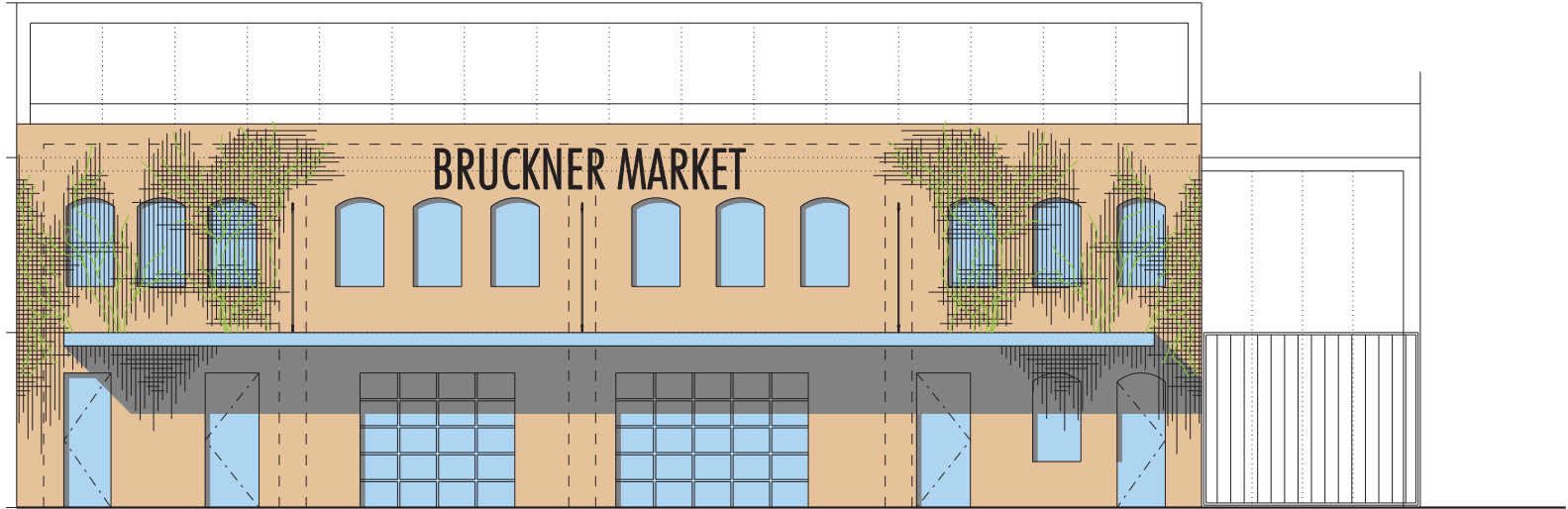


9 BRUCKNER BLVD

MOTT HAVEN, BRONX

RETAIL SPACE FOR LEASE



**TURN KEY FOOD & BEVERAGE
OPPORTUNITY**



Somerset

MOTT HAVEN BRONX

9 BRUCKNER BLVD

SPACE HIGHLIGHTS

LOCATION

Between 3rd Avenue
and Lincoln Avenue

SPACE

Existing 10,738+ SF
Rooftop 6,946 SF
Buildable 20,000+ SF

CEILING HEIGHT

Ground Floor 30 FT
Second Floor 15 FT

FRONTAGE

100 FT

DIMENSIONS

100 X 100

ZONING

M1-2/R6A

OCCUPANCY

