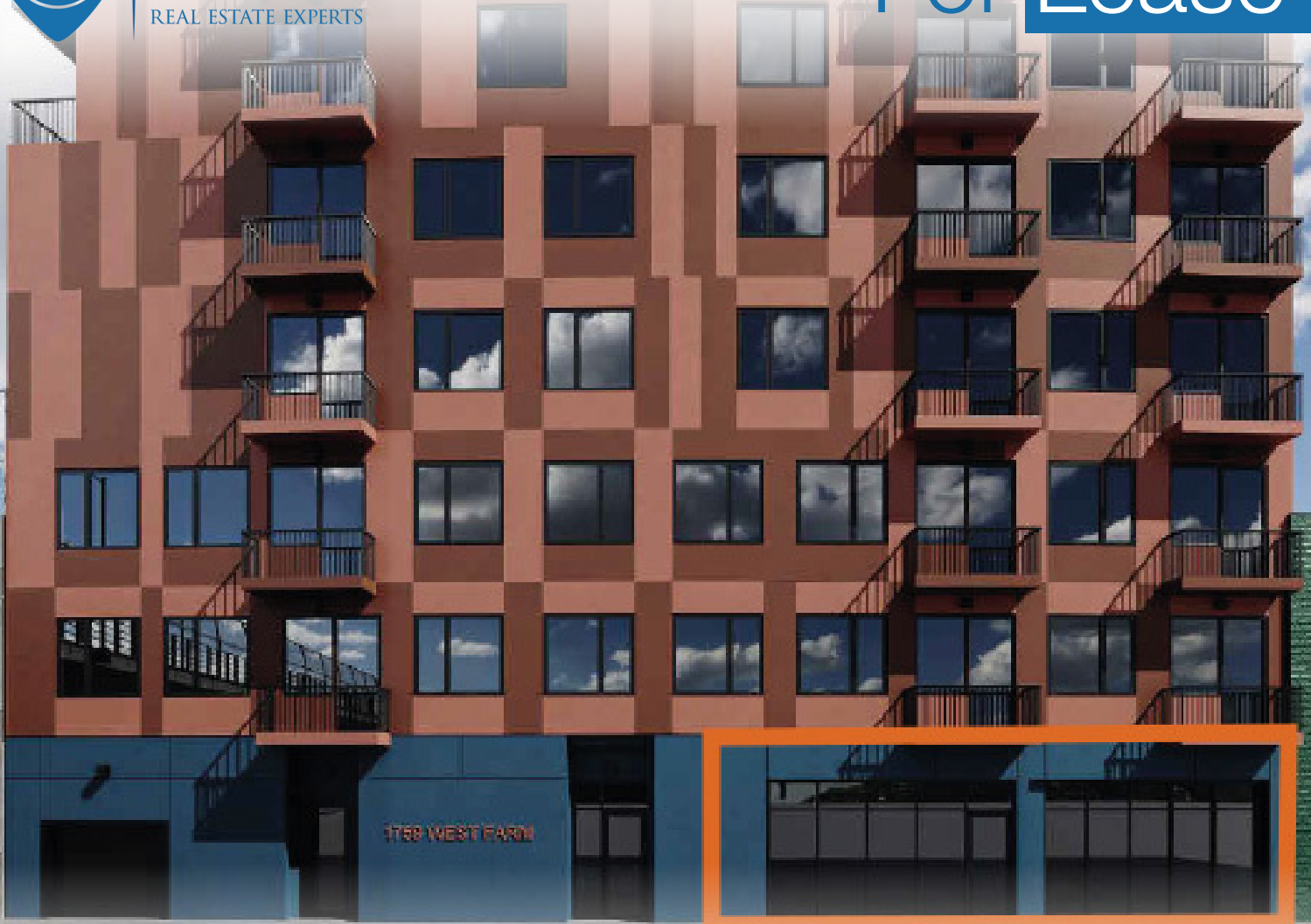




TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Brand New Retail Space for Lease

3,600 SF

1759 West Farms Road • 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 West Farms neighborhood of The Bronx at the intersection of East 174th St near the 174th St subway station.

