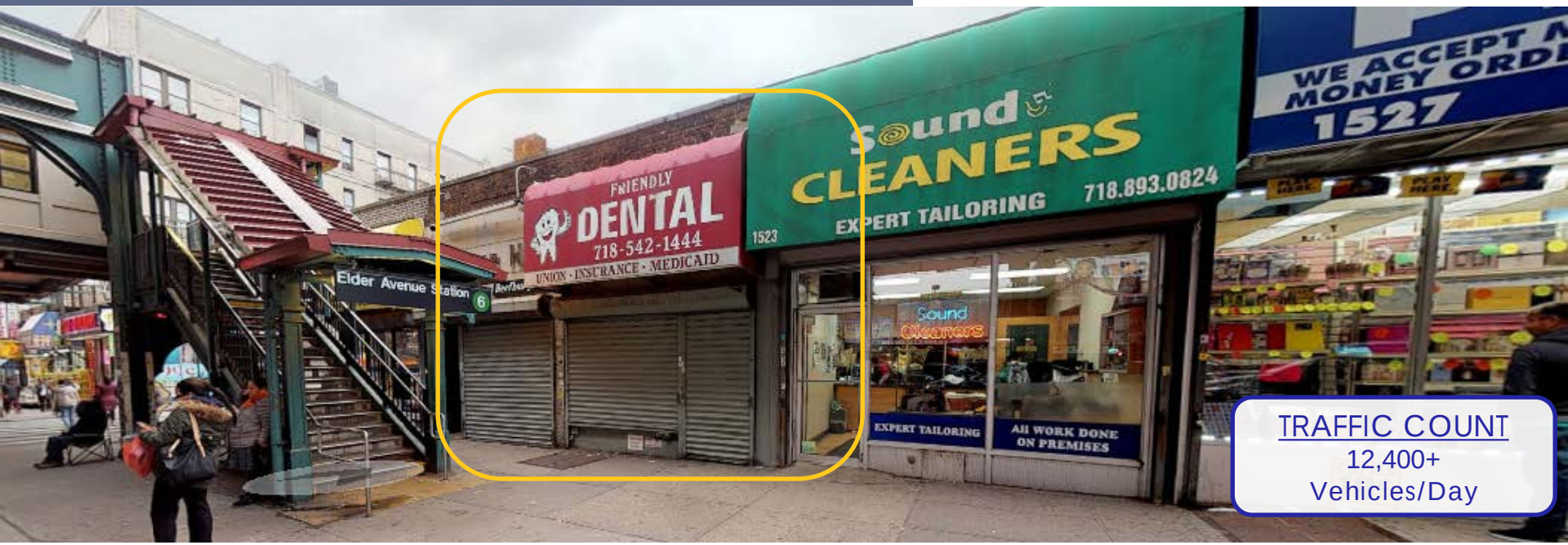
PRIME INLINE RETAIL OR MEDICAL FOR LEASE

Located Steps from MTA #6 Elder Ave Station

1523 Westchester Avenue, Bronx, NY 10472

ADMIRAL REAL ESTATE SERVICES



TRAFFIC COUNT
12,400+
Vehicles/Day

FOR LEASE: PRIME RETAL NEAR #6 TRAIN

- 824 SF + 600 SF Basement
- Electric & water: Direct meter
- Former dentist; delivered as white box
- Additional uses permitted: General retail, office, standard medical, urgent care, etc.
- Immediate access to Elder Ave #6 subway train station
- Dense retail and residential area
- Great visibility on busy street
- Shares corner with Rite Aid, Papa John's & Burger Hut
- Corner of Westchester Avenue
- Bus stop at corner of Westchester Avenue
- Excellent location for vehicle traffic; Site is centered amid I-95, the Bronx River Parkway, Bronx River Avenue, and I-278, which runs in-line with Bruckner Blvd*
- Call for full rental details

*See maps on following pages

CONTACT OWNER'S EXCLUSIVE AGENT: JON GORDON: 914-779-8200 x115 jgordon@admiralrealestate.com

BROKERS PROTECTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

1523 Westchester Ave | SOUNDVIEW (BRONX), NY
Inline Retail or Medical; Former Street-Front Dentist
824 SF | Below MTA 6-Train Elder Ave Station

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SITE AERIAL & MTA TRANSIT

MTA Bus

Two (2) bus stops within steps of site

1. *(1) Across the street on Westchester Ave*
2. *(1) 1/2 block away on the corner of Westchester & Boynton Avenues*

