

ULTRA PRIME BUILT-OUT RETAIL SITE

1772 Crosby Avenue, Bronx, NY 10461
Busy Intersection of Crosby, Buhre & Westchester Aves



FOR LEASE: MOVE-IN READY RETAIL SITE

975 SF | Exceptional Visibility | Situated at Entrance of MTA Buhre Ave 6-Train Station

- High Traffic Corner Near Bustling Country Club Section of The Bronx
- (Westchester Ave & Crosby Ave)
- Fantastic Visibility & Frontage
- Dense Retail and Residential Area
- Additional Uses Permitted: Fitness, Office, Medical, Urgent Care, etc.
- Adjacent to Restaurant and Across from TD Bank; Steps from Chase & Citibank
- Bus Stop Directly in front of Site

**CALL FOR RENTAL
INFORMATION**



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: [914-779-8200](tel: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.

1772 Crobsy Ave | PELHAM BAY (BRONX), NY
Highly Visible Retail at Dynamic 4-Ave Intersection
975 SF | Situated At Entrance MTA 6-Train Buhre Ave Station



PROPERTY INFORMATION

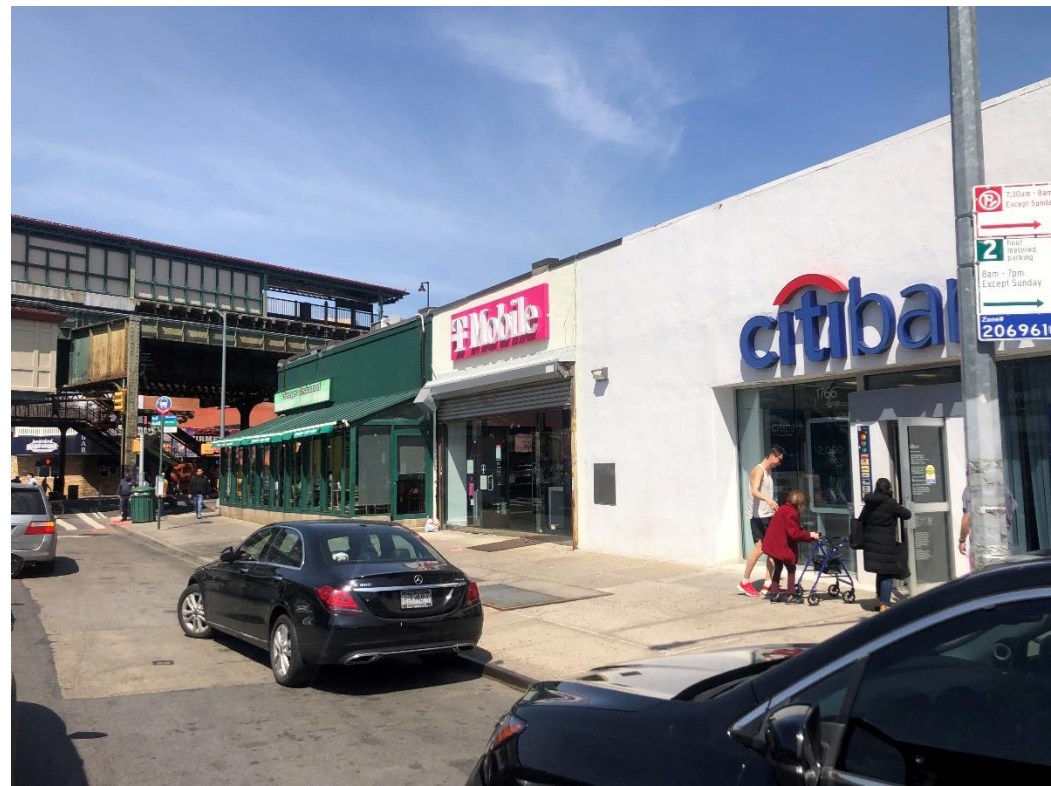
<u>Current Use:</u>	Former T-Mobile cell phone store
<u>Additional Uses:</u>	Financial, fitness, office, medical, urgent care, dental, etc.
<u>Location:</u>	Corner of Crosby Ave & Buhre Ave
<u>Public Transpo:</u>	Immediate access to 6-train and bus stop
<u>Neighbors:</u>	TD Bank, Chase, Green Market, Citibank, diner restaurant, etc.
<u>Highway Proximity:</u>	Located between I-95 & Hutchinson River Parkway

SPACE INFORMATION

- 975 Sq. Ft.
- Prime busy Pelham location
- Steps from MTA 6 Train
- Traffic Count: Over 6,500 vehicles/day
- Excellent national neighboring retailers
- Rare large signage opportunity
- Fantastic visibility from all directions

