

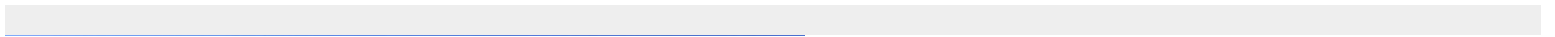


BOSTON ROAD

1698 Boston Rd, Bronx, NY 10460



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BOSTON ROAD

\$40.00 /SF/Yr

Corner commercial NNN lease available located at the intersection of Boston Rd., Southern Boulevard and 174th St with 25 YEAR TAX ABATEMENT. Directly adjacent the 174th St./Crotona Park IRT line stop (#2/#5) and in front of the Bx 19 bus line stop. HEAVY FOOT & AUTO TRAFFIC. Present plans include approximately 4,200 sq. ft. of main floor space with a 1,300 sq. ft. of mezzanine. This will be a very attractive spot. A single national tenant is preferred but all options will be considered. Great for retail, medical, supermarket, restaurant, offices or charter school. This property is surrounded by schools, other national tenants (close proximity to the New Horizon Shopping Mall) and massive new development with large residential components. Come participate in a community going through massive growth with an exponential need for consumer products and professional services. (Zoning C2-4 / R7-1)

Intersection of Boston Rd., Southern Boulevard and 174th street

- CORNER LOCATION, HEAVY FOOT TRAFFIC, NEXT TO SUBWAY AND BUS STATIONS
- LOTS OF NATURAL LIGHT



Rental Rate:	\$40.00 /SF/Yr
Property Type:	Retail
Property Sub-type:	Freestanding
Gross Leasable Area:	5,500 SF
Year Built:	2017
Walk Score ®:	91 (Walker's Paradise)
Transit Score ®:	93 (Rider's Paradise)
Rental Rate Mo:	\$3.33 USD/SF/Mo

1st Floor

Space Available	4,200 SF
Rental Rate	\$40.00 /SF/Yr
Contiguous Area	5,500 SF
Date Available	Immediate
Service Type	Triple Net
Space Type	New
Space Use	Office/Medical
Lease Term	5 - 15 Years

1

Mezzanine

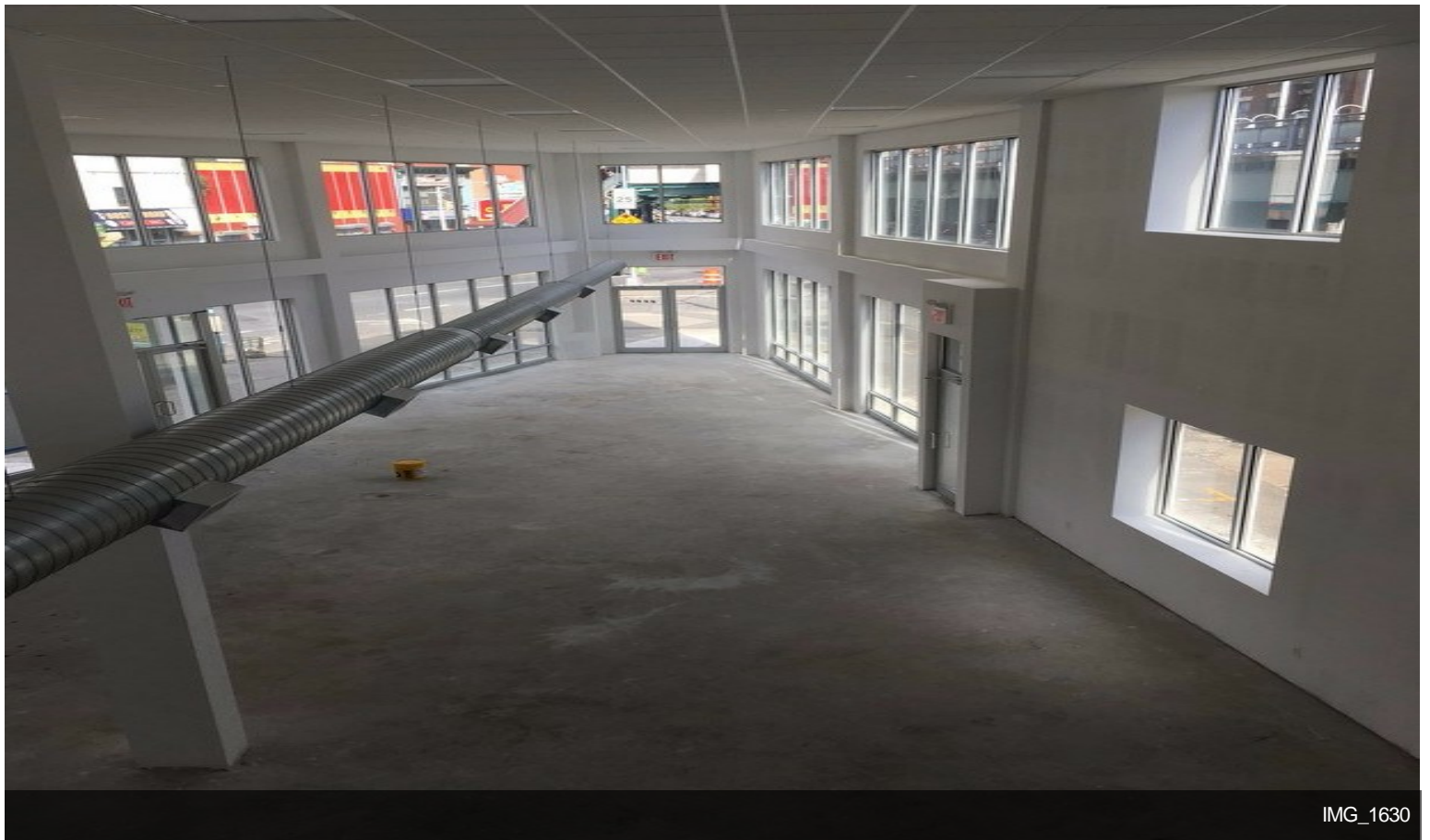
Space Available	1,300 SF
Rental Rate	\$40.00 /SF/Yr
Contiguous Area	5,500 SF
Date Available	Immediate
Service Type	Triple Net
Space Type	New
Space Use	Office/Medical
Lease Term	5 - 15 Years

