terranova Bakery, Roberto's, and more!

## Main Highlights

- ▶ Brand new development
- ▶ ADA accessible
- ▶ Glass frontage
- ▶ Vanilla box



**32,141 SF**

Total Building Size



**7,500 SF**

Lot Size

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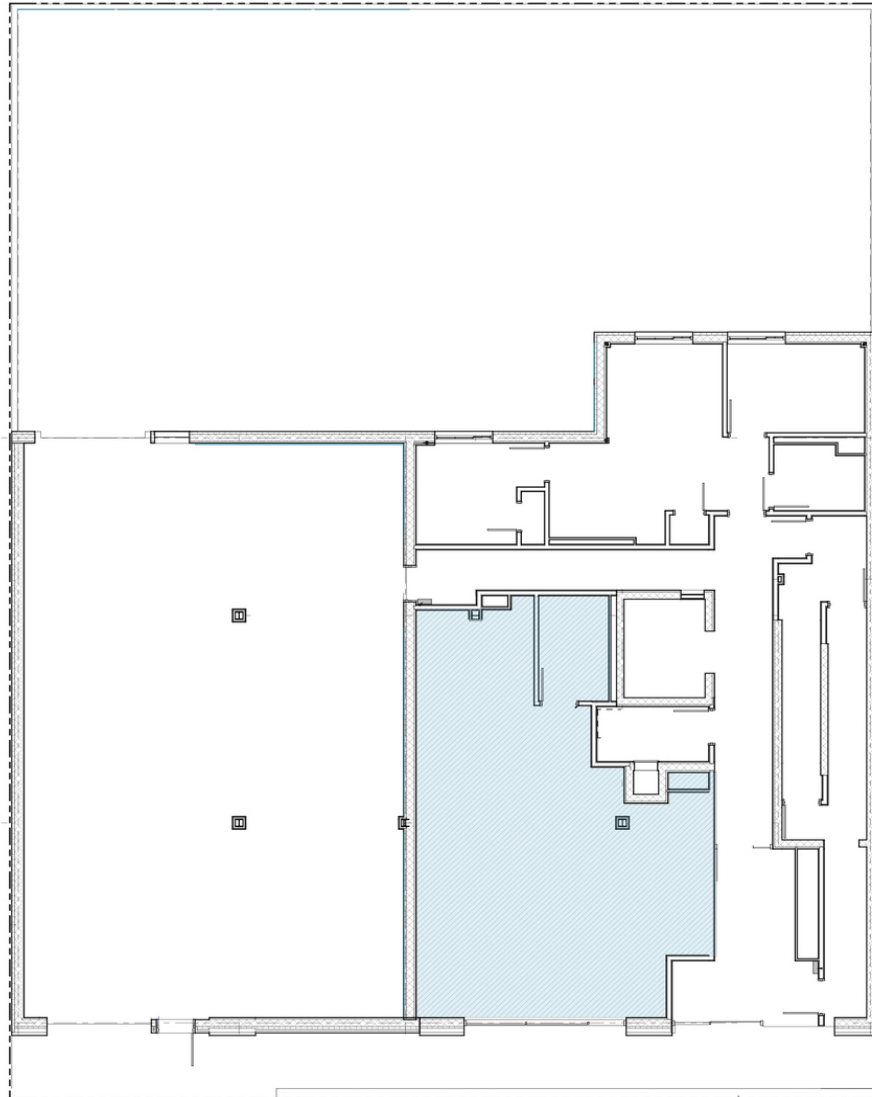
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## 2330 CAMBRELENG AVE

GROUND FLOOR: 800 SF

All square footage  
are approximate.