DEMOGRAPHICS

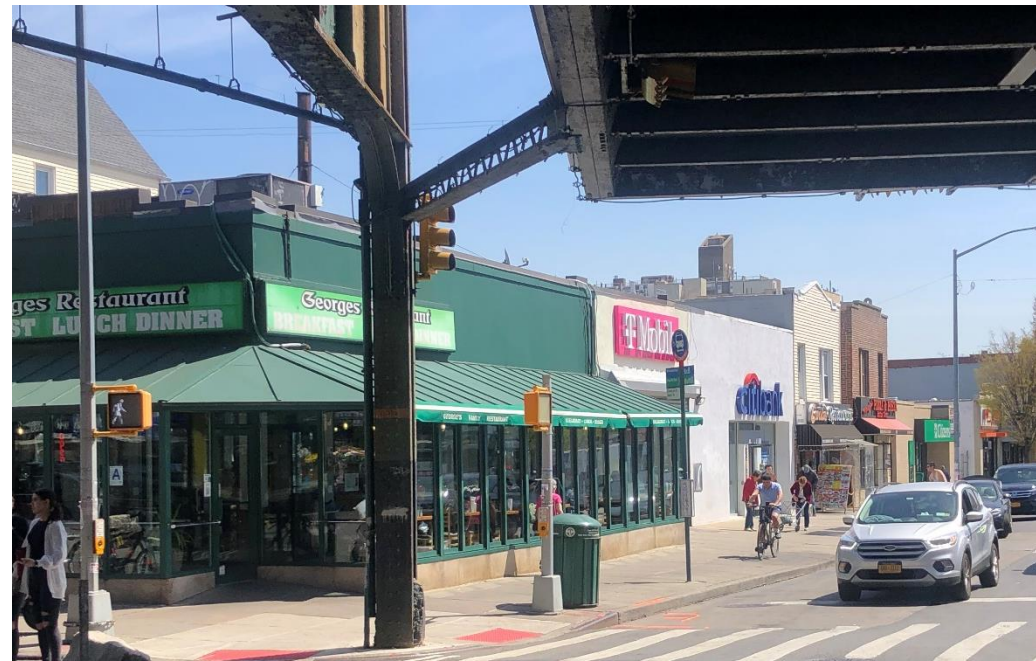
By Radius	0.25-Mile	0.50-Mile	0.75-Mile
Average HH Income	\$76,798	\$85,343	\$90,369
Median HH Income	\$65,946	\$66,421	\$70,828
Population	9,101	21,646	32,477
Total Households	3,869	8,694	12,931



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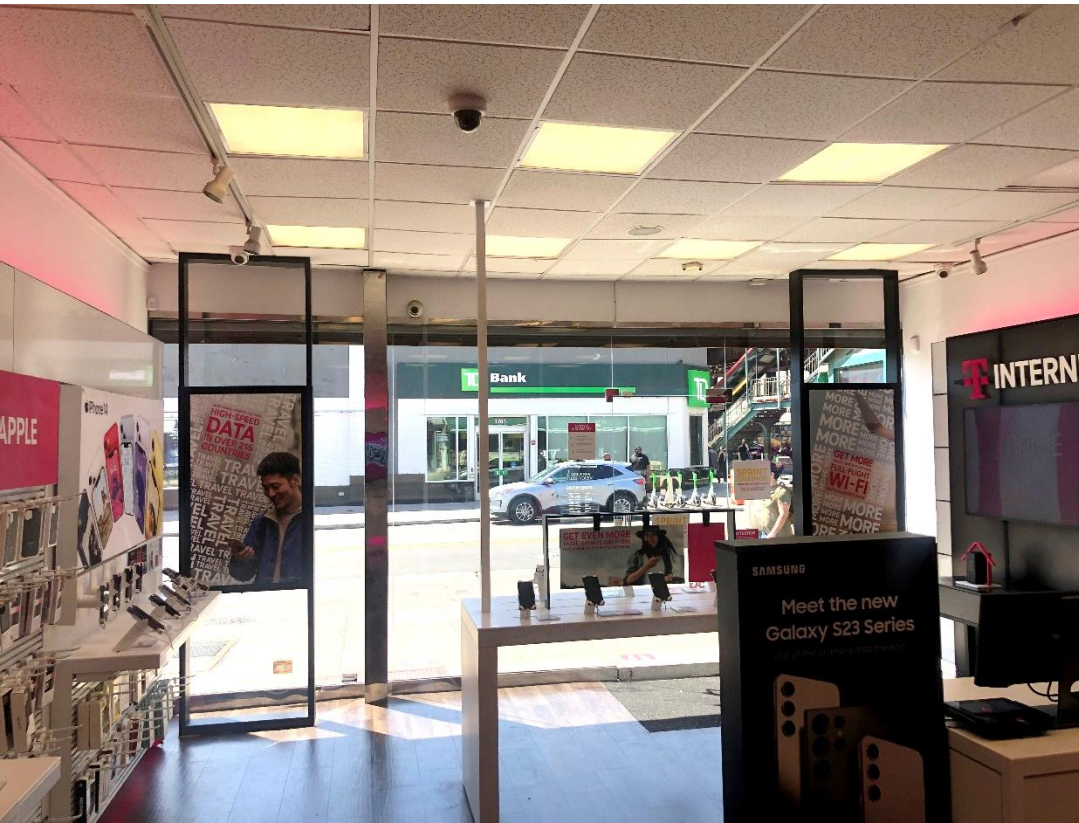
VISIBILITY/
SIGNAGE