2

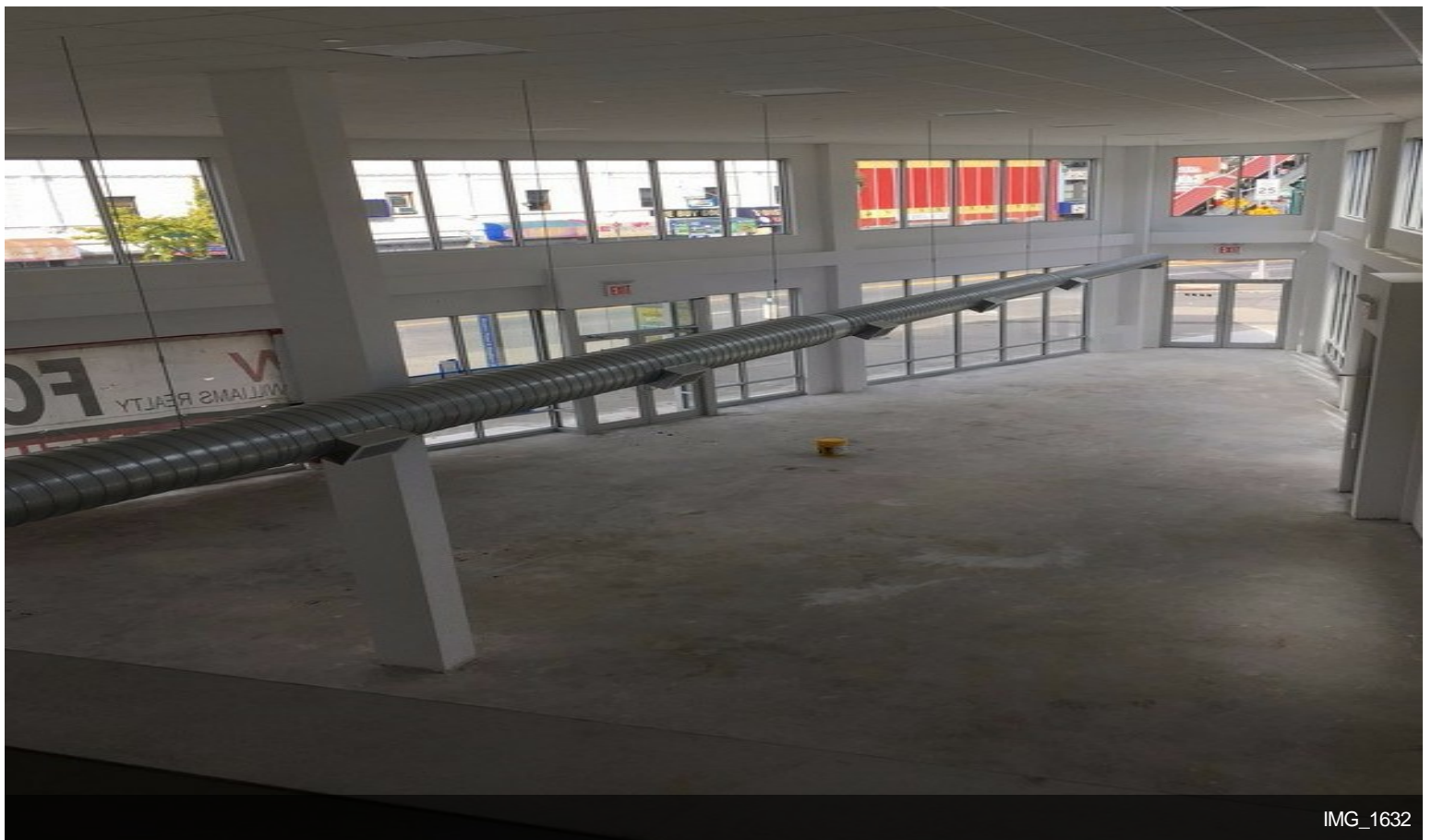


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