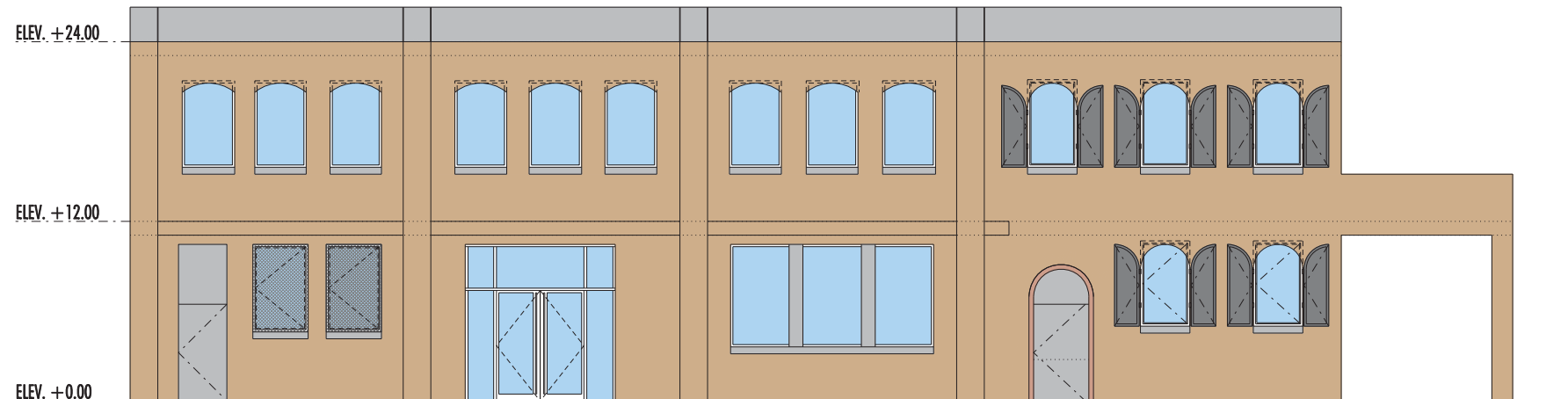
Immediate

PPSF

Upon Request

HIGHLIGHTS

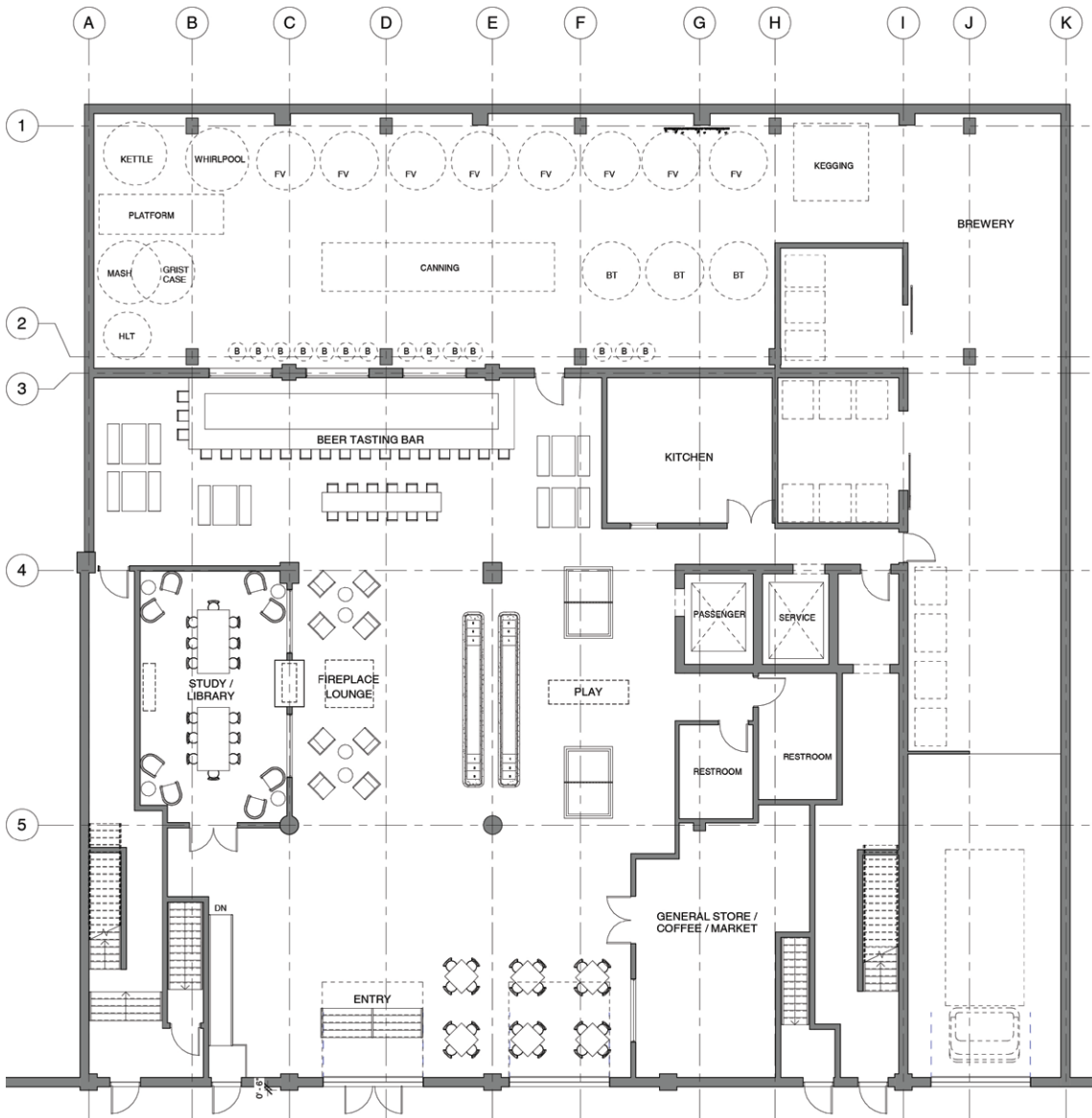
- Multi-Level Warehouse with 100 feet of Frontage, loading dock, and 6,946 square feet of rooftop deck.
- Excellent Food & Beverage / Brewery Opportunity.
- Landlord willing to provide full build-out / turn-key option.
- Close to Harlem River Waterfront.
- Located in New Office, Residential, and Retail Offerings in the South Bronx.



