



**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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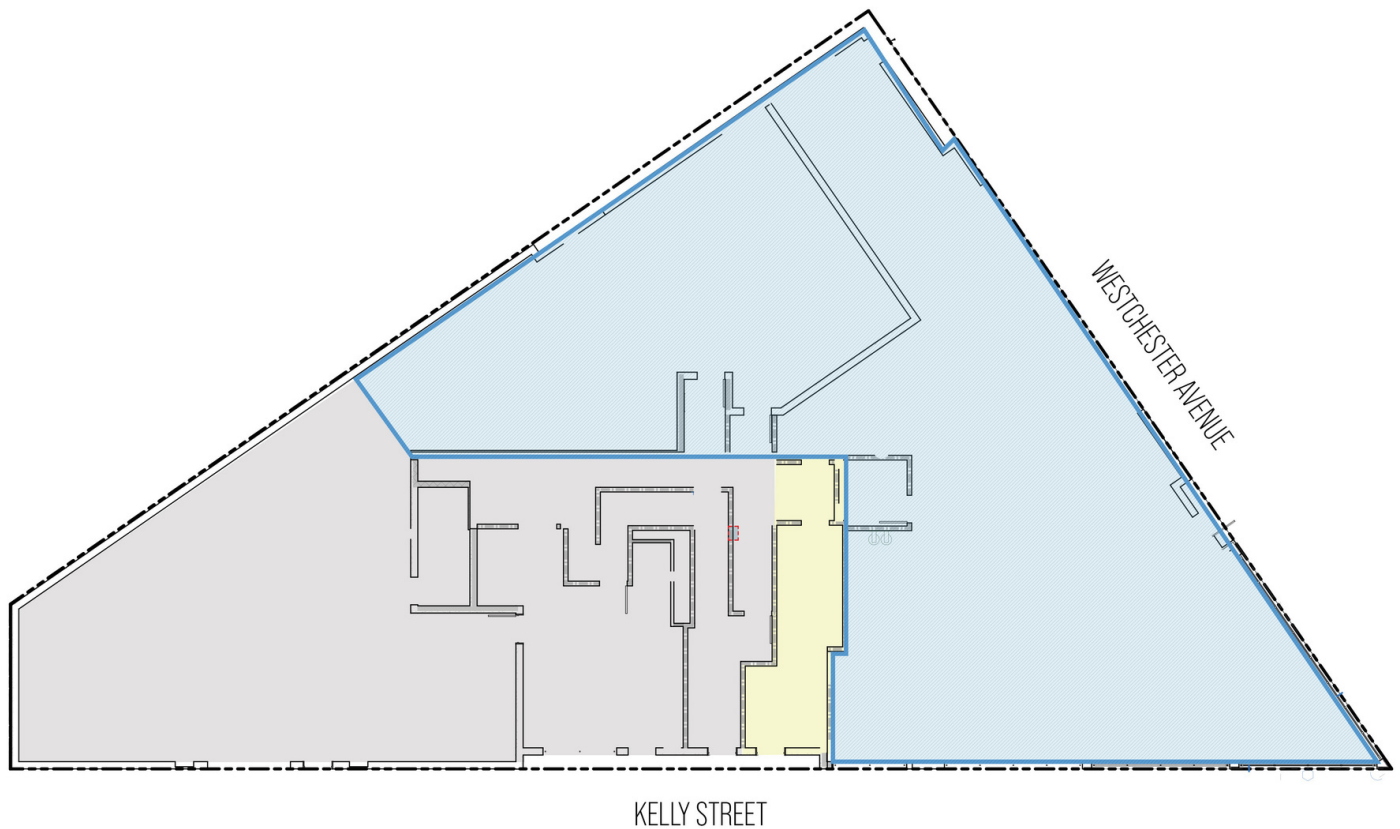
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Floor Plan

