

FOR LEASE

*304-316 E Gun Hill Rd
Bronx, NY 10467*



FORMER CVS:
10,000 SF CORNER RETAIL
SPACE W./ FULL BASEMENT

OFFERING AT \$25,000/M NNN

EXCLUSIVE LISTING AGENT

Li (Barbie) Li
Licensed R.E. Broker

646-889-9988
bl@bsquarerealty.com

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B SQUARE REALTY has been retained on an exclusive basis to market for lease, 304-316 E Gun Hill Rd, a built-out retail space on a highly visible 10,000 SF hard corner lot with exceptional ingress/egress with visibility and proximity to Metro-North Train station. Strategic location at a powerful intersection of three major arterial thoroughfares, providing extremely strong location fundamentals for prime infill. The subject property is located in an affluent suburban community, creating a large demand for nearby supporting retailers.

SPACE HIGHLIGHT

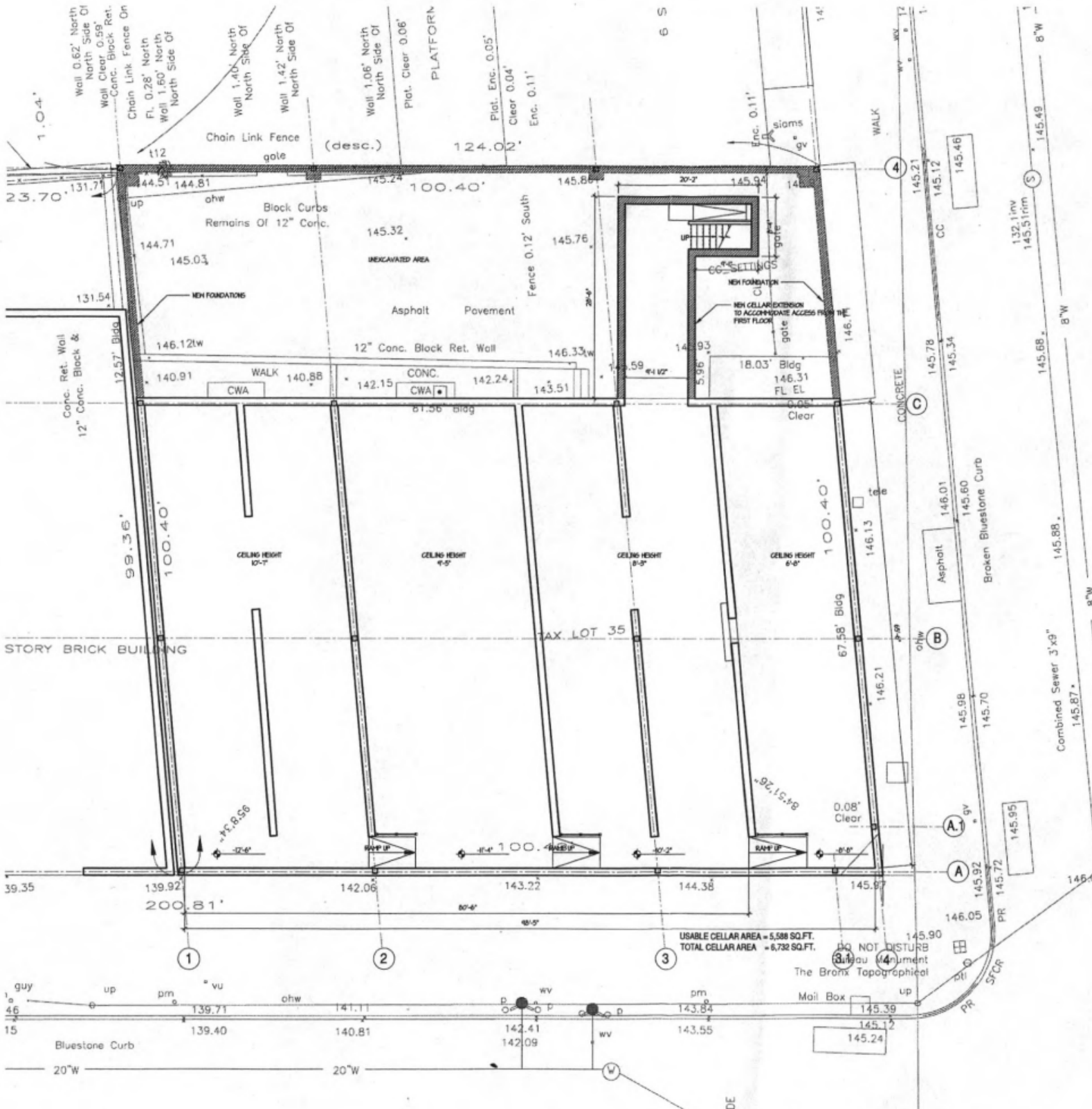
- 10,000 SF GROUND FLOOR WITH A FULL BASEMENT, CEILING HEIGHT 11'6" - 14'
- FULLY BUILD-OUT AS GROCERY STORE WITH CONVEYOR BELT BETWEEN BASEMENT AND GROUND FLOOR.
- ALL USAGE CONSIDERED: ADDITIONAL USES PERMITTED: FOOD, OFFICE, MEDICAL, URGENT CARE, FINANCIAL, FITNESS, THEATER/ENTERTAINMENT