Property Photos

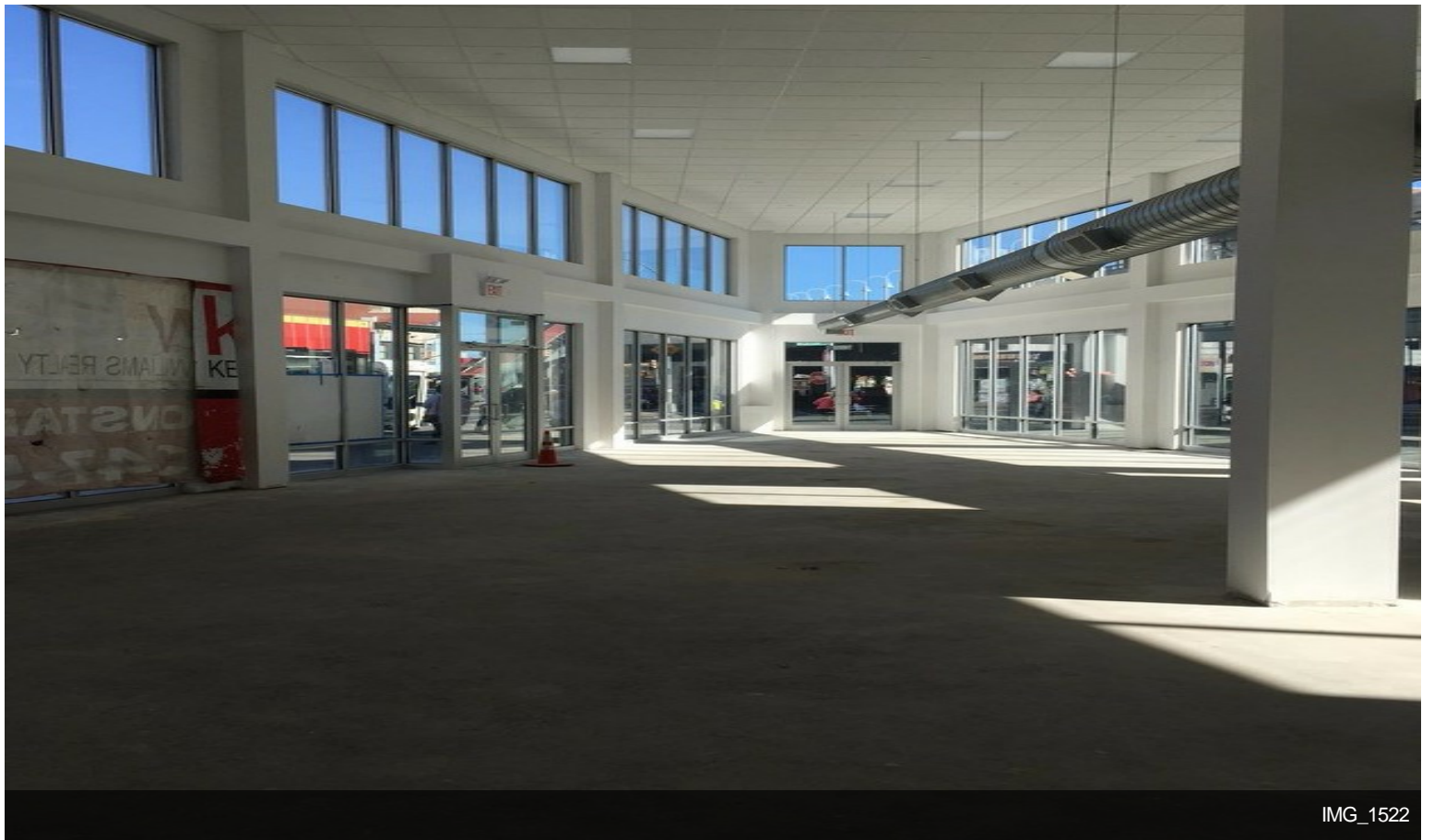