MTA New York City Subway

Elder Avenue/ Westchester Ave Train Station

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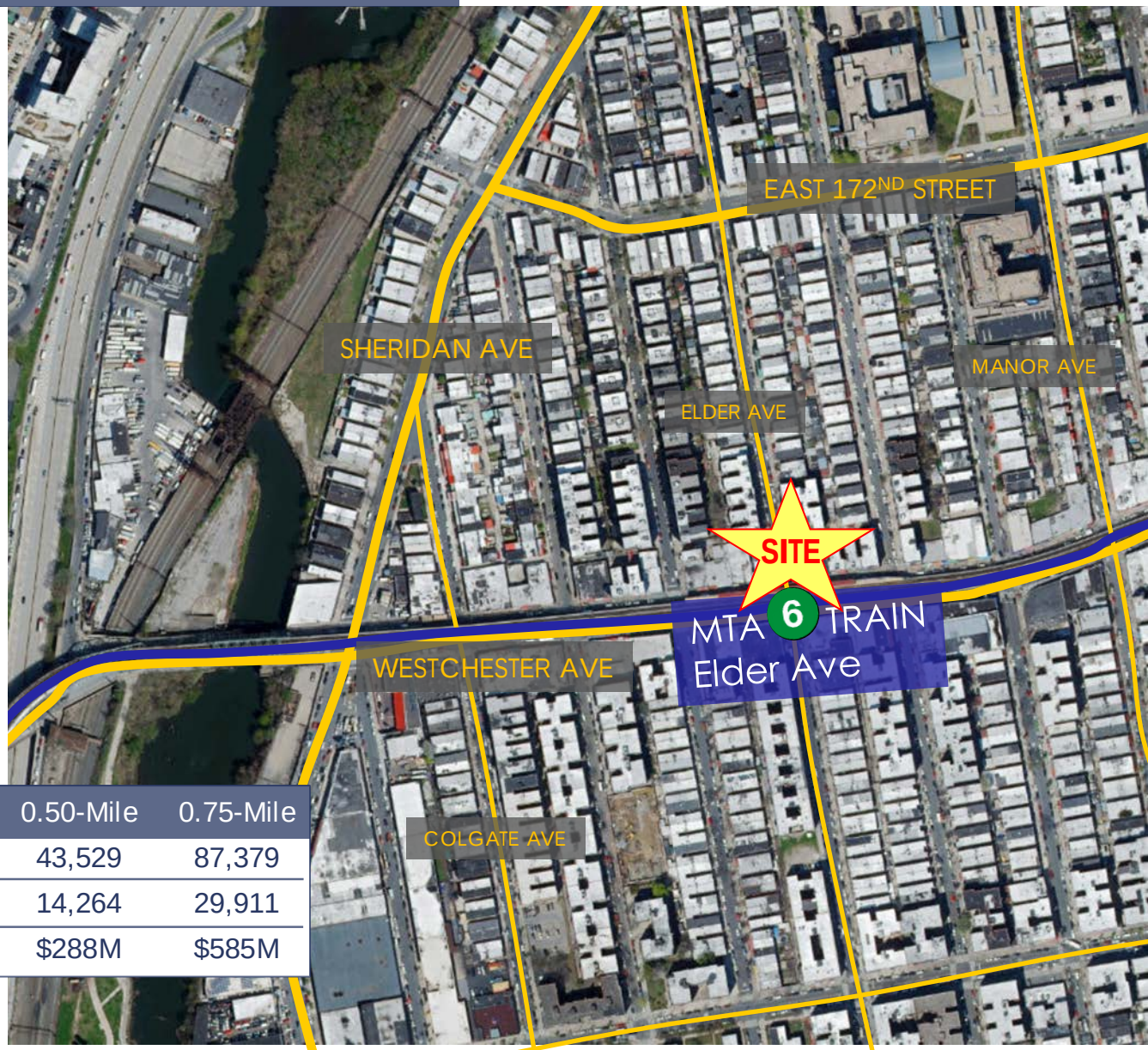
ADMIRAL
REAL ESTATE SERVICES

MAIN LOCAL ROUTES & SUBWAY AERIAL

- MTA 6-Train Elder Ave Station
- Westchester Avenue
- Elder Avenue
- Sheridan Avenue
- East 172nd Street