MOTT HAVEN BRONX

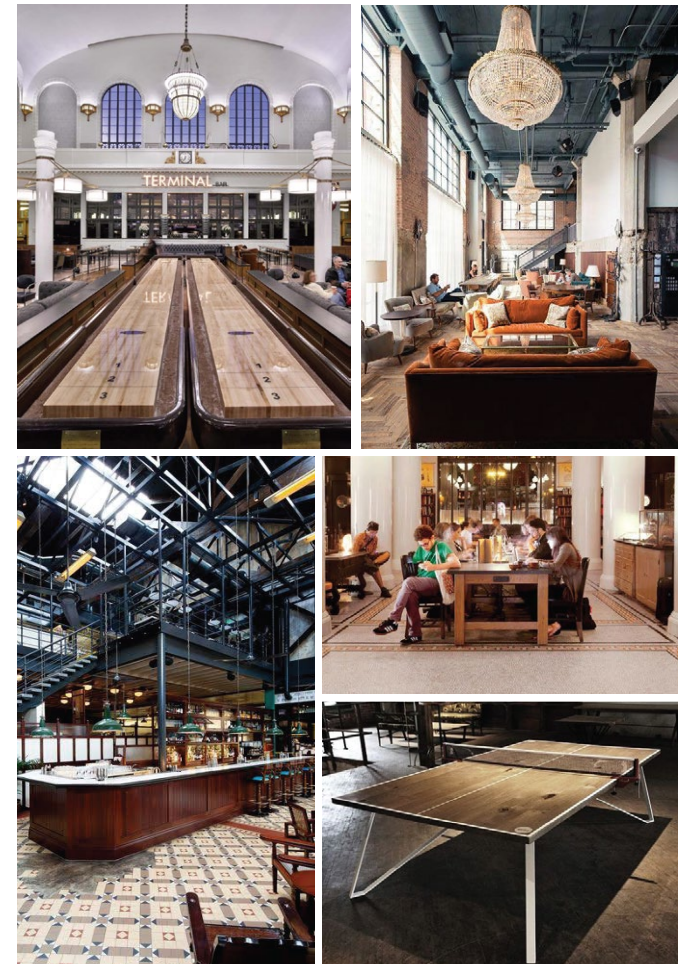
9 BRUCKNER BLVD

FLOORPLANS & DETAILS



GROUND FLOOR

Space 8,689 SF
Ceiling Height 30 FT



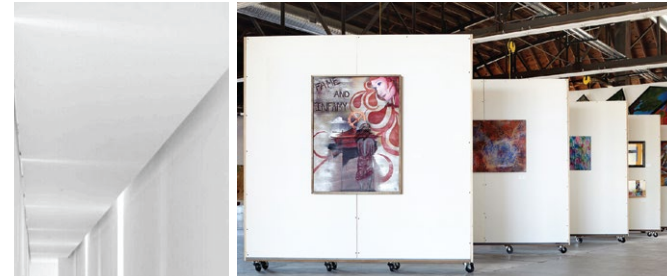
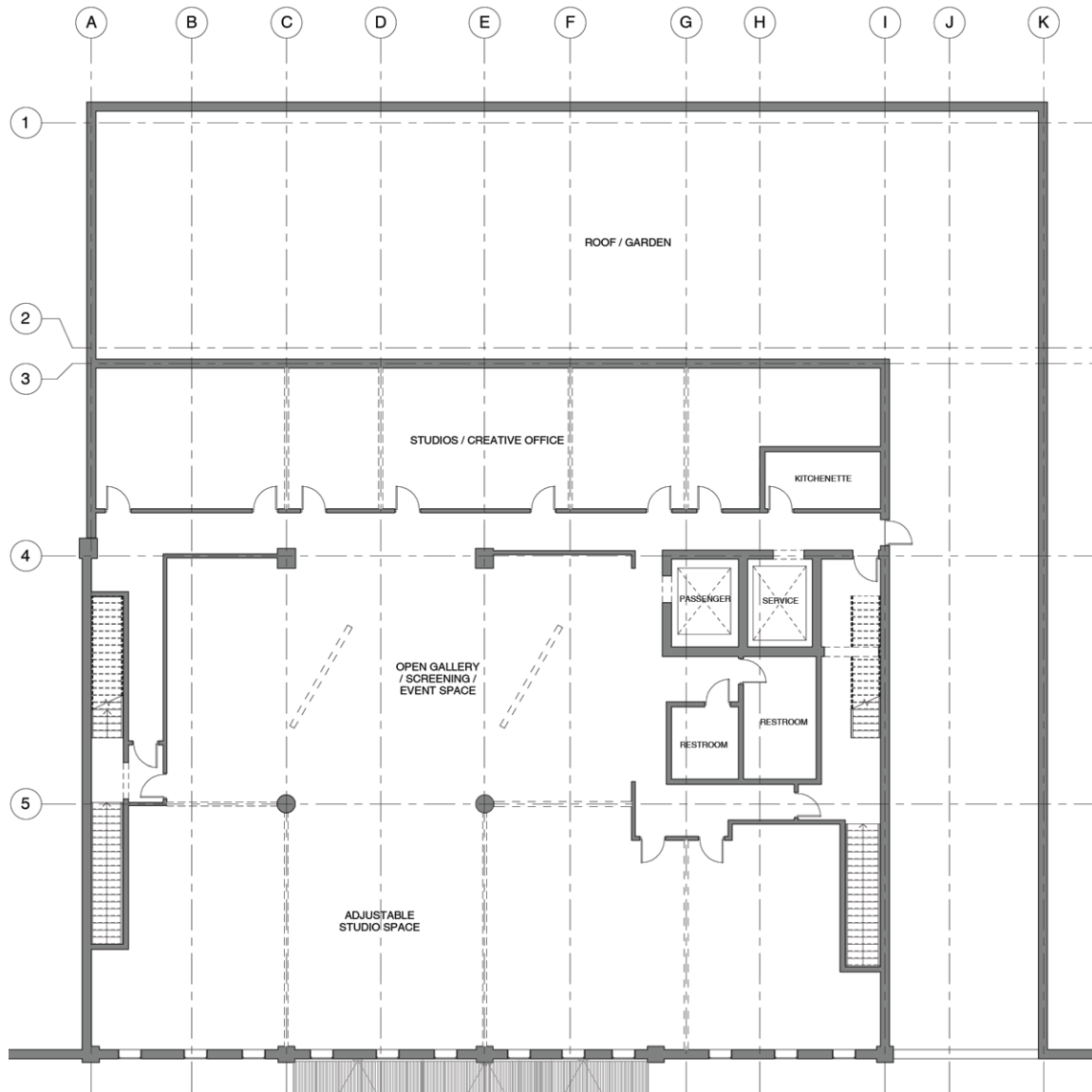
MOTT HAVEN BRONX