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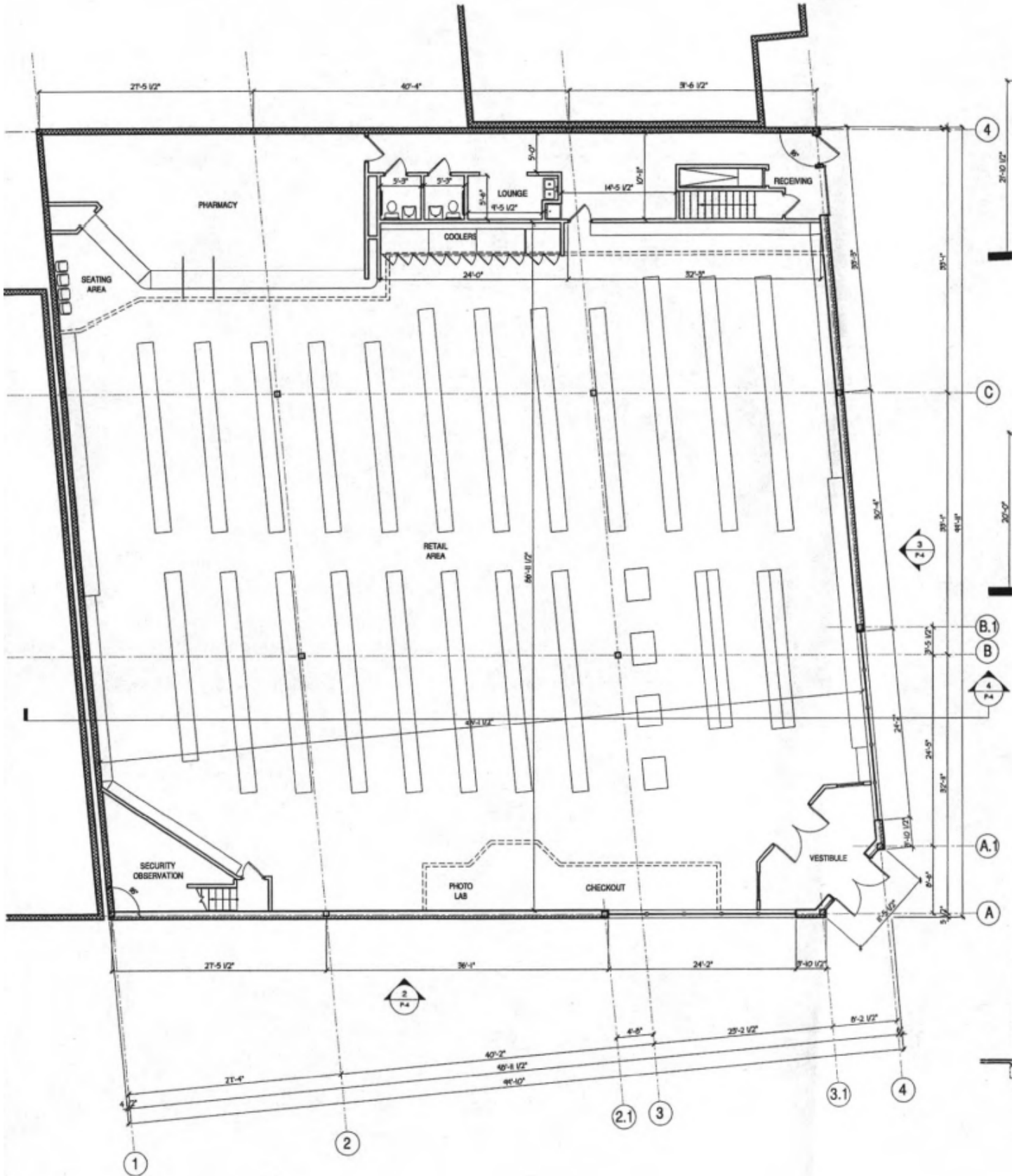
CELLAR PLAN