961 Westchester Ave, Bronx, NY 10459



961 WESTCHESTER AVENUE

GROUND FLOOR

TOTAL AVAILABLE SPACE: 4,200 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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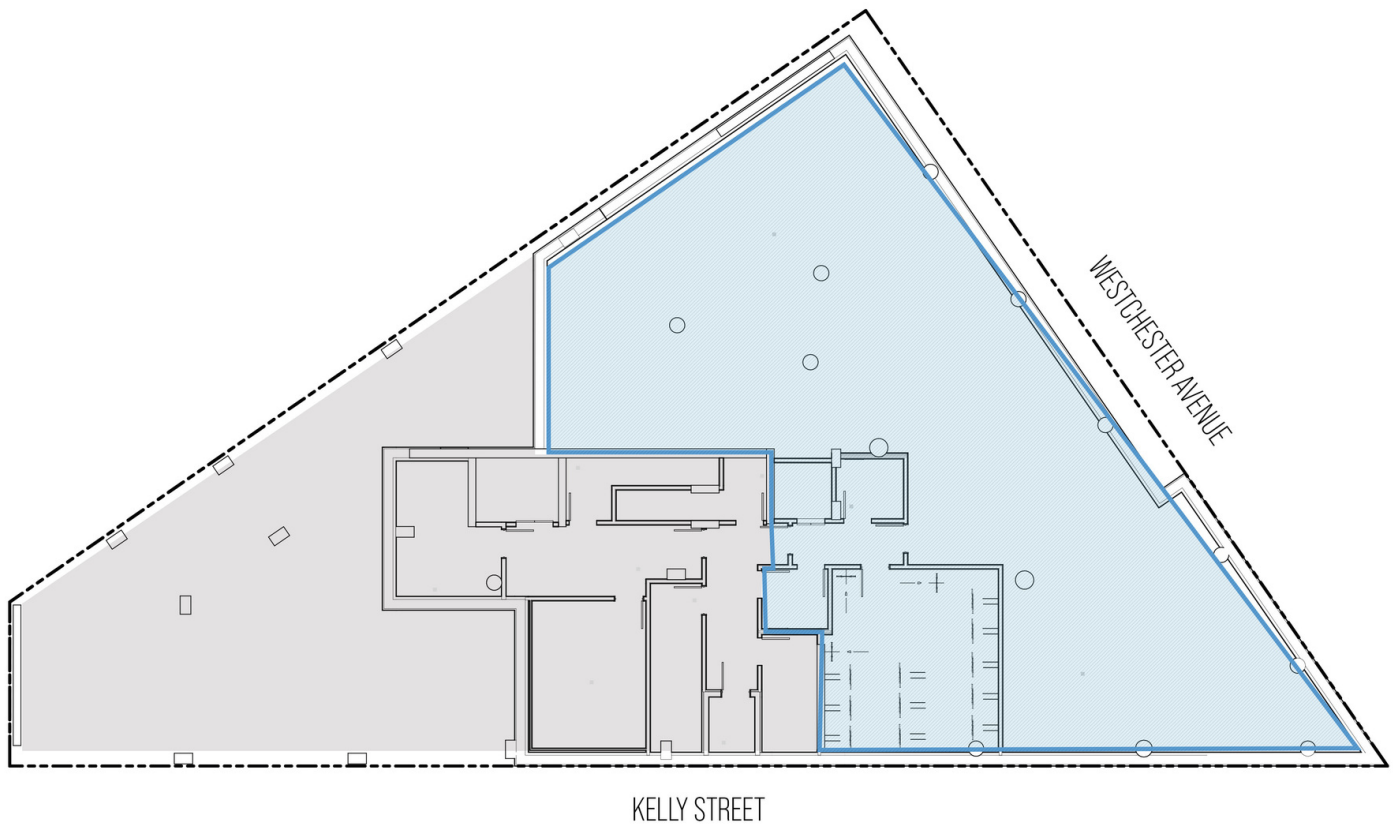
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Floor Plan

