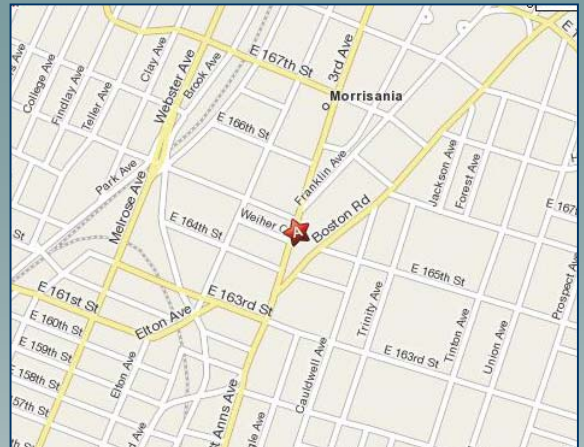


# Bronx, NY

3317 Third Avenue / 500 E. 165<sup>th</sup> Street



## FOR LEASE: Retail Space



1,800 SF Available at \$30 PSF

Modified Gross / Base Year

Located at the intersection of East 165<sup>th</sup> Street & Third Avenue in the Melrose Commons section of the Bronx, this building is only blocks from the "Hub."

Great opportunity for retailer to satisfy the increasing consumer demand in this flourishing, high-traffic area, or for an office user who needs a strong street presence. Nearby retailers include Rite Aid, Staples, Nine West, Sleepy's, Little Caesars & Subway. Great access via subway and bus lines.

New development in the area includes Boricua College's expansion, which opens this fall: a new campus with a 14-story tower, 350-seat theater, museum, library, cultural center and 800 housing units.

By Radius	1/8-Mile	1/4-Mile	1/2-Mile
Median HH Income	\$31,697	\$24,250	\$21,622
Average HH Income	\$38,492	\$34,973	\$33,331
Population	1,354	5,210	45,615
Total Households	439	1,681	15,274
<b>Aggregate Retail Sales</b>	<b>\$11,254,103</b>	<b>\$34,305,445</b>	<b>\$143,330,400</b>

Contact Owner's Exclusive Agents (Brokers Protected)

**Walker Malloy** & Company, Inc.



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