



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Brand New Retail Space

4,200 SF

961 Westchester Ave • Bronx • NY

For Pricing **Call: 718-437-6100**

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

**Dov Bleich**  
☎ 718.437.6100 x111  
Dov.B@TriStateCR.com



## Location Overview

Located in the Longwood neighborhood of the Bronx between Kelly St & Tiffany St near the Intervale Ave subway station.

Nearest Transit: 2 & 5 trains at Intervale Ave and the BX4 & BX6 bus lines.

Nearby tenants include Fine Fare Supermarkets, Dunkin', Planet Fitness, Burger King, SNIPES, Five Below, Taco Bell, Fabco Shoes, GameStop, Chase Bank, Western Beef Supermarket, Family Dollar, and more!

## Main Highlights

- ▶ 3,650 SF storage space
- ▶ Divisible
- ▶ Brand new construction
- ▶ Wrap around glass front corner
- ▶ High visibility
- ▶ Modern design
- ▶ Storage and parking available



**31,286 SF**  
Total Building Size



**7,006 SF**  
Lot Size

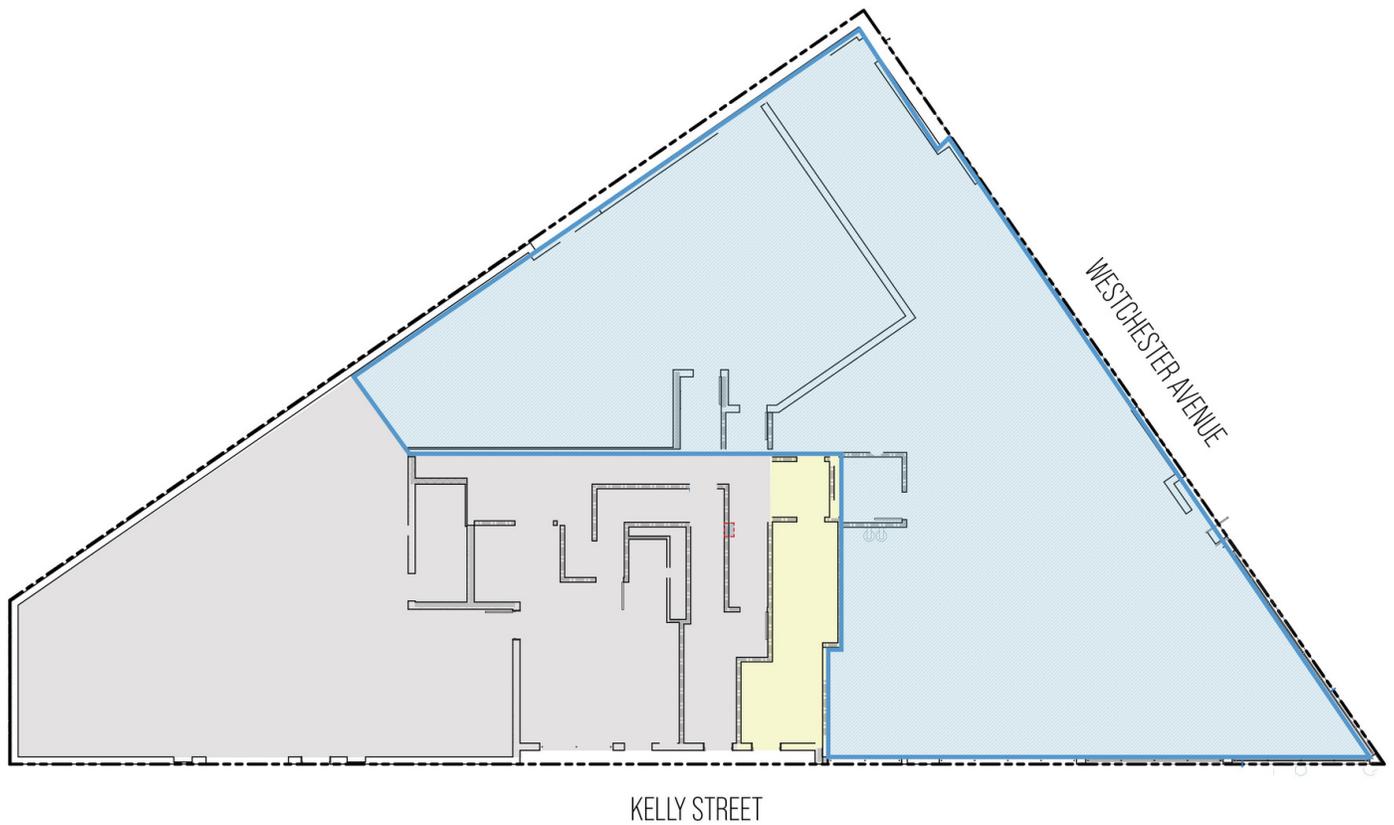
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## 961 WESTCHESTER AVENUE