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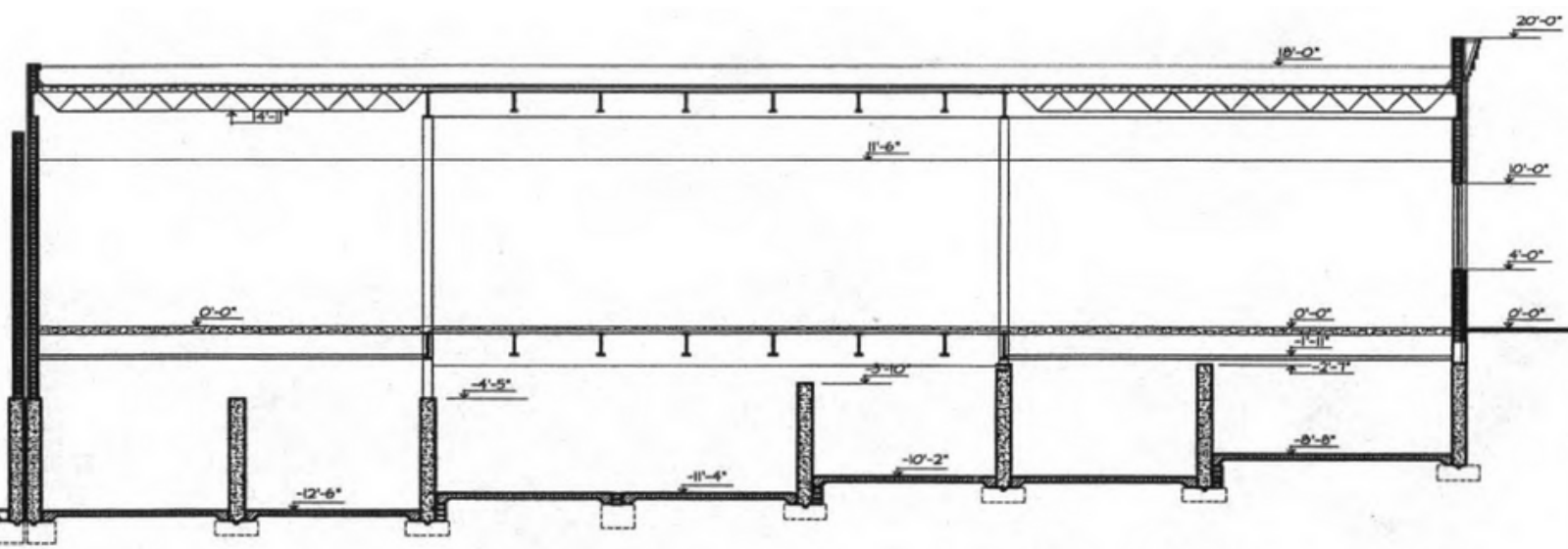
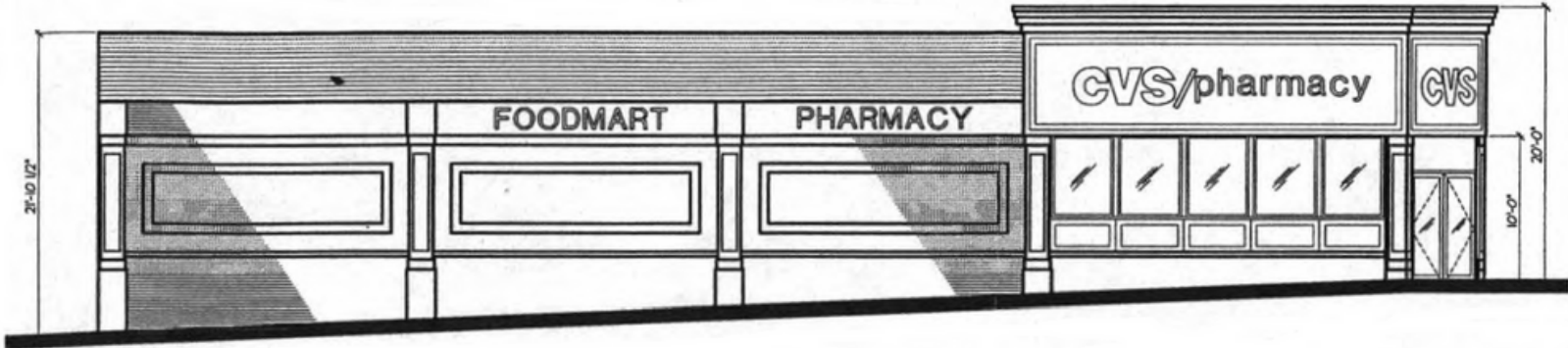
FIRST FLOOR PLAN



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TRANSVERSAL PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

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