

PRIME RETAIL SPACE FOR LEASE IN THE HEART OF THE TREMONT SECTION OF THE BRONX

THE WILFRED 4183 Third Avenue/1880 Bathgate Avenue, Bronx, NY



Property Information

Address	4183 Third Avenue/1880 Bathgate Avenue, Bronx, New York 10451
Neighborhood	Tremont
Retail Space Available	23,000 square feet Divisible
Transportation	2 Blocks to Metro North (Tremont Station). Bx15, Bx40, and Bx42 Bus lines. #2 and #5 Subway lines at 174 th Street. Cross Bronx Expressway just a few blocks away

Description

23,000 square feet of retail space available on the ground floor of a new 190 Unit Mixed Income Residential Affordable Housing Development consisting of two towers located in the heart of the Tremont-Third Avenue section of the Bronx. The building contains many amenities including Community Center, Outdoor Terrace, recreation room, laundry room, bike room and a parking garage. The retail space has 185' of frontage on Third Avenue across from the Tremont Park. The area is in a Renaissance with several new residential developments nearby making this an ideal location for shopping.

Rental Rate Upon Request

Contact Exclusive Broker

Kathy Zamechansky 347.386.9452 kzama@aol.com

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.



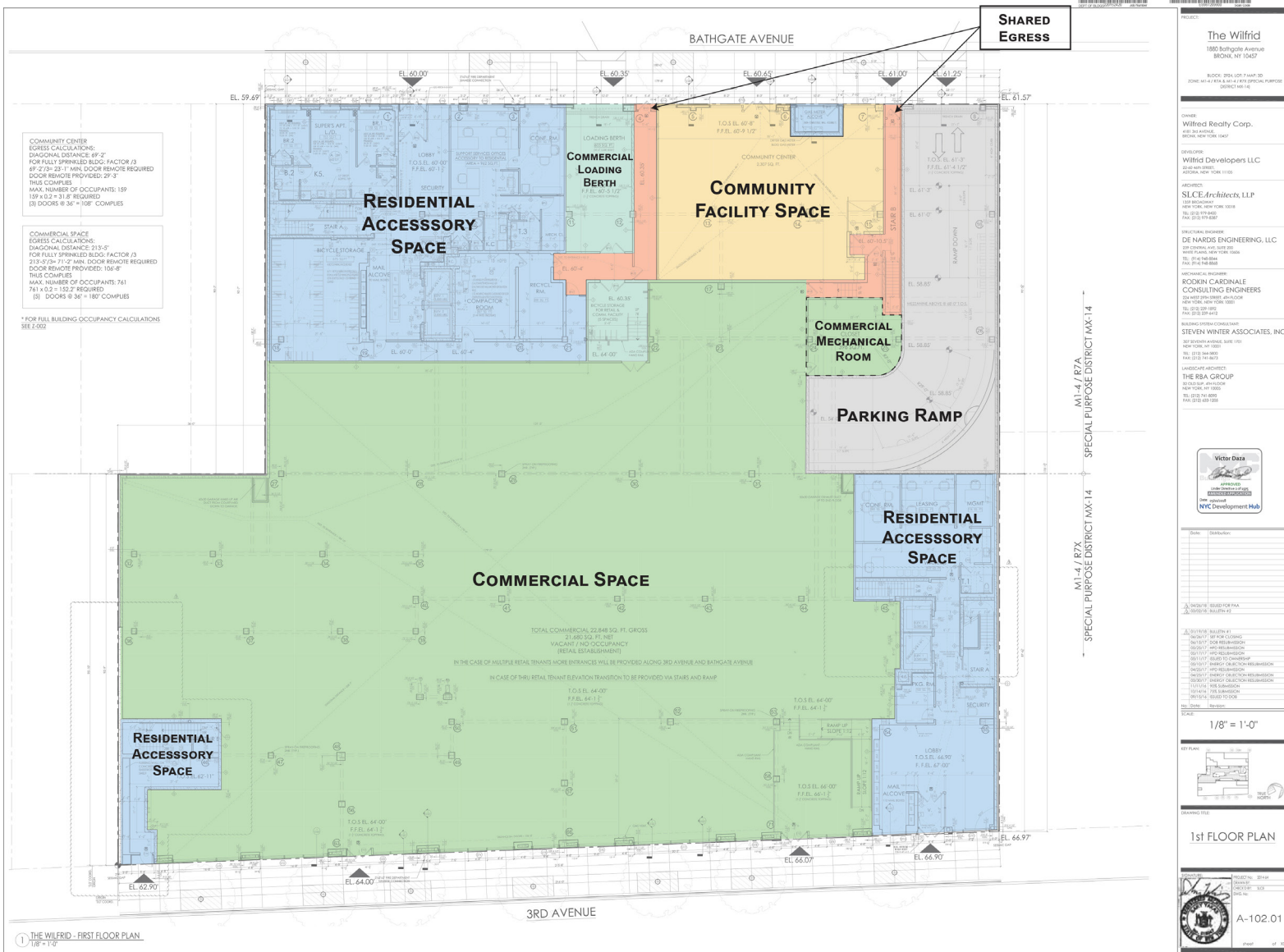
1200 Waters Place
Suite M114
Bronx, NY 10461