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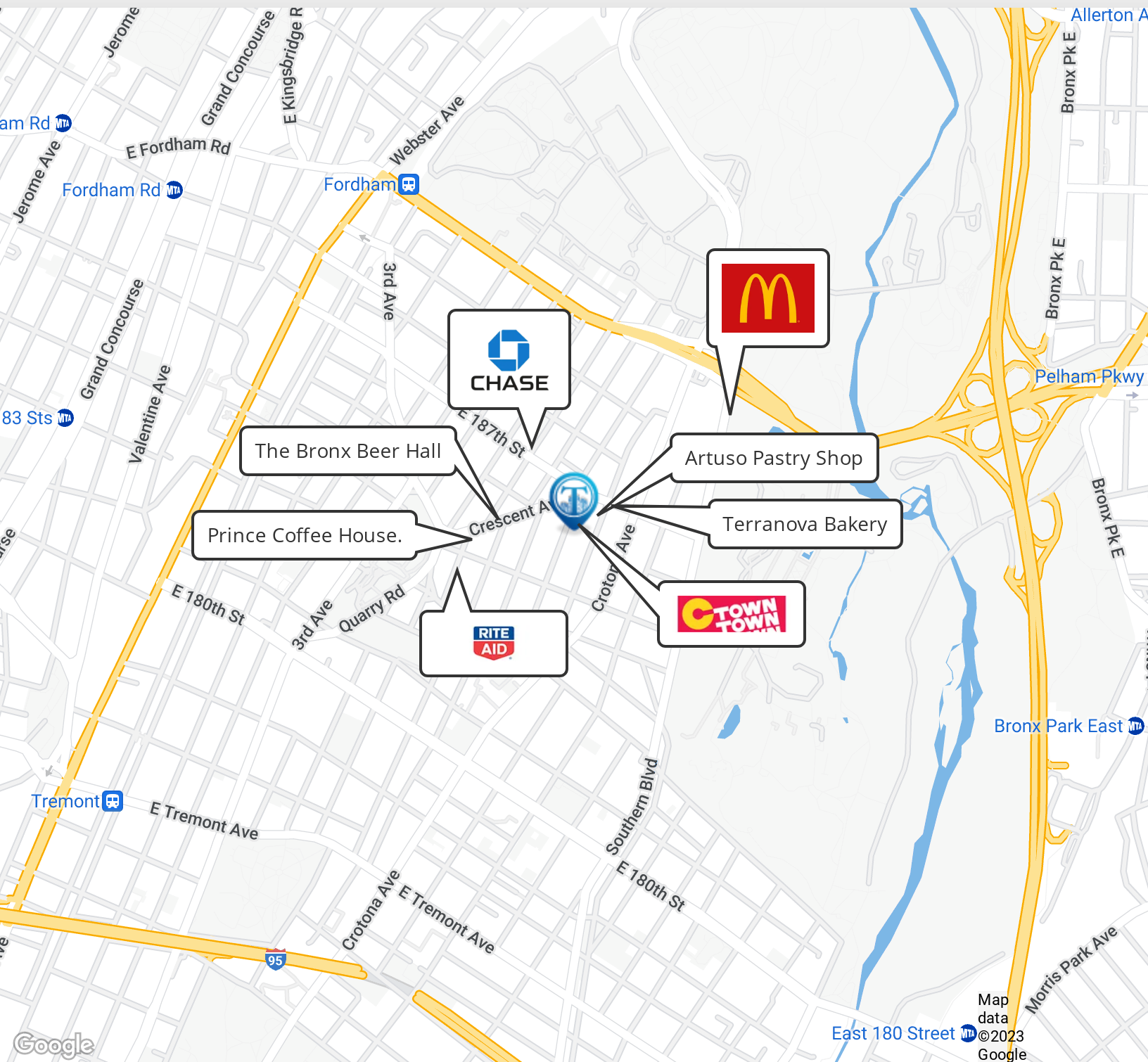
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# Retailer Map