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INTERIOR PHOTOGRAPHS



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SITE AERIAL & MTA TRANSIT



Four (4) bus stops within steps of site

1. (1) Across the street on Westchester Ave
2. (1) Across the street Westchester & Buhre Avenues
3. (1) Directly across on Crosby Ave
4. (1) Directly in front of site on Crosby Ave



Buhre Avenue/
Westchester Ave
Train Station

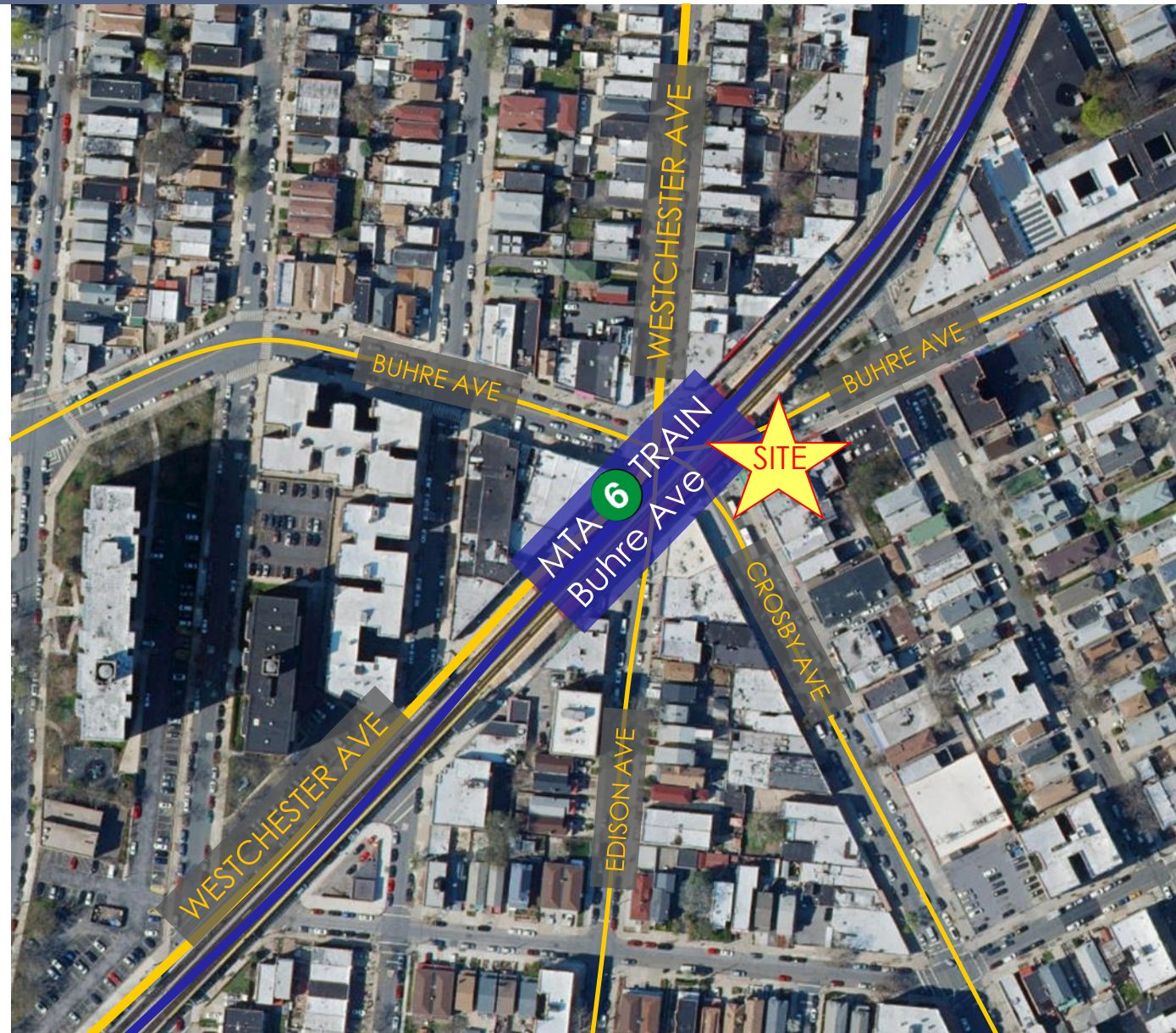


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MAIN LOCAL ROUTES & SUBWAY AERIAL

- MTA 6-Train Buhre Ave Station
- Westchester Avenue
- Buhre Avenue
- Crosby Avenue
- Edison Avenue



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REGIONAL HIGHWAY AERIAL

Pelham Bay

- Hutchinson River Parkway
- I-95



Contact Exclusive Agent:

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Corporate Broker

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