

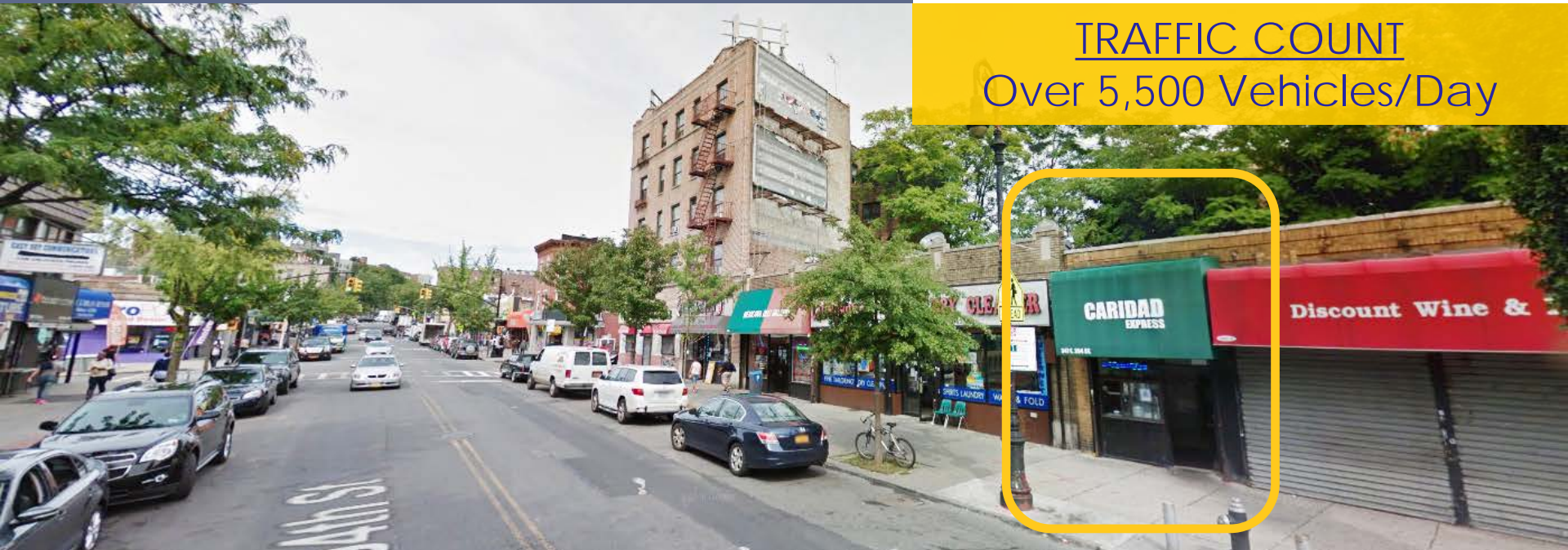
# ULTRA PRIME RETAIL/FOOD USE SITE

347 E. 204<sup>th</sup> Street, Bronx, NY 10467 (Norwood)  
Between Hull Avenue and Decatur Avenue

ADMIRAL  
REAL ESTATE SERVICES



TRAFFIC COUNT  
Over 5,500 Vehicles/Day



## FOR LEASE: PRIME INLINE FOOD/RETAIL SITE

### High Traffic Neighborhood Food Service Opportunity

- Fantastic Restaurant / Retail Location
- Just Off Webster Avenue and Mosholu Parkway (Road & Parkway)
- Only 2.5 Blocks from Subway D-Line/205<sup>th</sup> Street
- 1.5-2.5 Blocks to BX-41, BX-41 SBS, BX-28, BX-34 & BX-38
- Co-Tenancy: McDonald's, Subway, T-Mobile, Crunch, Rodeway Inn and The Bronx School for Continuing Education

483 SQ. FT.

Contact For Full  
Rental Information



CONTACT OWNER'S  
EXCLUSIVE AGENT:

JON GORDON: [914-779-8200](tel:914-779-8200) x115 [jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)

BROKERS  
PROTECTED

347 E. 204<sup>th</sup> Street | NORWOOD (BRONX), NY  
Inline Restaurant on Bustling Local Retail Strip  
483 SF | 3-Blocks from 205<sup>th</sup>/Norwood D-Train