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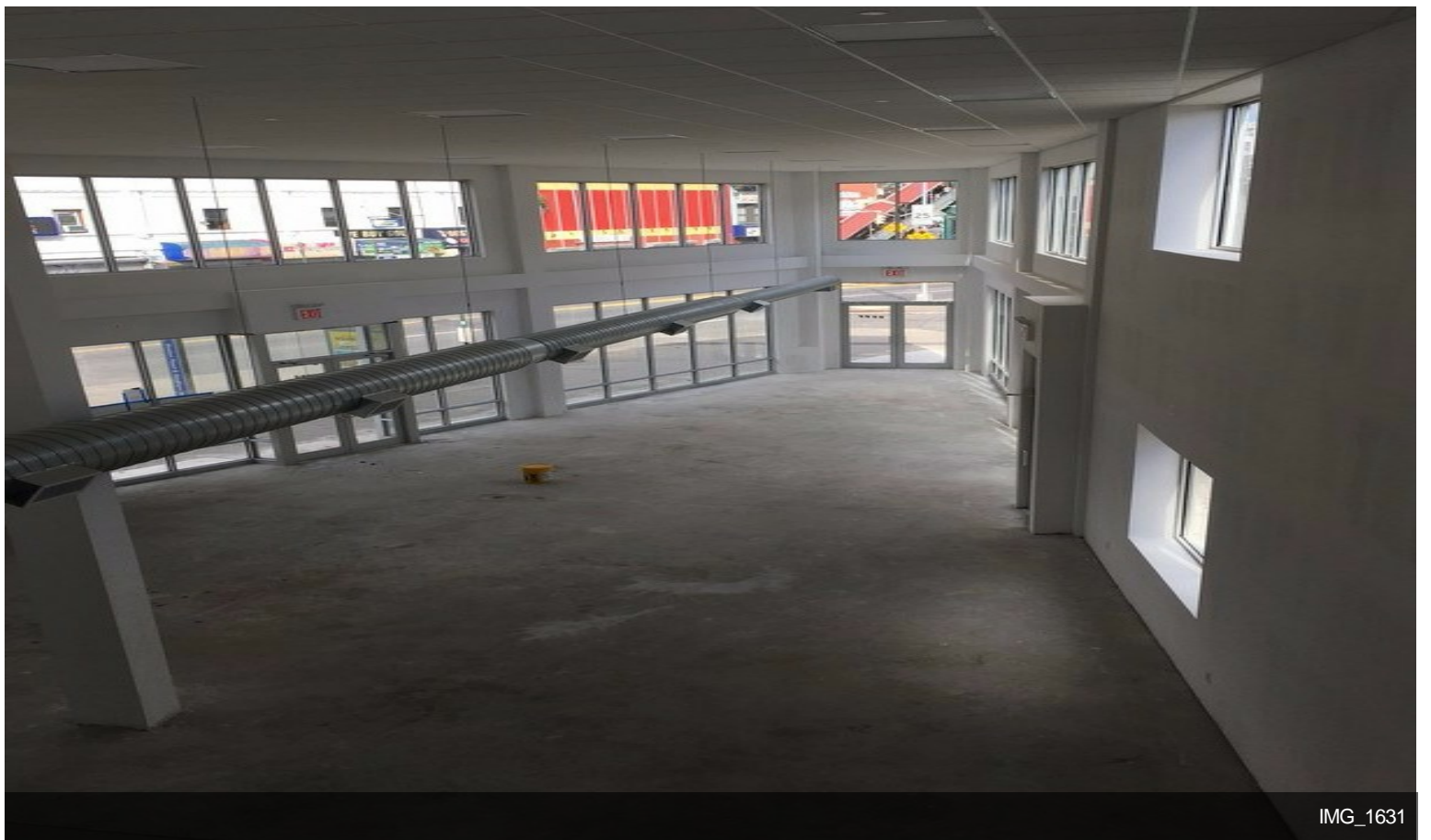