2330 Cambreleng Avenue, Bronx, NY 10458



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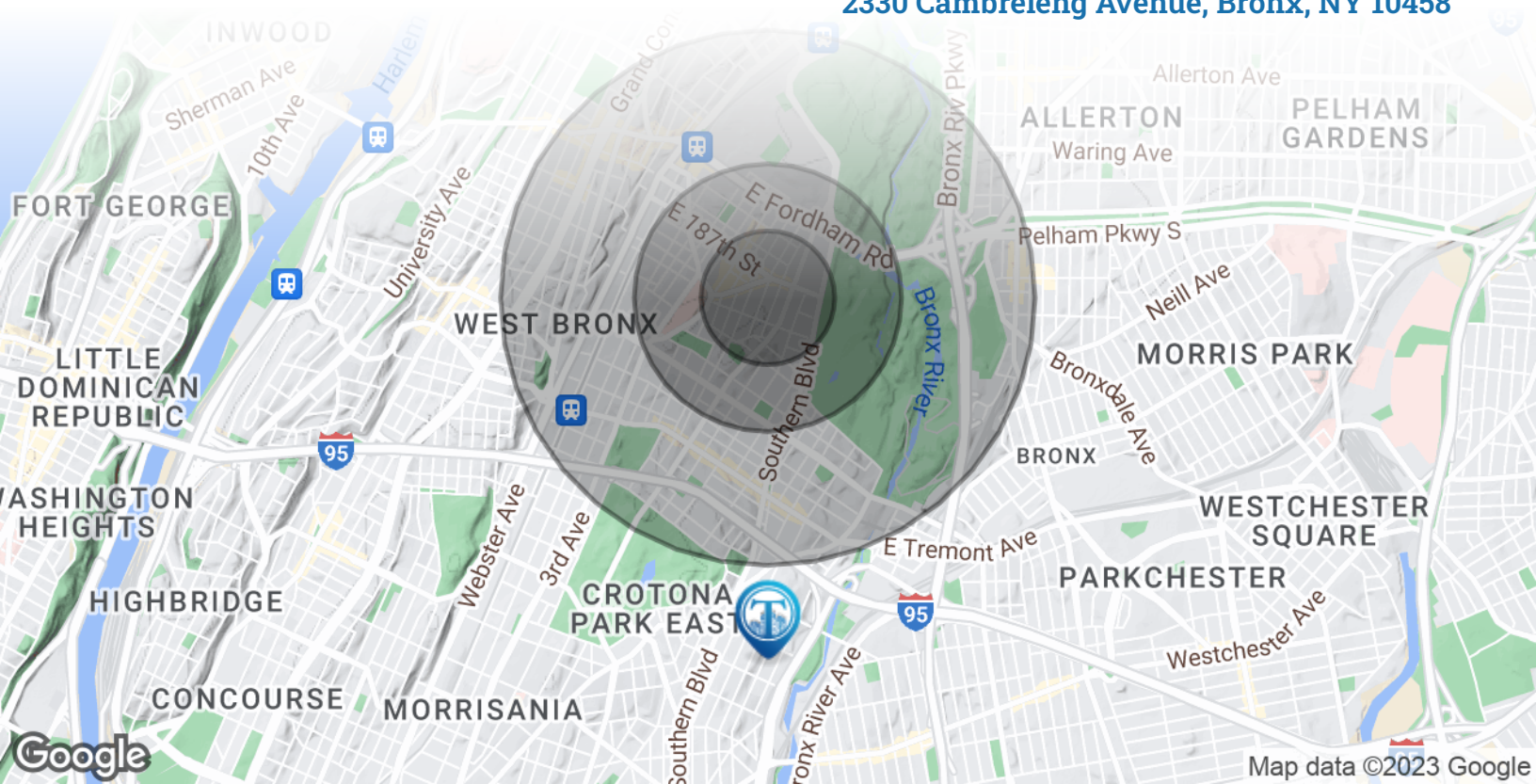
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# Area Demographics

2330 Cambreleng Avenue, Bronx, NY 10458



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	18,320	41,256	163,145
Average Age	31.6	30.3	30.9
Average Age (Male)	31.4	29.3	29.4
Average Age (Female)	32.1	31.6	32.7



**163,145**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	7,095	15,647	58,520
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$47,463	\$45,357	\$44,469
Average House Value	\$6,529	\$33,214	\$45,358



**\$44,469**

Avg Household Income

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