Nearest Transit: 2 & 5 trains at 174th St and the BX11 bus line.

Nearby tenants include Dunkin', McDonald's, T.J. Maxx, Boost Mobile, Western Beef Supermarket, Taco Bell, Stop & Shop, Chase Bank, GameStop, Burger King, CTown Supermarkets, and more!

Main Highlights

- ▶ Brand new building
- ▶ Finished space
- ▶ All glass frontage with tremendous sunlight
- ▶ Great ceiling heights
- ▶ Parking available
- ▶ Positioned near multiple parks making it ideal for daycare



12,160 SF

Total Building Size



12,536 SF

Lot Size

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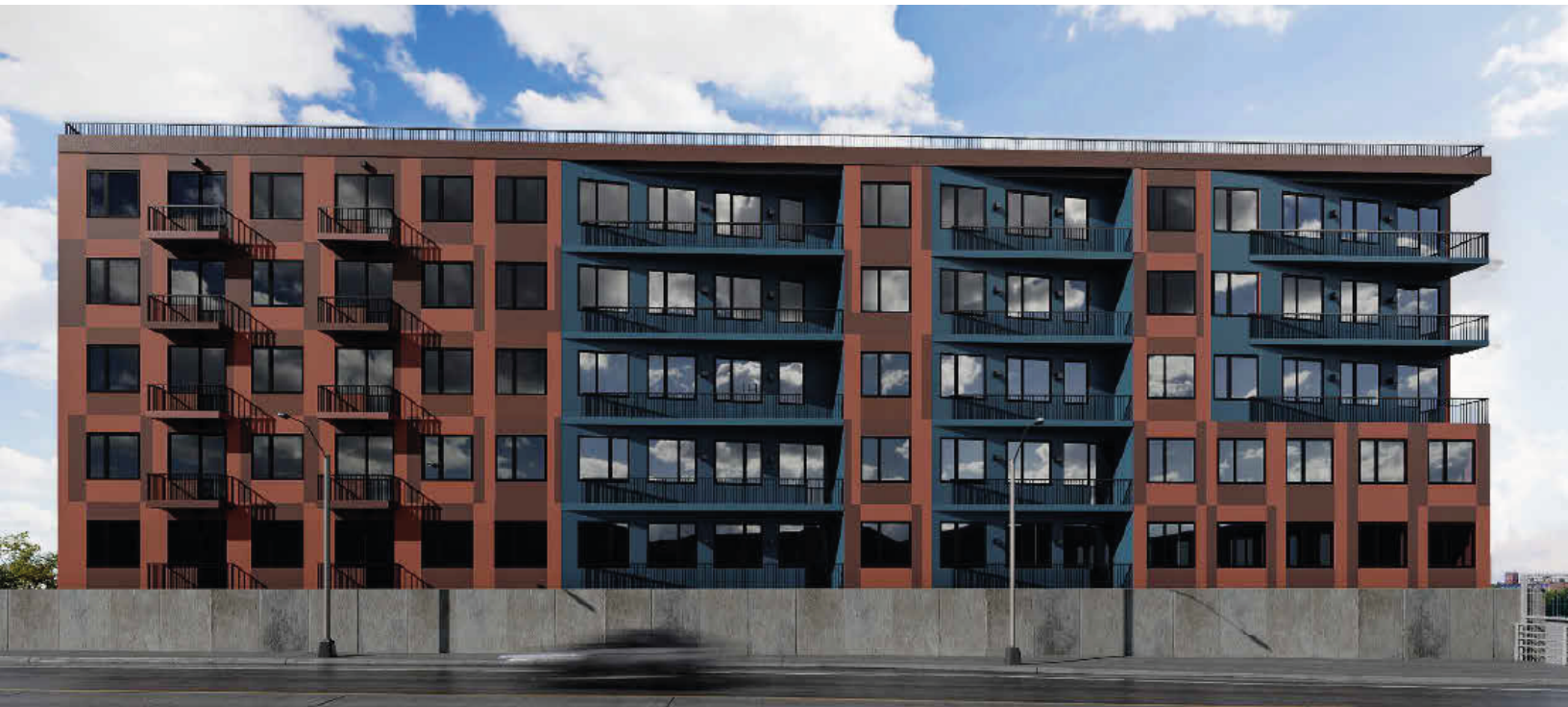
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Additional Photos

