

PRIME END-CAP RETAIL FOR LEASE

Located Steps from MTA Elder Ave (#6) Train
1516 Westchester Avenue, Bronx, NY 10472

ADMIRAL
REAL ESTATE SERVICES



FOR LEASE: 9,500 SF LARGE CORNER RETAIL SITE

Exceptional Visibility | At MTA Elder Ave (#6) Train Stop

- Uses: Retail, food, office/medical, urgent care, etc.
- Dense retail and residential area
- Located at corner of Westchester Ave & Elder Ave
- Bus stops directly in front of site
- High traffic count: Over 12,000 vehicles per day
- Basement, ADA bathrooms & high ceilings
- Shares corner with Papa John's & Burger Hut
- Metered parking directly in front of site
- Excellent location for vehicle traffic; Site located in the middle of I-95, the Bronx River Parkway, Bronx River Avenue, and I-278, which runs in-line with Bruckner Blvd*



CONTACT OWNER'S
EXCLUSIVE AGENT:

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

BROKERS
PROTECTED

1516 Westchester Ave | Soundview (BRONX, NY)
 Ultra Prime Corner Retail Site with Basement Included
 9,500 SF | Below MTA Elder (#6) Train Station



PROPERTY INFORMATION

Location: Westchester Ave; Corner of Elder Ave

Zoning & Uses: Zoned retail; Other uses include food, office, medical/dental, financial, urgent care, supermarket, fitness, etc.

Neighbors: Papa John's, Burger Hut, Mexican Deli, McDonald's, AT&T, Bank of America

Parking: Metered parking in front and on side of subject space

Traffic Count: Over 12,000 vehicles per day

Public Transportation: Immediate access to #6 MTA subway train and bus stops

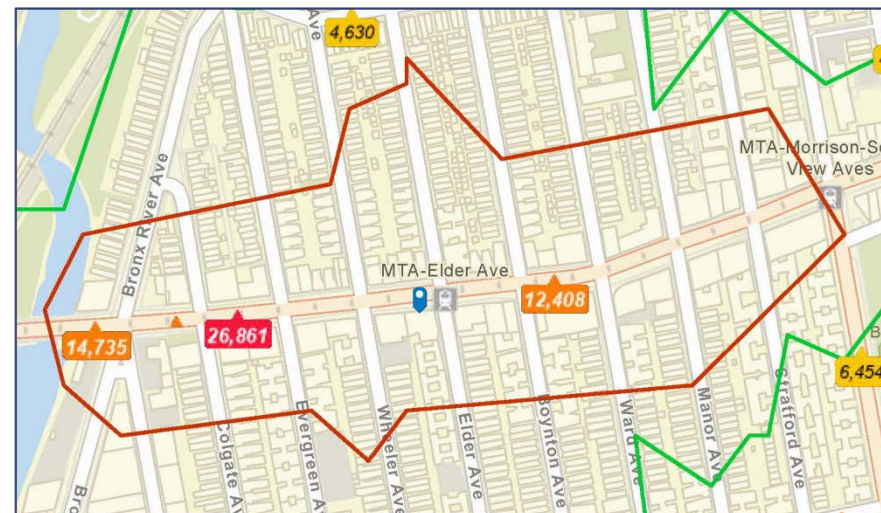
SPACE INFORMATION

- 9,500 SF corner, end-cap site
- Basement/storage space included in rent
- High ceilings & ADA bathrooms
- Fantastic visibility from all directions
- Utilities - Direct meter electric and water
- Call exclusive broker for full rental details

DEMOGRAPHICS

By Drive Time	1-Min	2-Min	3-Min
Average HH Income	\$40,796	\$50,992	\$61,788
Median HH Income	\$34,251	\$35,934	\$38,415
Population	51,492	20,299	39,384
Total Households	13,237	6,186	12,991
Medical Expenses	\$2,861	\$2,895	\$2,934
Disposable Income	\$40,989	\$40,378	\$40,342

TRAFFIC COUNT MAP



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NEW YORK MTA #6 TRAIN

Located in the Soundview section of the Bronx, the subject site sits just steps from the MTA's #6 train's entrance/exit stairwell, drawing in thousands of commuters each day.