9 BRUCKNER BLVD

FLOORPLANS & DETAILS

SECOND FLOOR

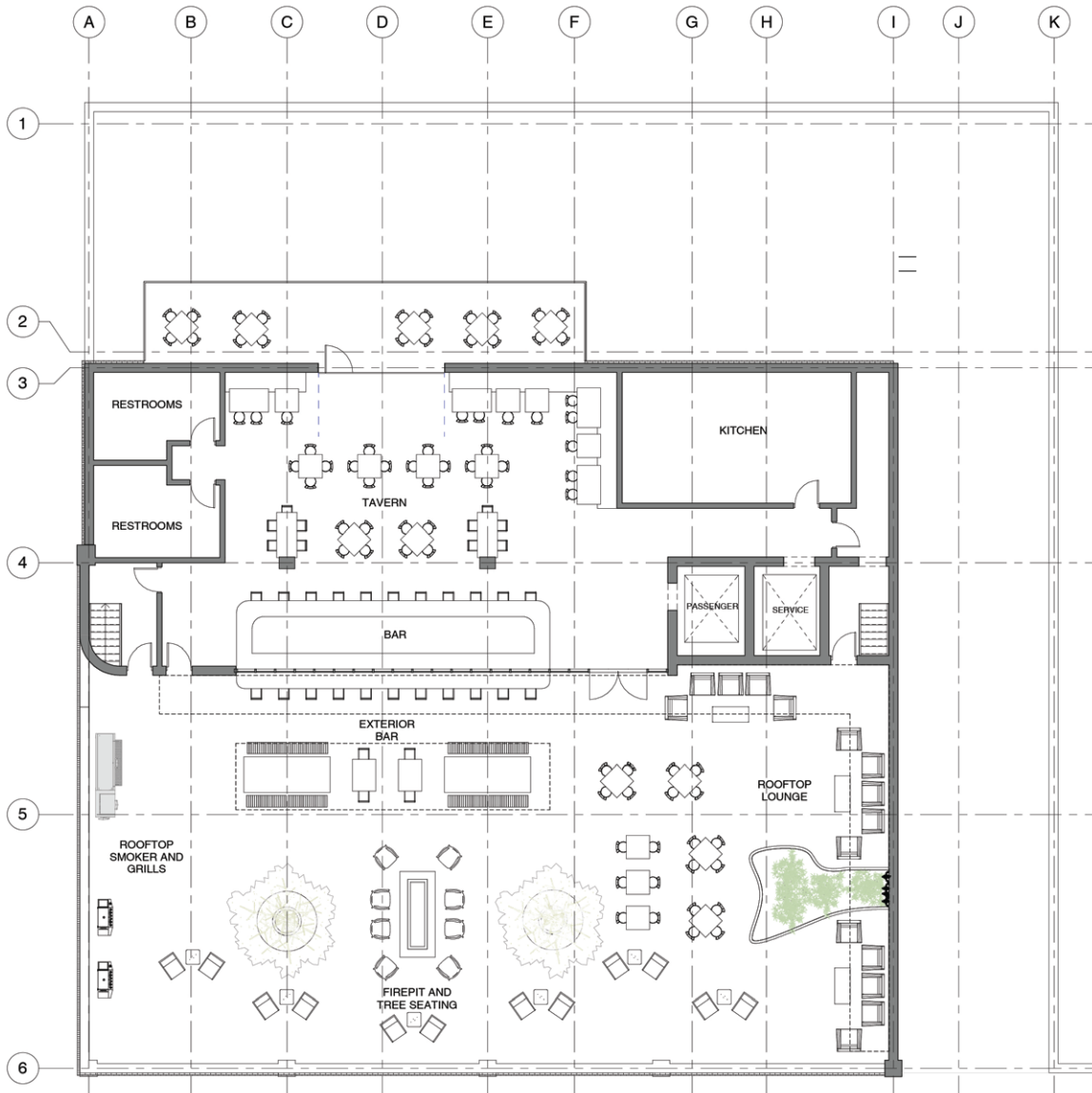
Space 2,049 SF
Ceiling Height 15 FT



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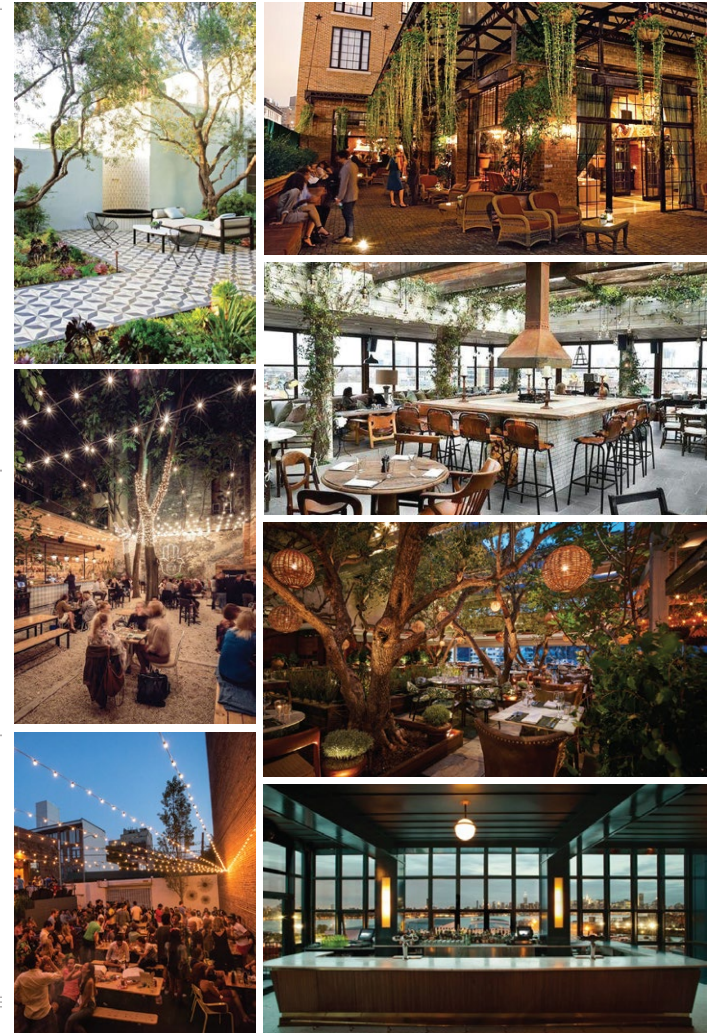
9 BRUCKNER BLVD