## PROPERTY INFORMATION

- Current Use: Built-out restaurant
- Additional Uses: General retail, food use & office,
- Location: 204<sup>th</sup> Street between Hull Avenue and Decatur Avenue
- Traffic Count: 5,678 Vehicles Per Day
- Neighbors: Bank of America, Pharmacy, Capital One, Fitness, and more
- Highway Proximity: Between Mosholu Parkway and the Bronx River Parkway

## DEMOGRAPHICS

By Radius	0.25-Mile	0.50-Mile	0.75-Mile
Average HH Income	\$47,693	\$55,100	\$54,489
Median HH Income	\$33,932	\$43,939	\$40,795
Population	12,091	41,635	93,787
Total Households	4,001	15,246	34,611
Retail Potential	\$84M	\$338M	\$756M



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## SITE AERIAL & MTA TRANSIT

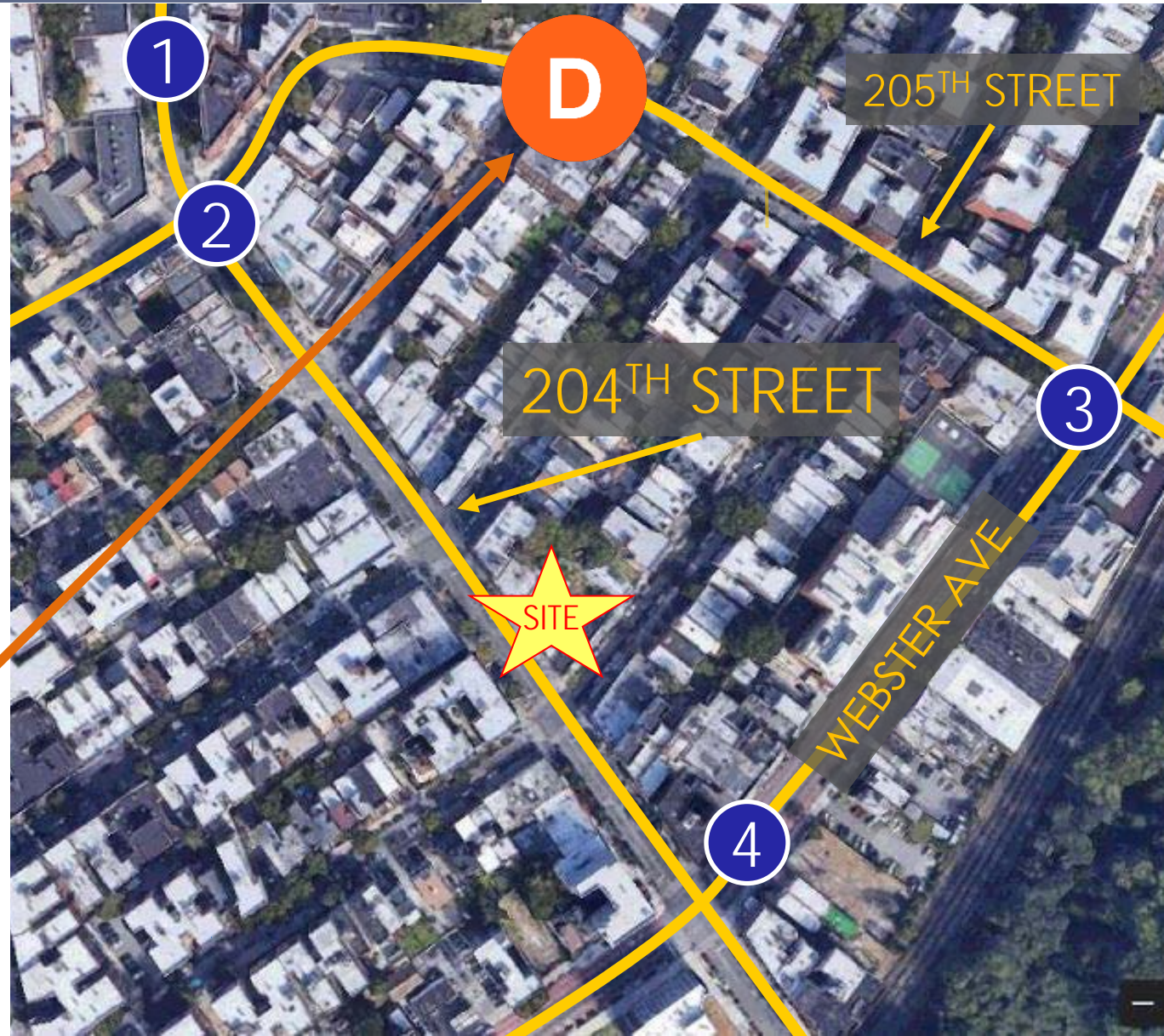


Four (4) bus stops within blocks of site:

