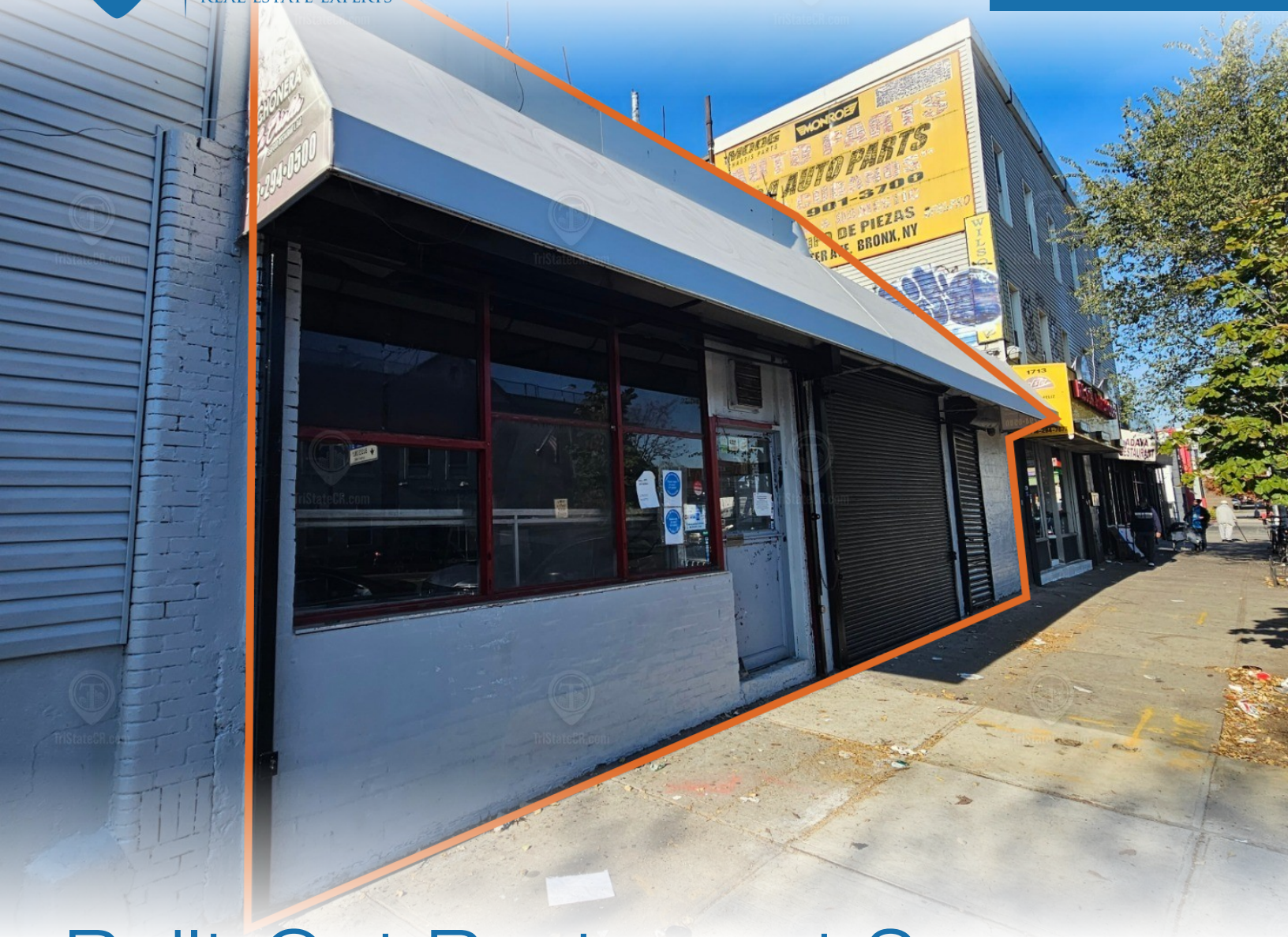




TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Built-Out Restaurant Space with Parking Lot

4,000 SF

1709 Webster 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 densely populated Claremont neighborhood of The Bronx between E 173rd St & E 174th St near the 174th - 175th St subway station. This property has a prime location on Webster Ave restaurant row near Crotona & Claremont parks.

Nearest Transit: B & D trains at 174th - 175th St and the BX41 bus line.

Nearby tenants include McDonald's, Food Bazaar, Taco Bell, Dollar Tree, Planet Fitness, Chase Bank, Dunkin', Blink Fitness, Wendy's, Western Beef Supermarket, 7-Eleven, and more!

Main Highlights

- ▶ Built out restaurant
- ▶ High electric and gas capacity
- ▶ Vented
- ▶ Basement
- ▶ 4,500 SF large parking lot



4,000 SF

Total Building Size



4,500 SF

Lot Size

FOR LEASE • 4,000 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

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

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.