1759 West Farms Road, Bronx, NY 10460



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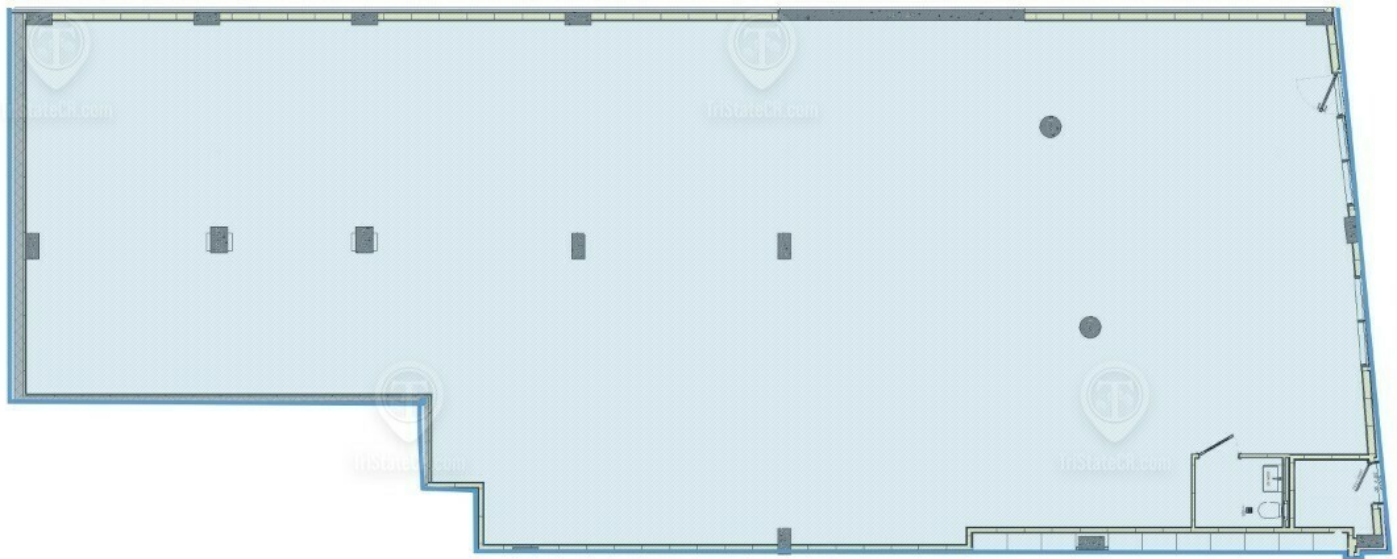
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Floor Plans

1759 West Farms Road, Bronx, NY 10460



1759 WEST FARMS ROAD

TOTAL AVAILABLE SPACE: 3,600 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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Retailer Map