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961 WESTCHESTER AVENUE

LOWER LEVEL

TOTAL AVAILABLE SPACE: 3,650 SF

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Retailer Map

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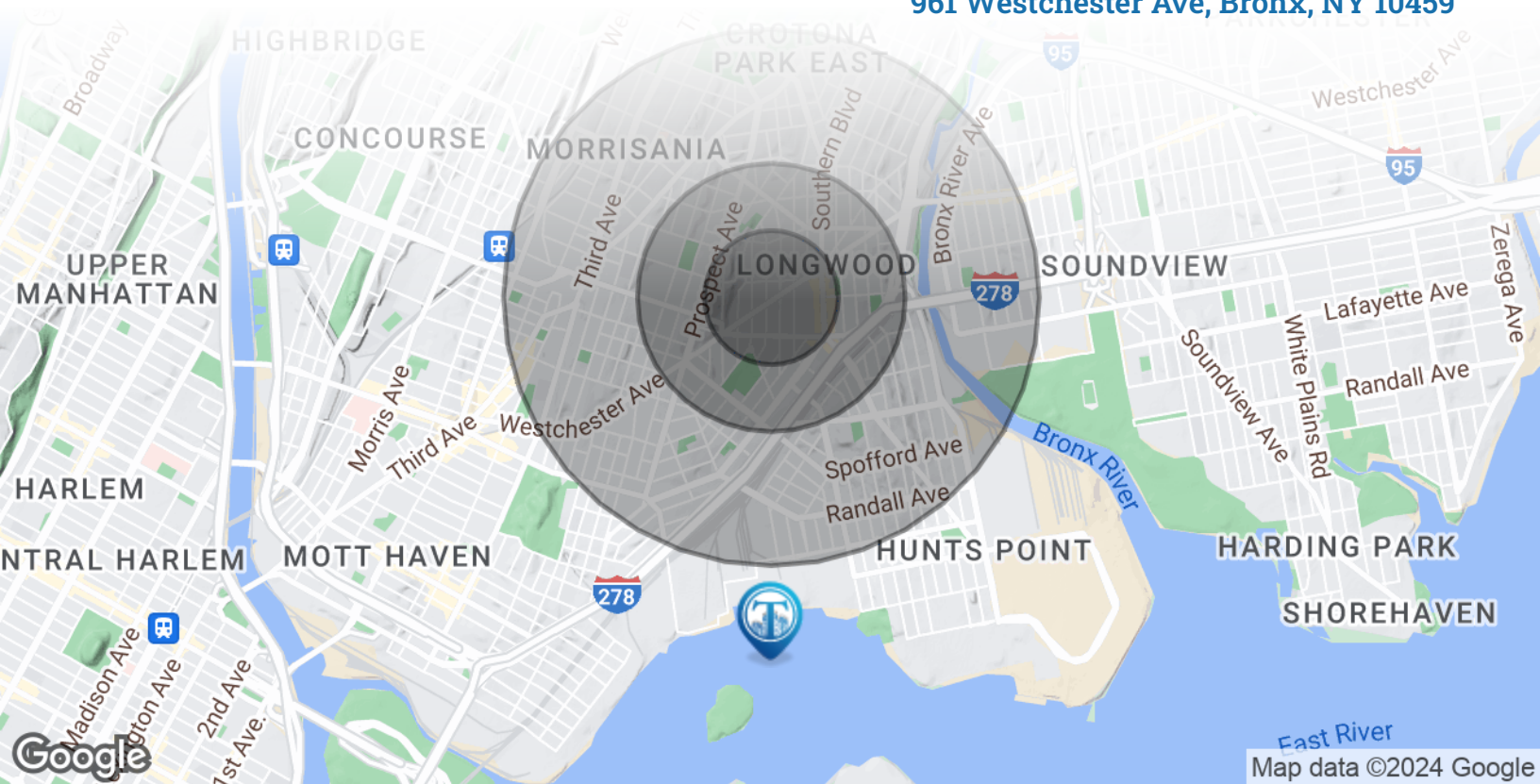
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Area Demographics

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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