TriStateCR.com

Additional Photos

1709 Webster Ave, Bronx, NY 10457



FOR LEASE • 4,000 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

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

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.



TriStateCR.com

Floor Plans

1709 Webster Ave, Bronx, NY 10457

WEBSTER AVENUE



1709 WEBSTER AVENUE

TOTAL AVAILABLE SPACE: 4,000 SF

FOR LEASE • 4,000 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

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

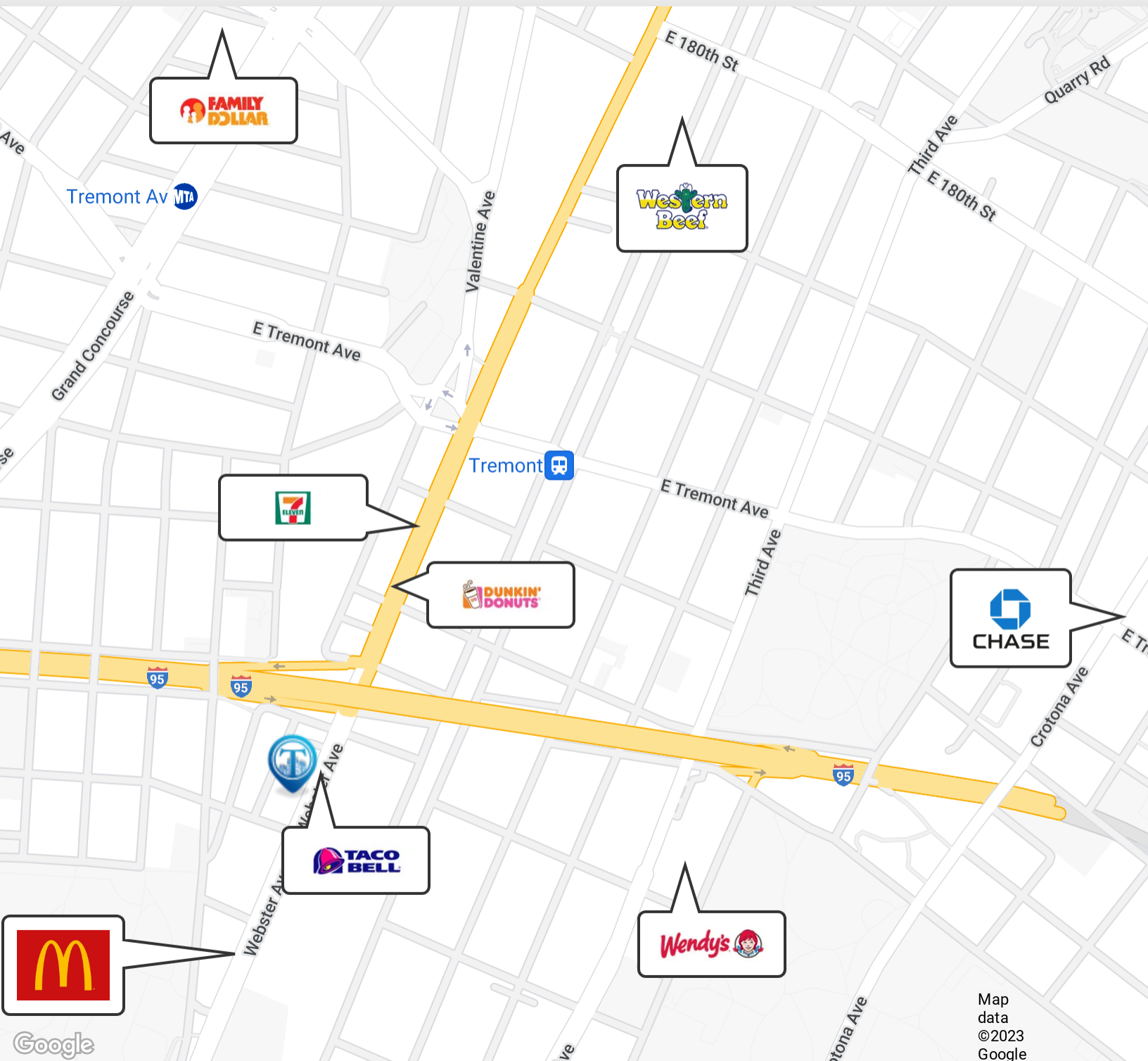
Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