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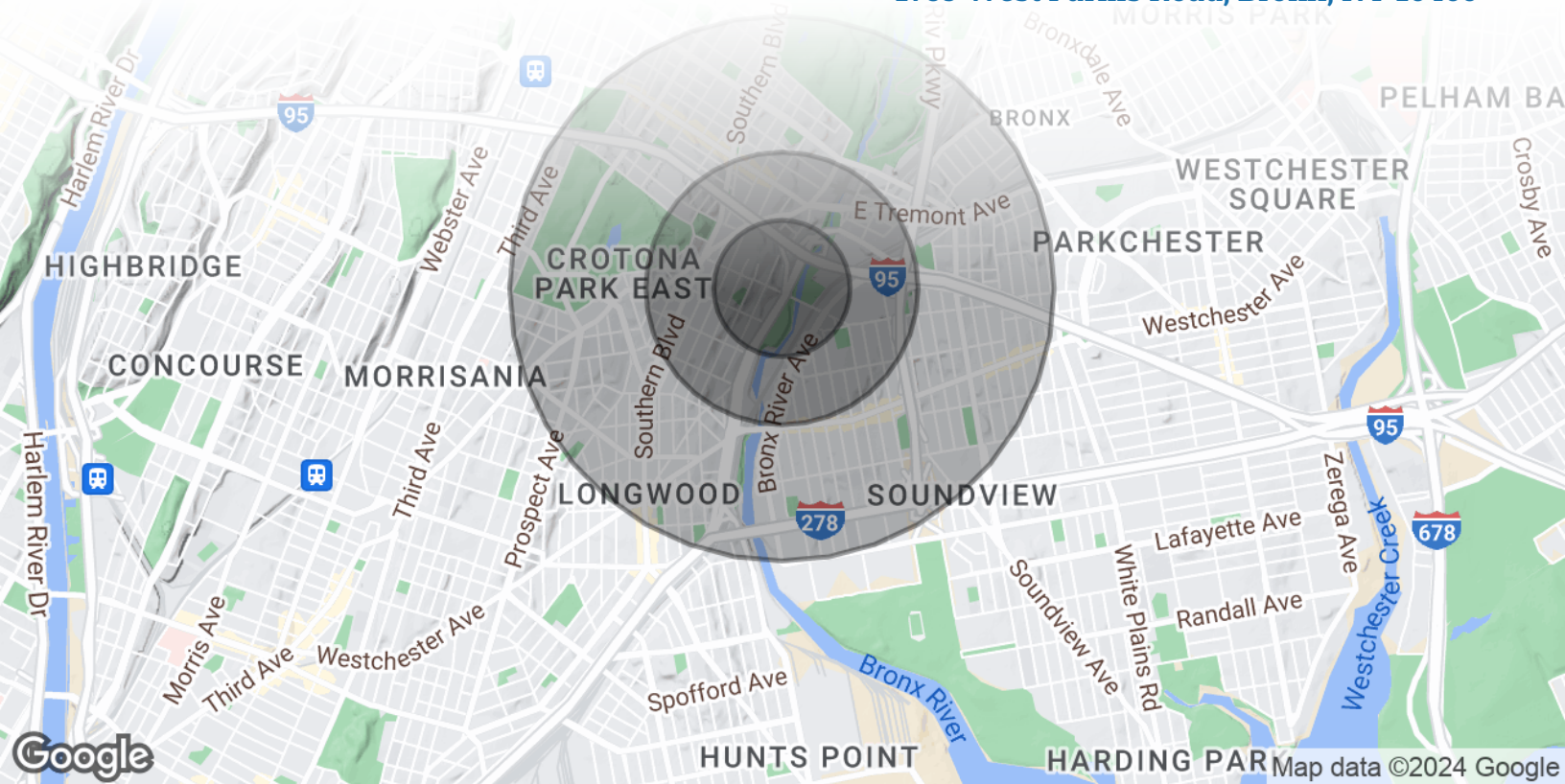
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Area Demographics

1759 West Farms Road, Bronx, NY 10460



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	6,303	35,783	148,064
Average Age	38.9	33.8	33.1
Average Age (Male)	33.1	29.8	30.1
Average Age (Female)	41.1	37.0	35.3



148,064

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	2,542	13,669	54,848
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$38,391	\$42,072	\$46,392
Average House Value	\$98,857	\$149,379	\$203,029



\$46,392

Avg Household Income

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