GROUND FLOOR

TOTAL AVAILABLE SPACE: 4,200 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

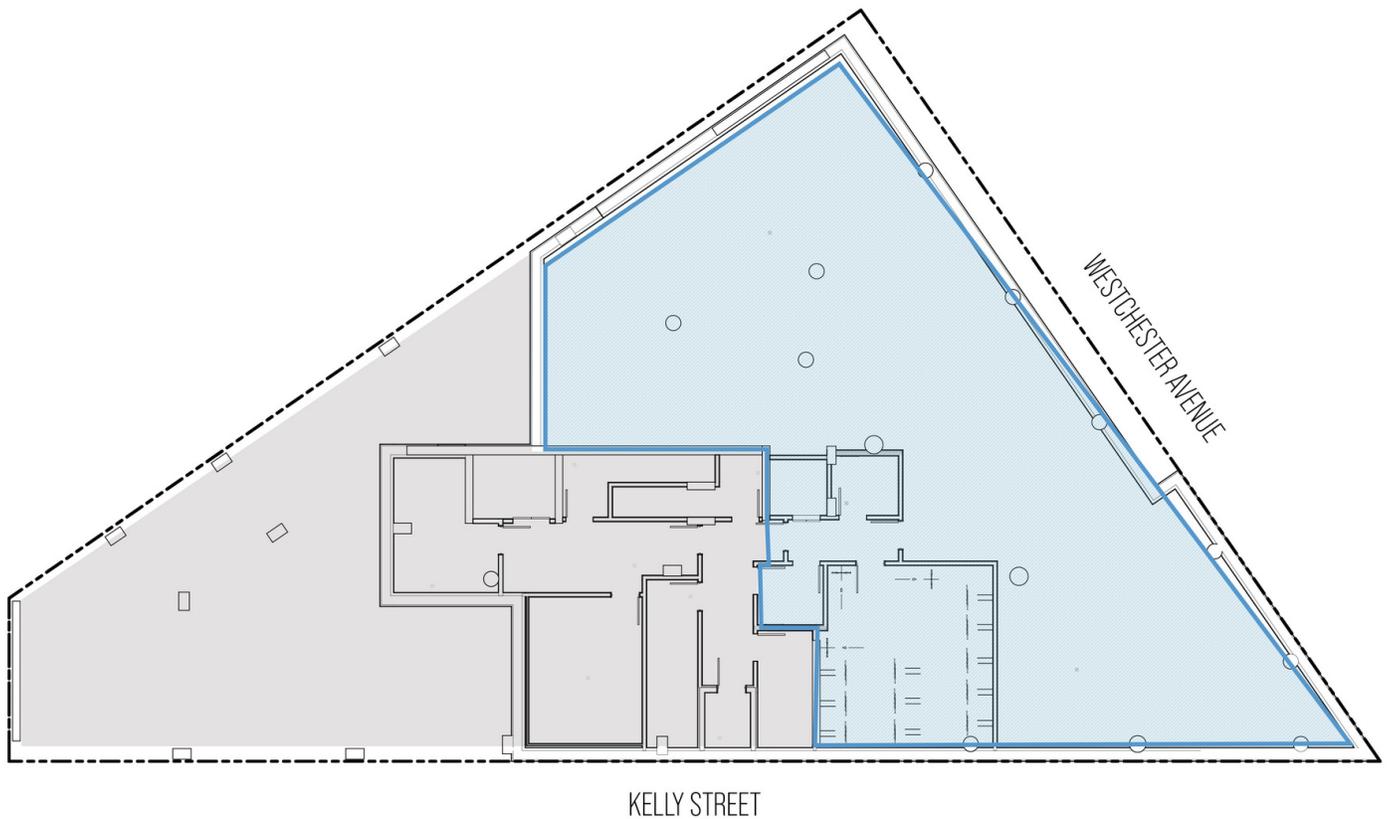
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## 961 WESTCHESTER AVENUE