FLOORPLANS & DETAILS



ROOFTOP

Space 6,946 SF



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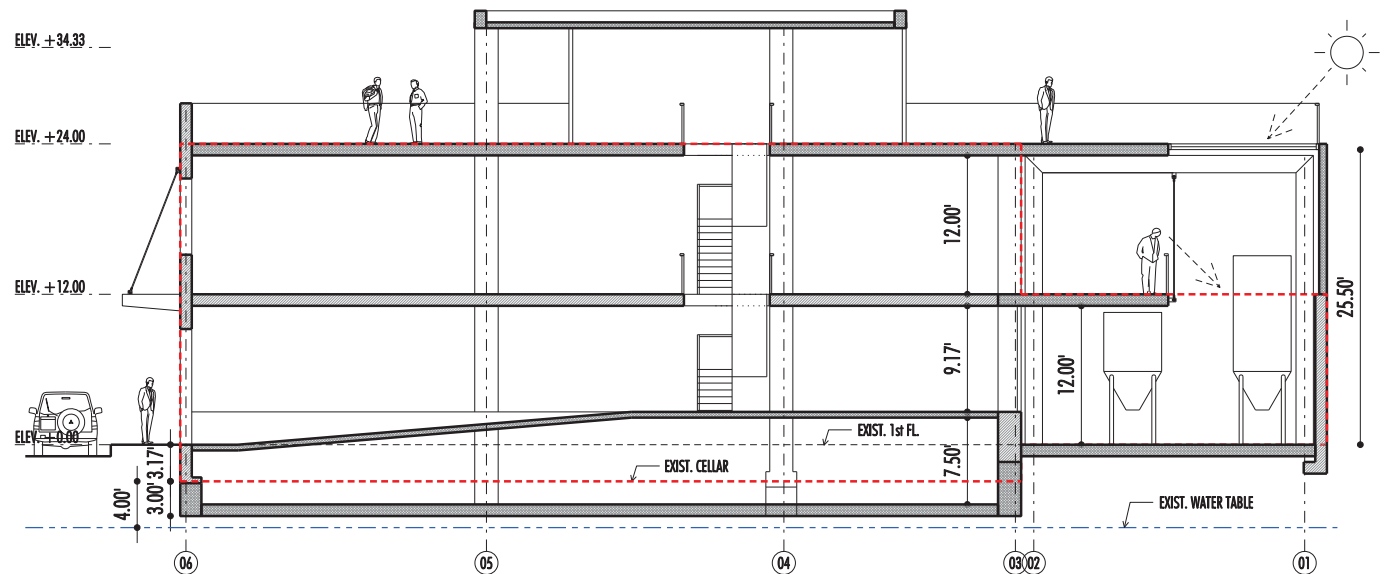
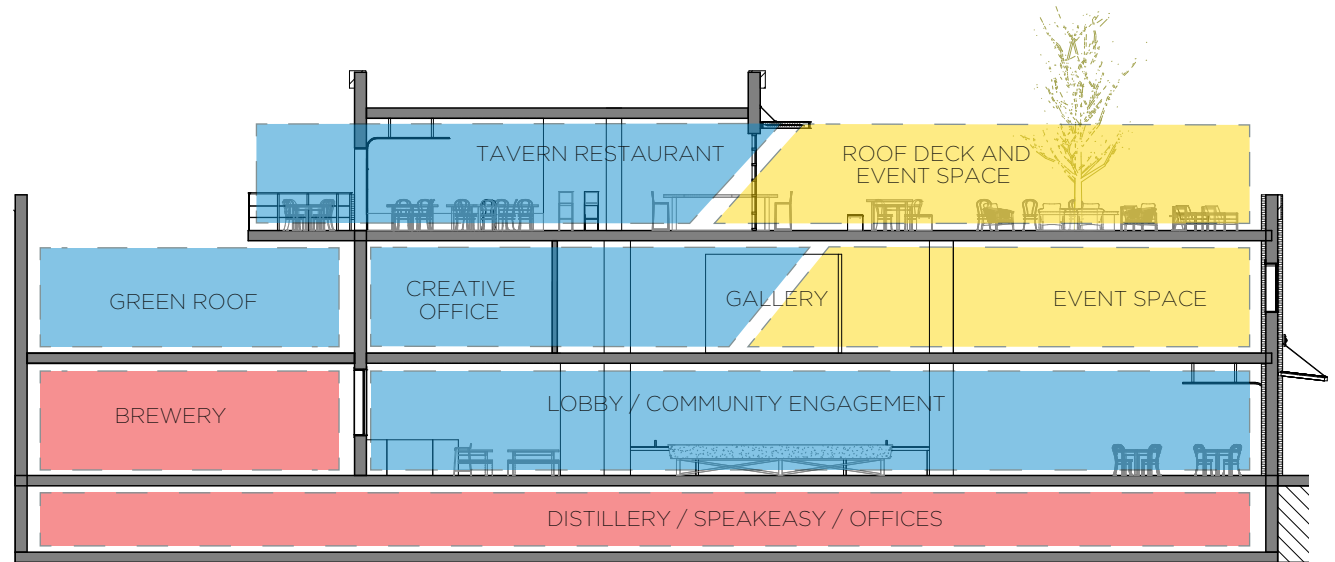
9 BRUCKNER BLVD

BREWERY CONCEPT

Clean up existing structure, build the brewery, ground floor lobby and second floor creative office space. The key is to engage the community by giving locals a place to gather, work and play on the ground floor while the entrepreneurs and artists have space to create on the second floor.

The second floor space can also double as an event space.

The rooftop has the potential to become a destination restaurant and event space that could give people from the other boroughs a Bronx experience. The rooftop view of Manhattan will be a draw as well with it's high visibility from the Willis and 3rd avenue bridges and FDR highway to the south.