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Property Photos

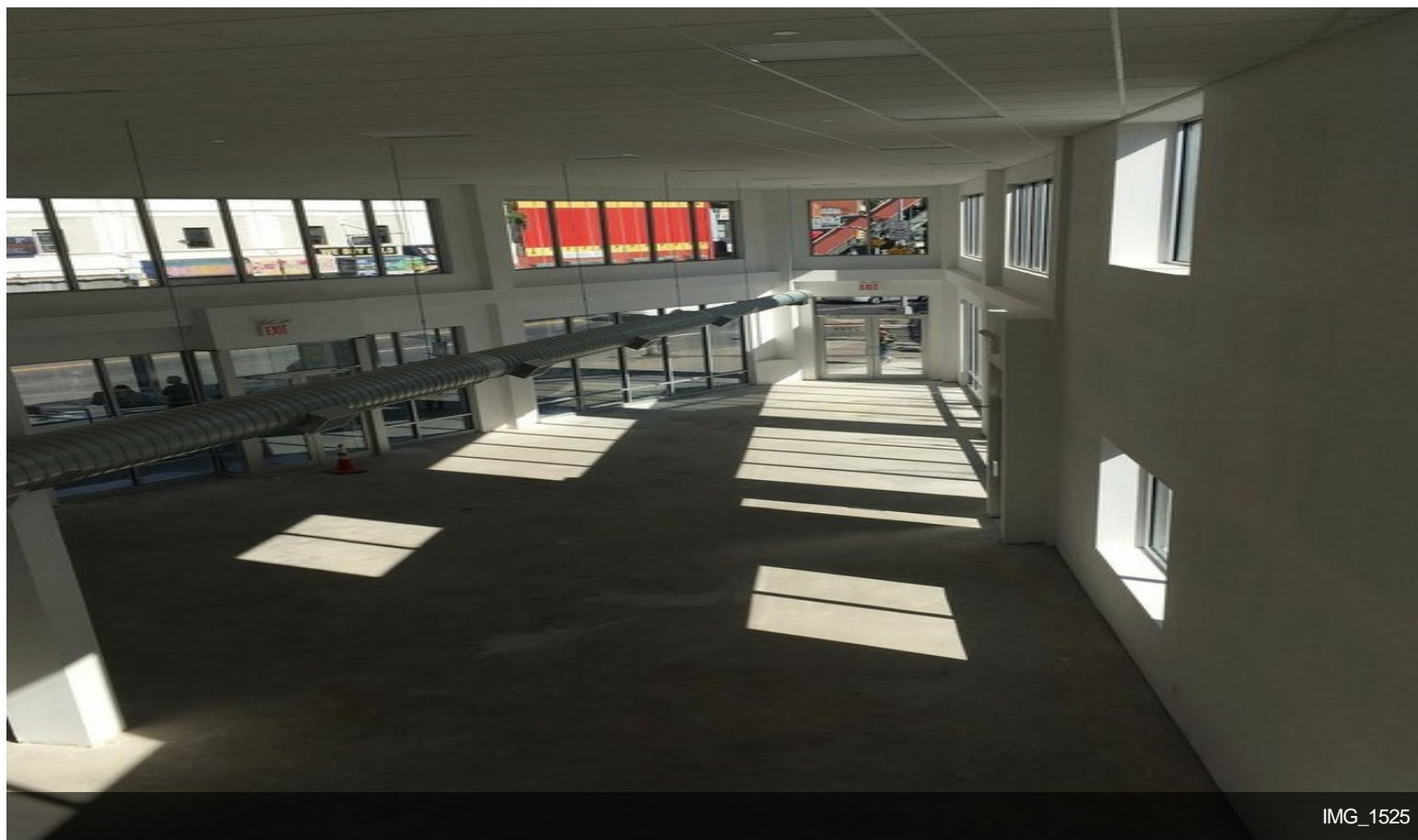


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IMG_1631

Property Photos



Property Photos



IMG_1524



IMG_1634

Property Photos



Building Photo