P 718-829-5775
F 718-829-6615

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FLOOR PLAN



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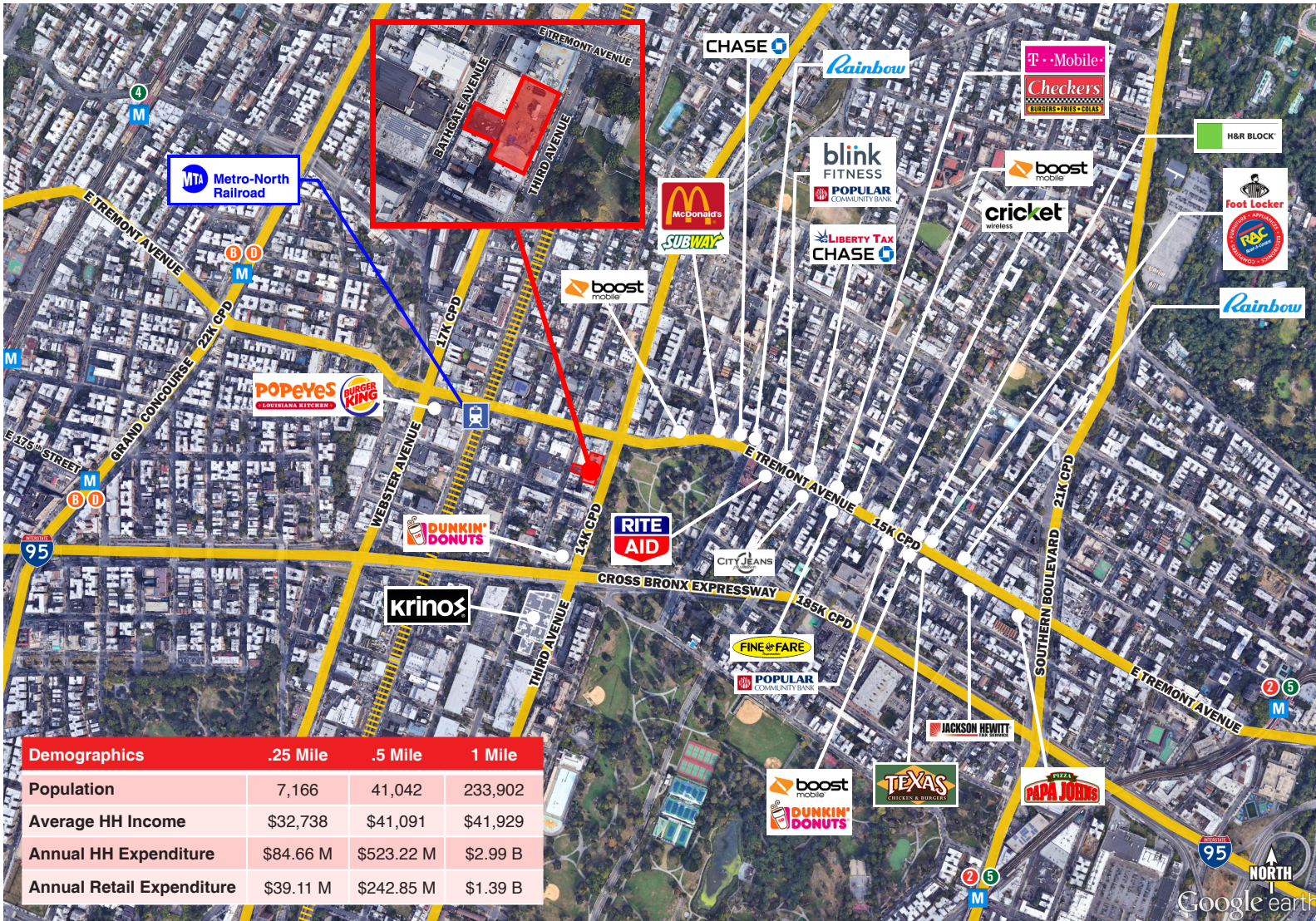
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AERIAL



Demographics	.25 Mile	.5 Mile	1 Mile
Population	7,166	41,042	233,902
Average HH Income	\$32,738	\$41,091	\$41,929
Annual HH Expenditure	\$84.66 M	\$523.22 M	\$2.99 B
Annual Retail Expenditure	\$39.11 M	\$242.85 M	\$1.39 B

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