MOTT HAVEN BRONX

9 BRUCKNER BLVD

BREWERY CONCEPT/ROOFTOP



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9 BRUCKNER BLVD

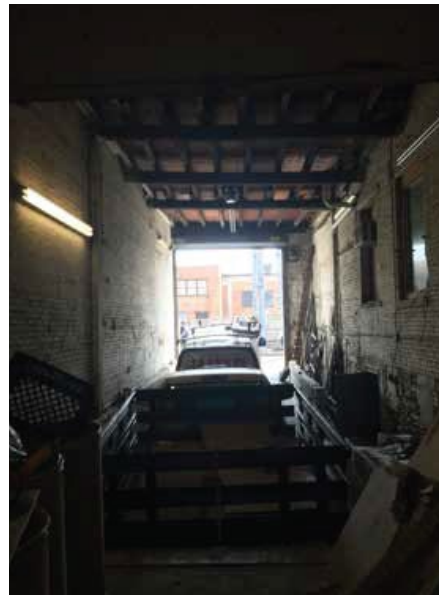
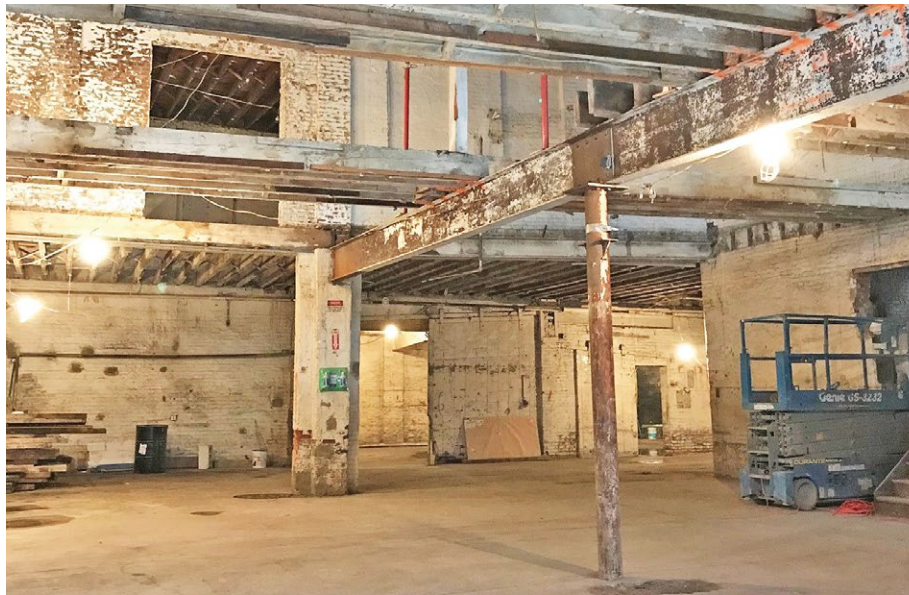