TriStateCR.com

Retailer Map

1709 Webster Ave, Bronx, NY 10457



FOR LEASE • 4,000 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

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

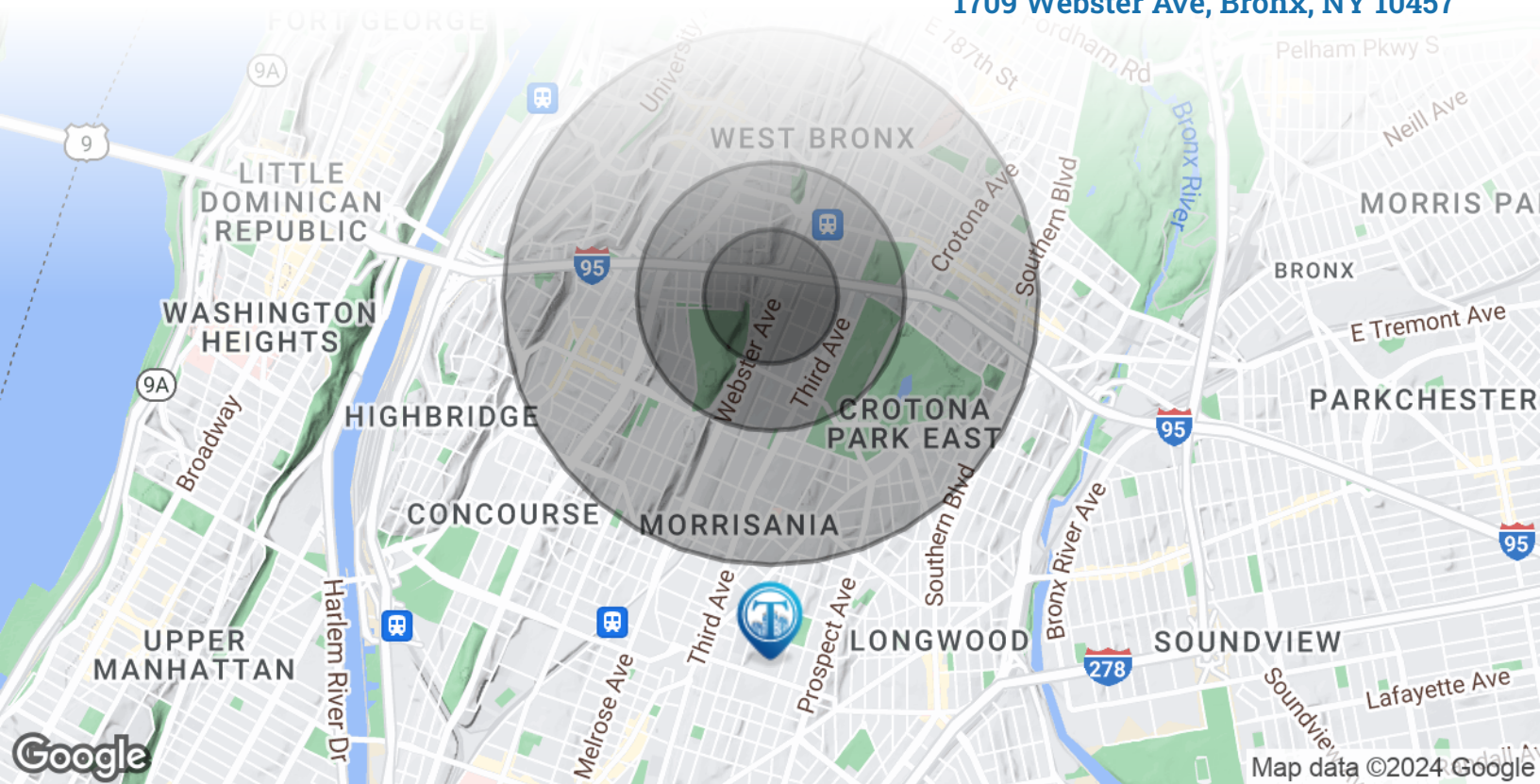
Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



TriStateCR.com

Area Demographics

1709 Webster Ave, Bronx, NY 10457



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	7,722	48,620	236,289
Average Age	31.1	30.7	32.2
Average Age (Male)	28.1	30.2	30.7
Average Age (Female)	34.6	32.6	34.1



236,289

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	2,585	16,122	84,173
# of Persons per HH	3.0	3.0	2.8
Average HH Income	\$45,996	\$48,781	\$43,213
Average House Value	\$247,935	\$105,827	\$72,665



\$43,213

Avg Household Income

FOR LEASE • 4,000 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Dov Bleich
📞 718.437.6100 x111
Dov.B@TriStateCR.com

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.

For Lease



TriStateCR.com

4,000 SF | 1709 Webster Ave | Built-Out Restaurant Space with Parking Lot for Lease

4,000 SF • For Pricing **Call: 718-437-6100**

1709 Webster Ave • Bronx • NY

Shlomi Bagdadi

📞 718.437.6100

sb@tristatecr.com

Dov Bleich

📞 718.437.6100 x111

Dov.B@TriStateCR.com