

# ULTRA PRIME RETAIL/FOOD USE SITE

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



TRAFFIC COUNT  
Over 5,500 Vehicles/Day

## FOR LEASE: NEWLY RENOVATED BAR/LOUNGE WORKING KITCHEN | HIGHLY TRAFFICKED NEIGHBORHOOD

- Exceptional Location on Busy 204<sup>th</sup> St
- 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

1,234 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)

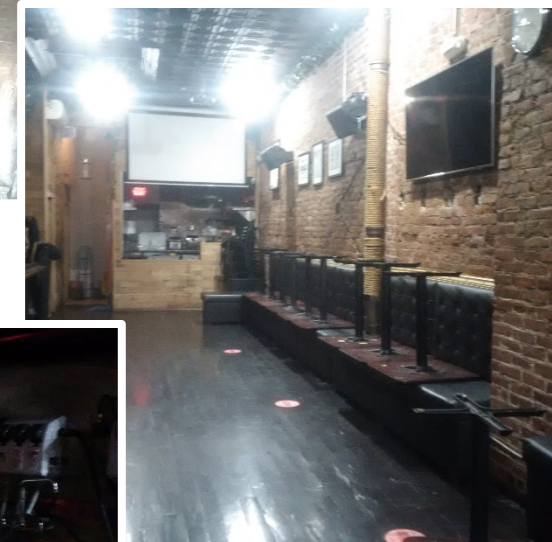
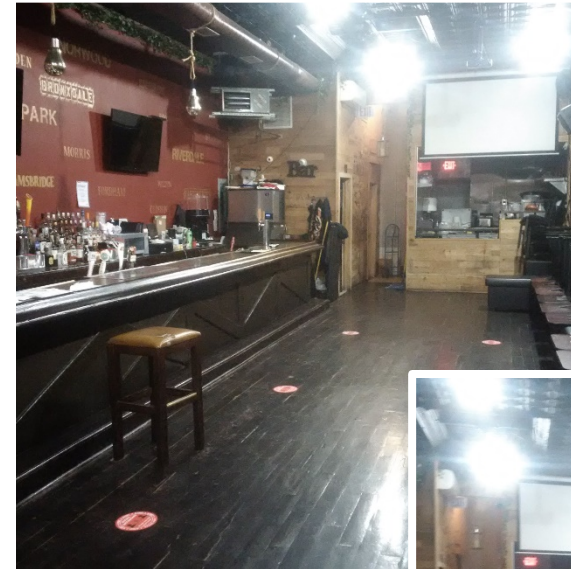
BROKERS  
PROTECTED

357 E. 204<sup>th</sup> Street | NORWOOD (BRONX), NY  
Newly Renovated Bar/Lounge with Working Kitchen  
1,234 SF | 3-Blocks from 205<sup>th</sup>/Norwood D-Train



## PROPERTY INFORMATION

- Current Use: Bar/Lounge/Restaurant
- Additional Uses: General retail and other food use
- 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

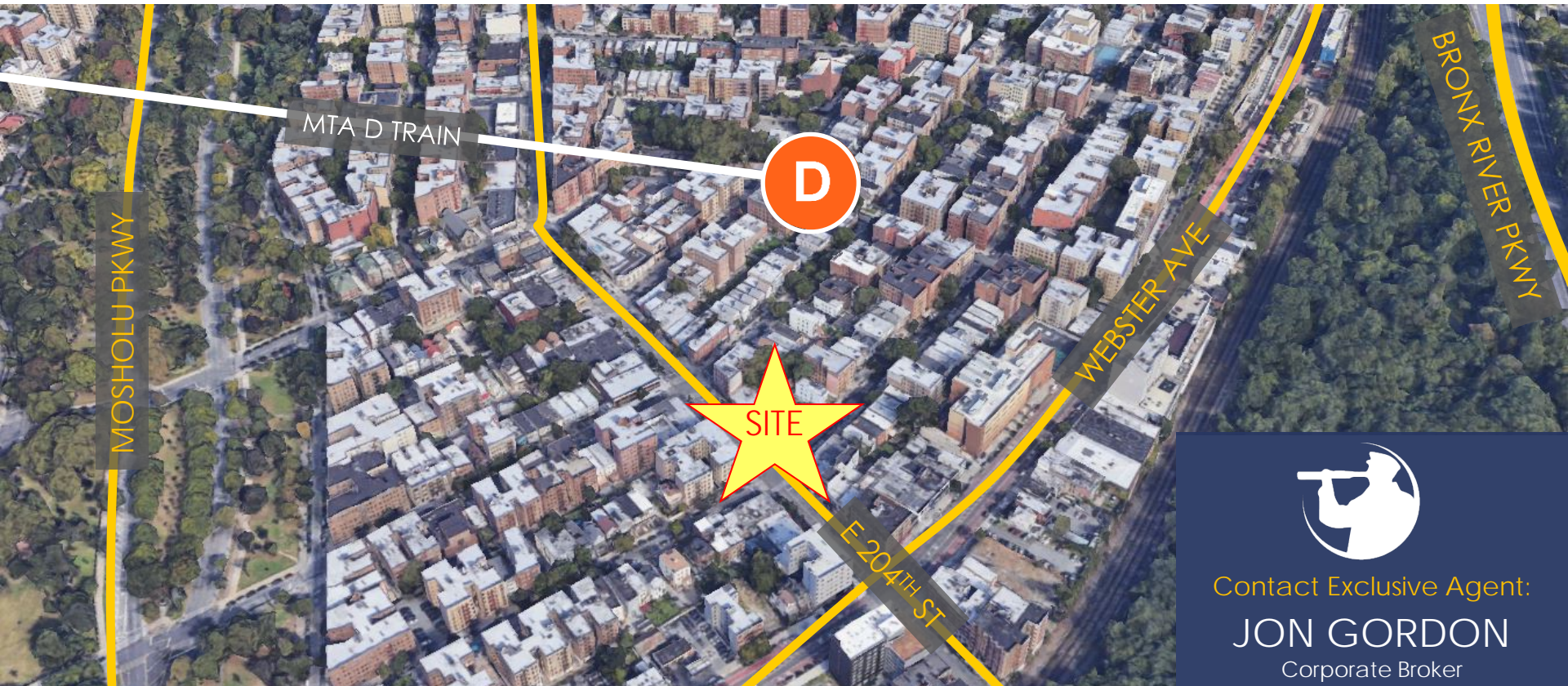


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## NEIGHBORHOOD AERIAL

Norwood



Contact Exclusive Agent:

**JON GORDON**

Corporate Broker  
(914) 779-8200 ext 115

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