MTA 6 TRAIN RIDERSHIP:	<u>Weekday</u> Nearly 6,400	<u>Weekend</u> Over 6,800	<u>Annual</u> Nearly 2 Million
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SITE AERIAL & MTA TRANSIT



- Two (2) bus stops within steps of site
1. (1) Across the street on Westchester Ave
 2. (1) A block away on the corner of Westchester & Boynton Avenues



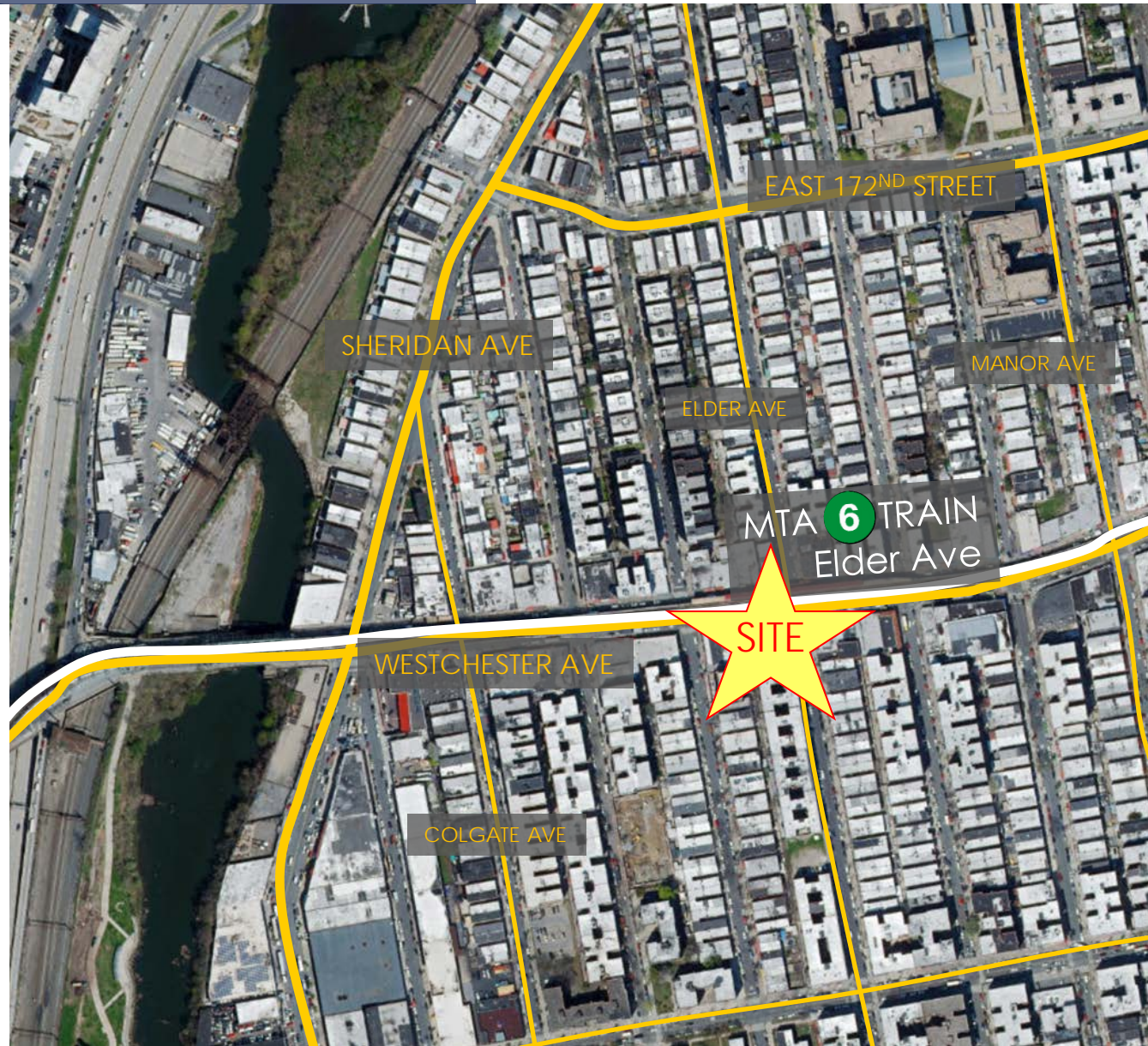
Elder Avenue/
Westchester Ave
Train Station