1. Bainbridge Ave / E 206<sup>th</sup> St
2. Bainbridge Ave / E 204<sup>th</sup> St
3. Webster Ave / E 205<sup>th</sup> St
4. Webster Ave / E 204<sup>th</sup> St



Norwood  
205<sup>th</sup> Street  
D-Train Station

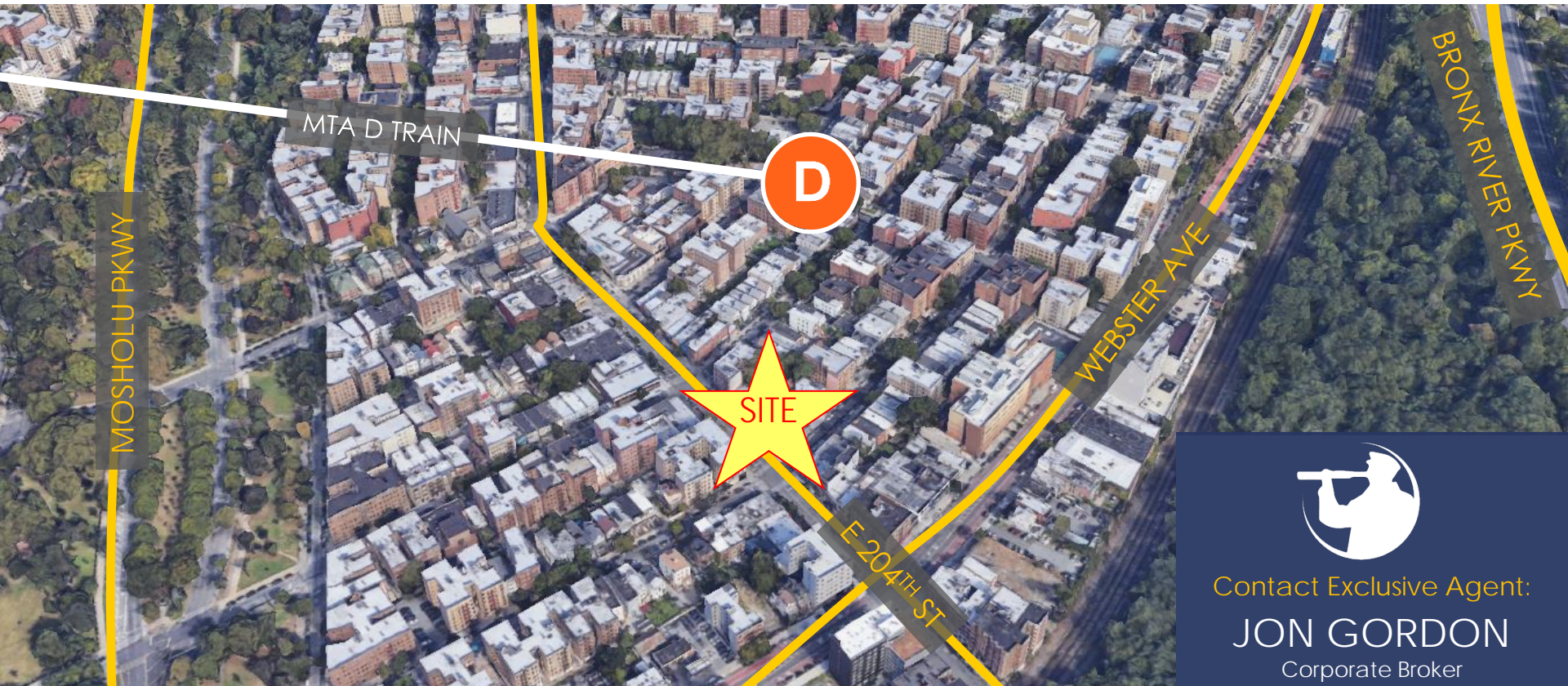


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## NEIGHBORHOOD AERIAL

Norwood



Contact Exclusive Agent:

**JON GORDON**

Corporate Broker  
(914) 779-8200 ext 115

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