



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Retail Space for Lease in Brand New Development

500 SF

785 Fairmount Place • Bronx • NY

For Pricing Call: 718-437-6100

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

**Zack Setton**  
☎ 718.437.6100 x113  
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## Location Overview

Located in the Tremont neighborhood of The Bronx between Prospect Ave & Marmion Ave near the 174th St subway station.

Nearest Transit: 2 & 5 trains at 174th St and the BX36 bus line.

Nearby tenants include T-Mobile, Dunkin', Family Dollar, Domino's Pizza, Taco Bell, IHOP, TJ Maxx, GameStop, Chase Bank, GNC, Blink Fitness, McDonald's, Papa Johns Pizza, and more!

## Main Highlights

- ▶ New development
- ▶ White box space
- ▶ Perfect for office users as well as daycares



**12,456 SF**

Total Building Size



**5,000 SF**

Lot Size



**R7-1**

Zoning

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# Additional Photos

785 Fairmount Place, Bronx, NY 10460



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# Retailer Map

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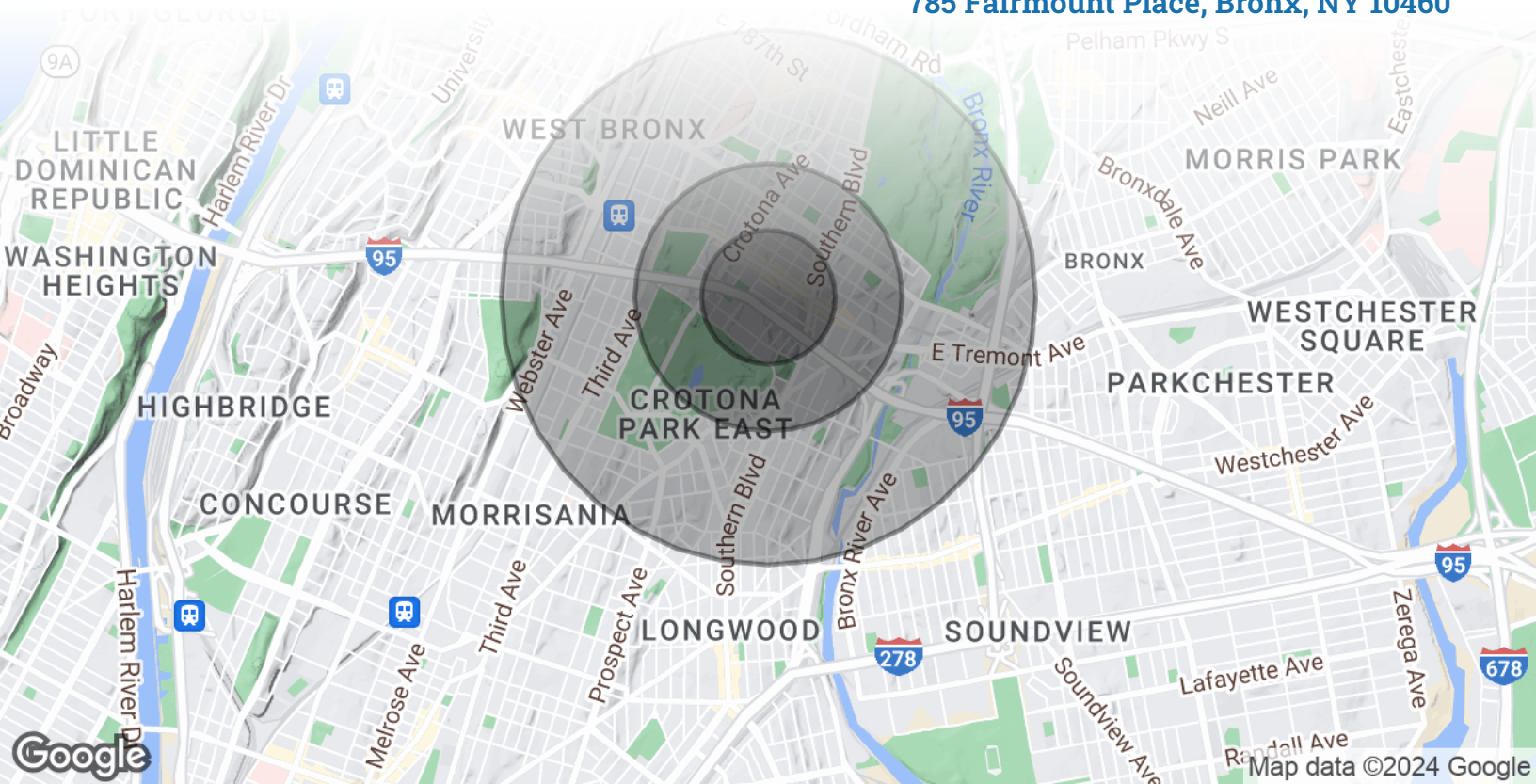




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# Area Demographics

785 Fairmount Place, Bronx, NY 10460



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	11,863	40,953	150,789
Average Age	29.4	31.5	31.6
Average Age (Male)	27.7	28.3	29.5
Average Age (Female)	31.7	33.5	33.7



**150,789**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,128	15,227	55,392
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$40,276	\$39,488	\$44,643
Average House Value	\$193,002	\$91,116	\$111,925



**\$44,643**

Avg Household Income

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