

# 131 ALEXANDER AVENUE

MOTT HAVEN, BRONX



Somerset

**RETAIL SPACE  
FOR LEASE**

## SPACE HIGHLIGHTS

LOCATION	SPACE	CEILING HEIGHT	FRONTAGE
Between E 134th St and Bruckner Blvd	1650 SF	13.4 FT	13 FT
DIMENSIONS	ZONING	OCCUPANCY	PPSF
21 FT x 87 FT	M1-2/R6A	Immediate	Upon Request

## HIGHLIGHTS

- Located at the base of a brand new construction in the most buzzed about neighborhood in NYC.
- Space will be delivered in white box condition with all new glass frontage and 2 bathrooms.
- Nearly 2,000 new residential units coming online in the next couple of years.
- Basement space available.



# MOTT HAVEN BRONX

## SPACE DEVELOPMENT

# 131 ALEXANDER AVENUE



# MOTT HAVEN BRONX

# 131 ALEXANDER AVENUE

## LOCATION

Welcome to Alexander Avenue! Be a part of the new and evolving Mott Haven neighborhood in the South Bronx at 131 Alexander Avenue. This is a beautiful mixed-use residential and retail building on historic Alexander Avenue, the street named after Alexander Bathgate who was the overseer to the Morris Manor. There is approximately 1,600 Sq. Ft. of white boxed retail poised to take advantage of the most buzzed about neighborhood in New York City. With neighbors on the block such as Nobody's Pizza, Ceetay, the Lit. Bar, and Beatstro, Alexander Avenue is fast becoming Mott Haven's "Restaurant Row".



**NEIGHBORHOOD DEMOGRAPHICS**



**143,790**

POPULATION  
WITHIN 1-MILE  
RADIUS



**36 Years**

AVERAGE  
POPULATION AGE  
WITHIN 1-MILE RADIUS



**13.12%**

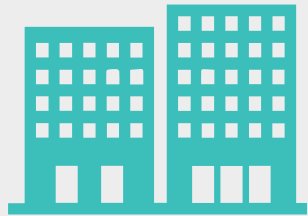
POPULATION  
GROWTH SINCE 2010  
WITHIN 1-MILE RADIUS



**5,152**

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS

## NEIGHBORHOOD DEMOGRAPHICS



OVER

**2 MIL SF**

COMMERCIAL /OFFICE SPACE  
UNDER CONSTRUCTION



OVER

**1.7 MIL SF**

RESIDENTIAL SPACE  
UNDER CONSTRUCTION



OVER

**165,000**

ANNUAL VEHICULAR  
TRAFFIC COUNT

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

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

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

# MOTT HAVEN BRONX

## NEIGHBORHOOD 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**



# 131 ALEXANDER AVENUE

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

# 131 ALEXANDER AVENUE

## NEIGHBORHOOD & TRANSPORTATION

### TRANSPORTATION

5 Min Walk At 3 Ave - 138 St

10 Min Walk At 138 St



### 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
- Taco Veloz VIP
- Jimbo's Hamburgers
- The Living Room II
- Angies Cafe & Pizza
- Two Sha's
- Empanology
- Bagel and Barista Cafe





**MOTT HAVEN BRONX**

**131 ALEXANDER AVENUE**

**CONTACT**



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