SPACE DEVELOPMENT



MOTT HAVEN BRONX

SPACE DEVELOPMENT

9 BRUCKNER BLVD



MOTT HAVEN BRONX

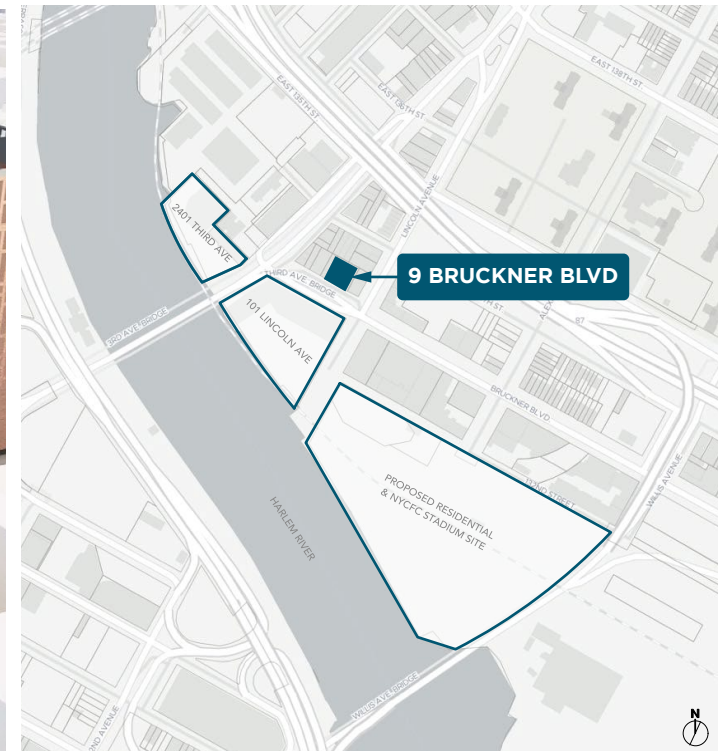
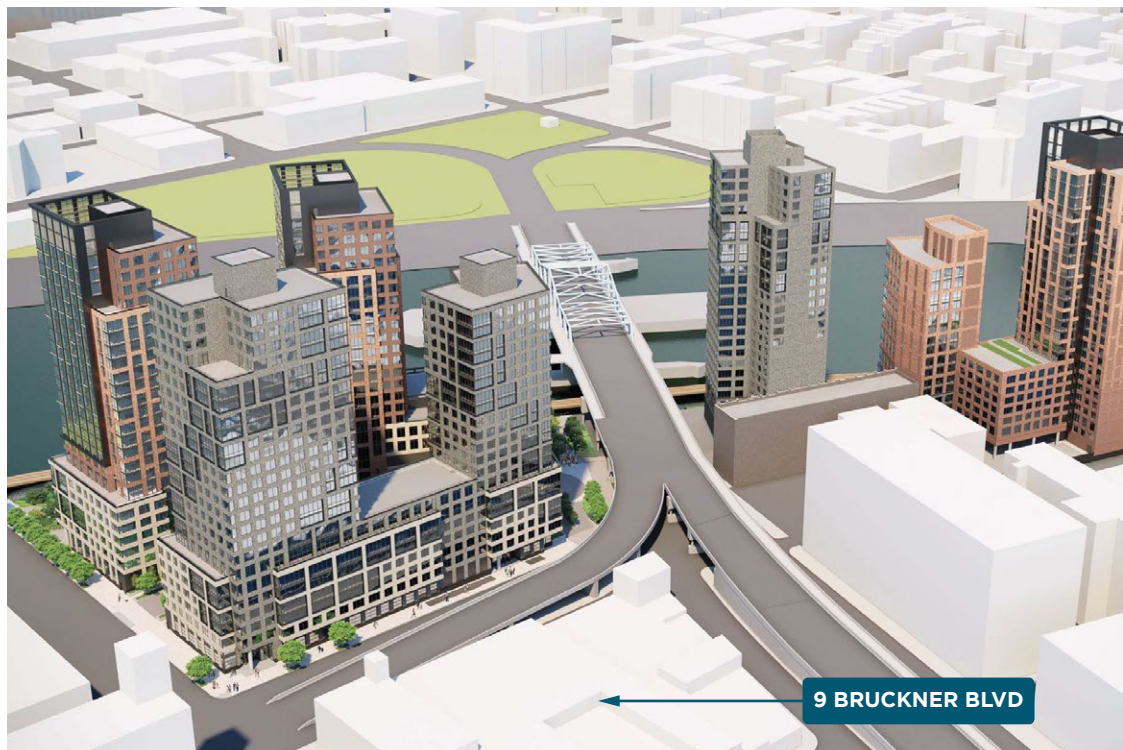
9 BRUCKNER BLVD