LOWER LEVEL

TOTAL AVAILABLE SPACE: 3,650 SF

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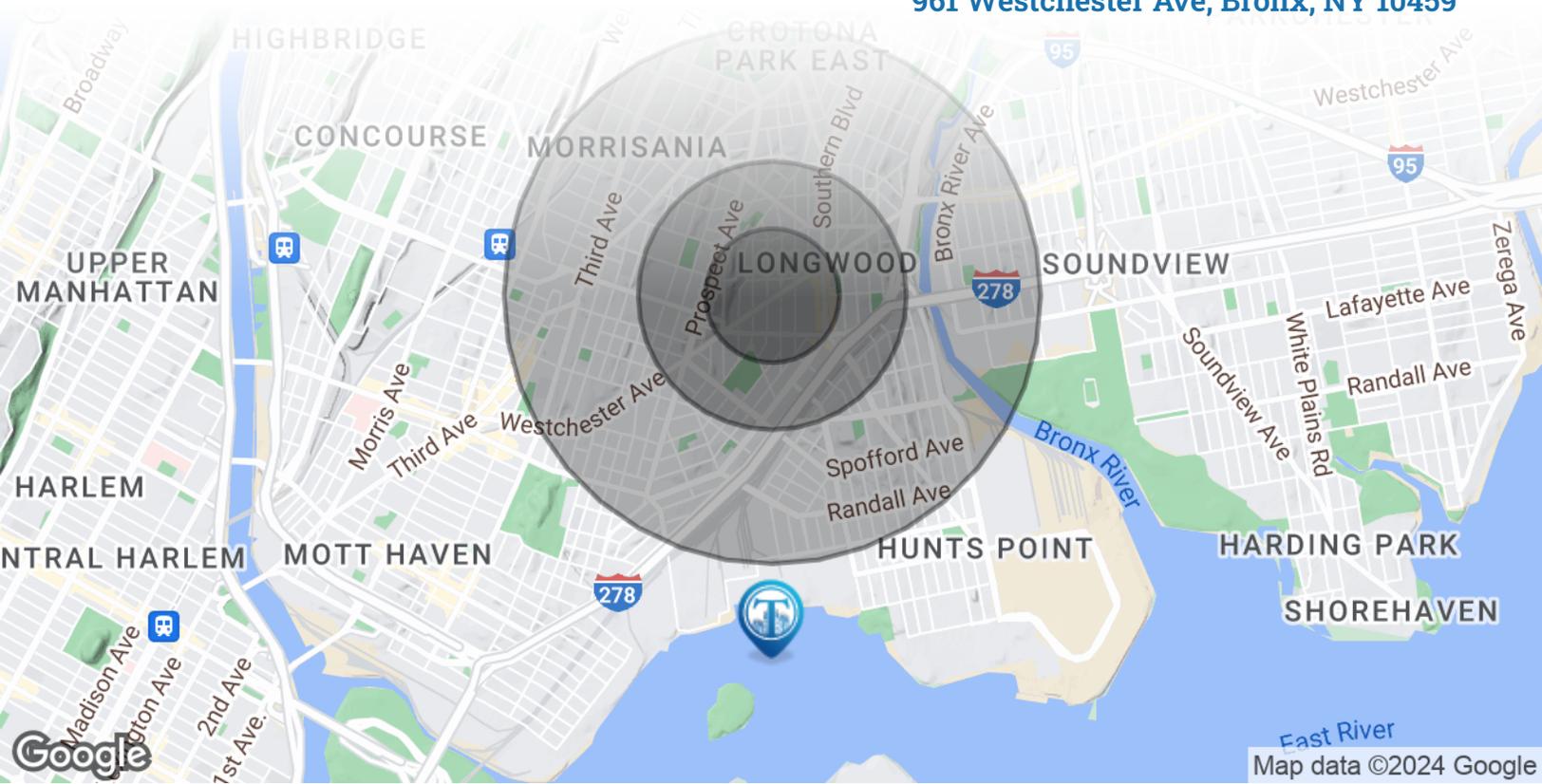
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961 Westchester Ave, Bronx, NY 10459



**POPULATION**

**0.25 MILES**

**0.5 MILES**

**1 MILE**

Total Population	13,114	47,726	163,999
Average Age	32.5	32.5	32.5
Average Age (Male)	30.6	29.2	30.0
Average Age (Female)	36.2	35.9	34.8



**163,999**

People within 1 Mile

**HOUSEHOLDS & INCOME**

**0.25 MILES**

**0.5 MILES**

**1 MILE**

Total Households	4,742	18,073	61,155
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$42,409	\$43,623	\$44,549
Average House Value	\$206,782	\$164,324	\$142,814



**\$44,549**

Avg Household Income

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