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MAIN LOCAL ROUTES & SUBWAY AERIAL

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

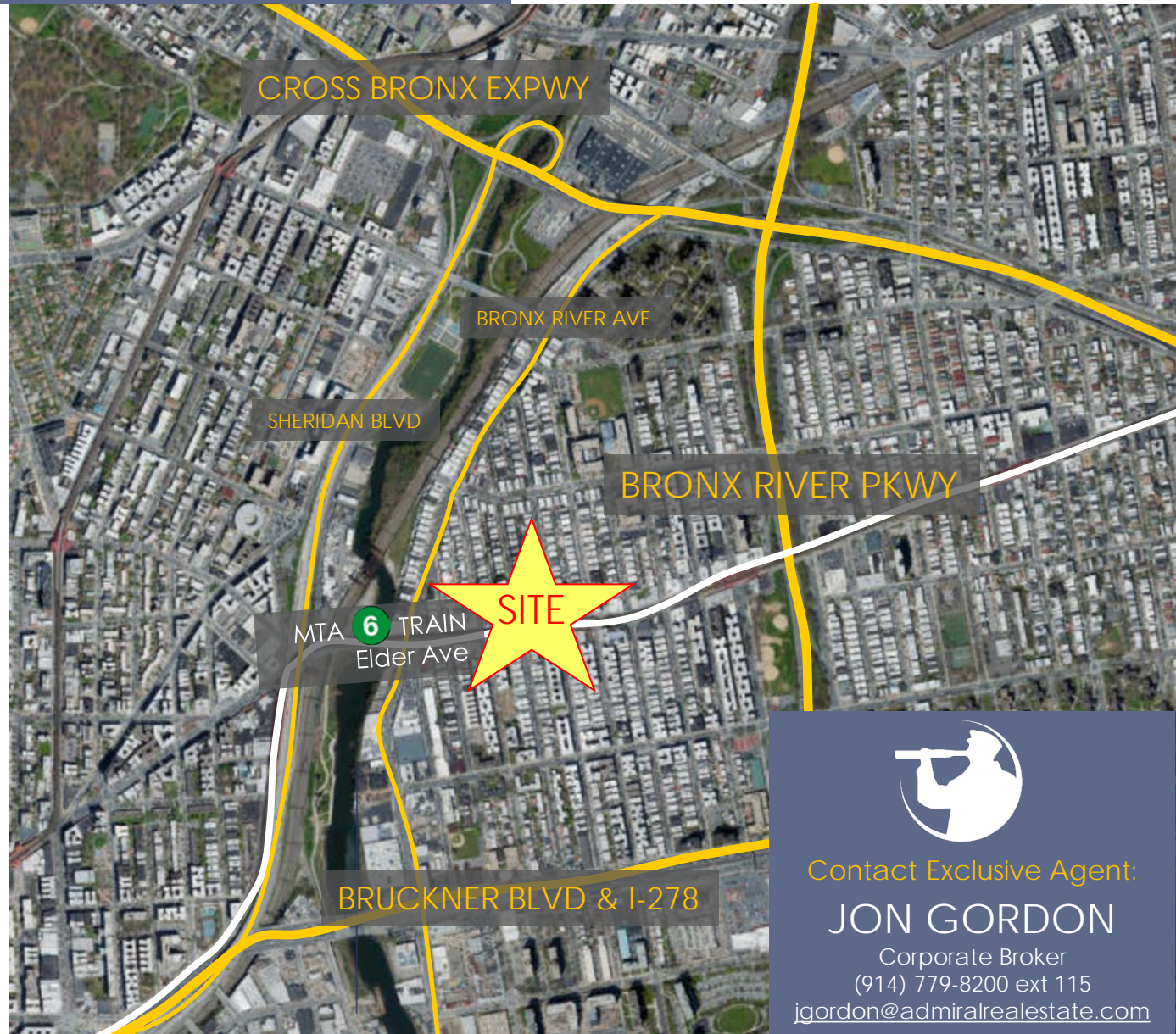


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REGIONAL HIGHWAY AERIAL

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



Contact Exclusive Agent:

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Corporate Broker
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