DEMOGRAPHICS

By Radius	0.25-Mile	0.50-Mile	0.75-Mile
Population	18,474	43,529	87,379
Total Households	5,810	14,264	29,911
Retail Potential	$117M	$288M	$585M

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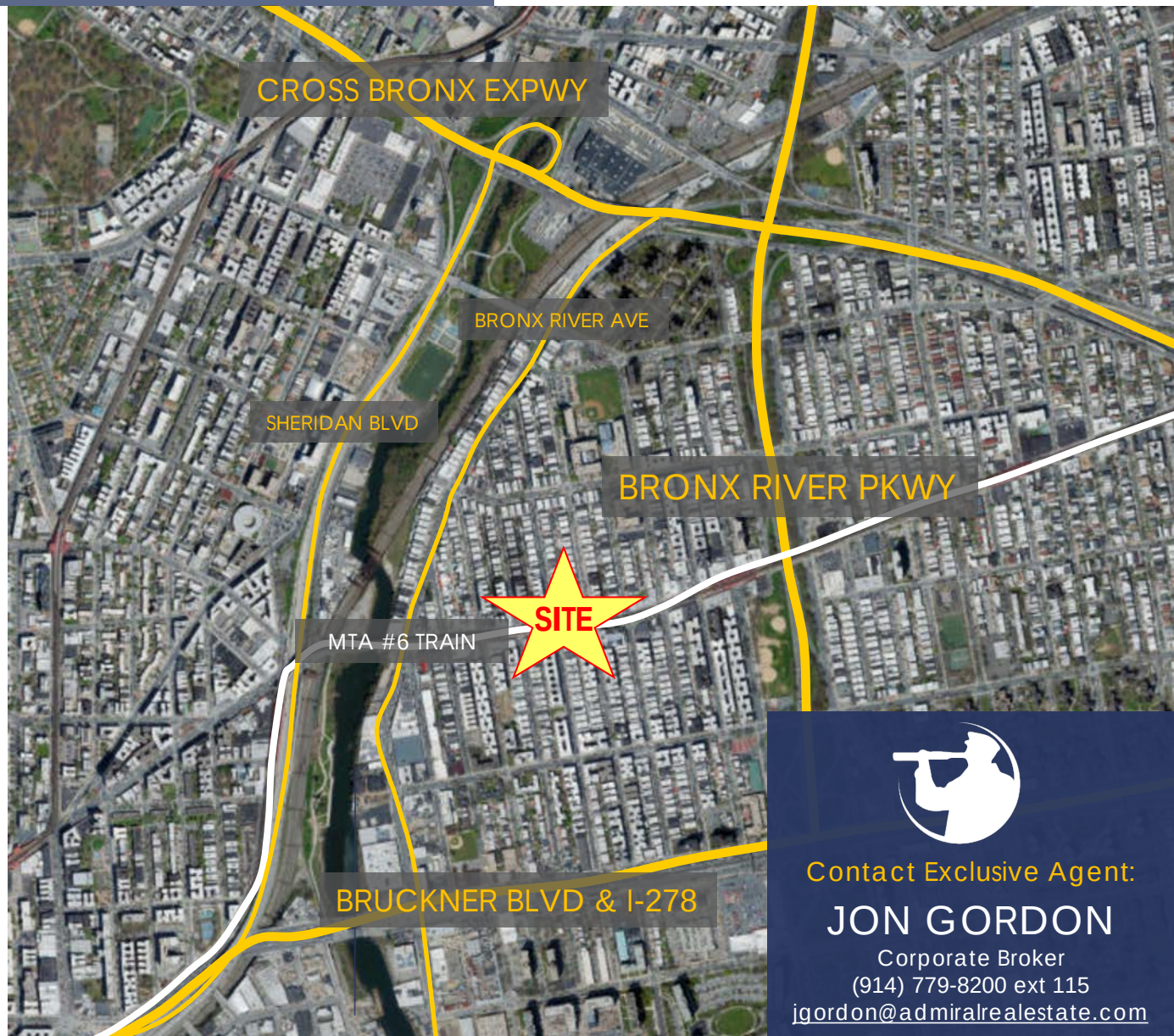
ADMIRAL
REAL ESTATE SERVICES

REGIONAL HIGHWAY AERIAL

- Cross Bronx Expressway
- Bronx River Parkway
- Bruckner Blvd
- I-278



Contact Exclusive Agent:
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