LOCATION

Bruckner Blvd is centrally located in the exploding South Bronx's neighborhood of Mott Haven. A mixture of an industrial vibe, quaint townhouses, pre-war apartments buildings located on the Harlem River with a vast amount of new architectural marvels set to open over the coming years.

Development sites such as 2401 Third Avenue will feature a standalone 25-story tower and another 25-story tower joined to a 16-story tower via a shared eight-story base. According to YIMBY, 2401 Third Avenue "will host 430 rentals, 416,446 square feet of residential space, and 4,200 square feet of community facility space," as well as a mixture of one, two and three-bedroom units.

101 Lincoln Avenue will have three 24-story towers and a 22-story tower set atop a six- and seven-story podium 9 Bruckner with its 30 foot ceilings and old world charm will make a great home for any business.



NEIGHBORHOOD DEMOGRAPHICS



OVER

2 MIL SF

COMMERCIAL /OFFICE SPACE
UNDER CONSTRUCTION

Over 2 million SF
of commercial and
office space is being
developed in the area.



OVER

1.7 MIL SF

RESIDENTIAL SPACE
UNDER CONSTRUCTION

Over 1.7 million SF
of residential space
is being developed
in the area.



OVER

165,000

ANNUAL VEHICULAR
TRAFFIC COUNT

Over 165,000
annual vehicular traffic
count in the surrounding
highways and roads.

MOTT HAVEN BRONX

9 BRUCKNER BLVD

NEW DEVELOPMENTS

2401 THIRD AVENUE
Residential Development
319,000 SF
430 RESIDENTIAL UNITS

2413 THIRD AVENUE
Mixed-use Development
200,000 SF
MIXED-USE SPACE

9 BRUCKNER BLVD
Creative, Office & Food Hall
20,000 SF
MIXED-USE SPACE

101 LINCOLN AVENUE
Residential Development
662,000 SF
851 RESIDENTIAL UNITS

25 BRUCKNER BLVD
Residential Development
319,000 SF
430 RESIDENTIAL UNITS

20 BRUCKNER BLVD
Office/Retail Development
181,000 SF
OFFICE & RETAIL SPACE



198 EAST 135TH ST
Residential Development
315,000 SF RESIDENTIAL
3,000 SF RETAIL SPACE

2490 THIRD AVENUE
Residential Development
40 RESIDENTIAL UNITS
6,500 SF OF RETAIL SPACE

2417 THIRD AVE
Office Development
154,000 SF
OFFICE SPACE

131-135 ALEXANDER AVE
Residential Development
15 RESIDENTIAL UNITS
4,950 SF RETAIL AT BASE

329 EAST 132ND ST
Residential Development
91 RESIDENTIAL UNITS

HARLEM RIVER WATERFRONT DISTRICT
Commercial & Residential Redevelopment
4,000 RESIDENTIAL UNITS
1.5 MILLION SF OF COMMERCIAL SPACE
500,000 SF COMMUNITY FACILITY SPACE

MOTT HAVEN BRONX

9 BRUCKNER BLVD

TENANTS & TRANSPORTATION

TRANSPORTATION

5 Min Walk At 3 Ave - 138 St

6

9 Min Walk At 138 St

4

5

NEIGHBORHOOD TENANTS

- Nobodys Pizza
- Ceetay
- Famous Nobodys
- Don Pancho's
- Bricks & Hops
- McDonald's
- iNINE Bistro
- Made In Puerto Rico
- Ghetto Film School
- Mott Haven Bar & Grill
- Double Dutch Espresso
- Chase Bank
- Gun Hill Tavern
- Dunkin' Donuts
- Santa Clarita
- Jimbo's Hamburgers
- The Living Room II
- Angies Cafe & Pizza
- Two Sha's
- Empanology
- Bagel and Barista Cafe



MOTT HAVEN BRONX

9 BRUCKNER BLVD

CONTACT



NATHANIEL B. MALLON
860.416.7288
nmallon@exrny.com

JOSEPH DIPIAZZA
917.982.6969
jdipiazza@exrny.com

EXR

Somerset