

1023 Longwood Ave, Bronx NY 10459

For Lease Prime Retail Space

Asking \$3,500/m Modified Gross + Utilities



HOULIHAN LAWRENCE
COMMERCIAL

800 Westchester Avenue, Suite N517
Rye Brook, NY 10573



610 SF (+/-) retail storefront. Well maintained building with onsite Super.

Zoning C1-4 allows for many uses, including neighborhood grocery stores, beauty parlors and traditional retail.

Daily car count over 10,000. Nearby Bus Stops Bx19 and Bx46. Longwood Ave 6 Train at the corner. Close to Bruckner Expressway.

Neighbors include MetroPCS, Subway, La Nacional, Pay-o-Matic, Barbershop.



**KLEIN
COMMERCIAL
TEAM**

JARED STONE

Real Estate Salesperson

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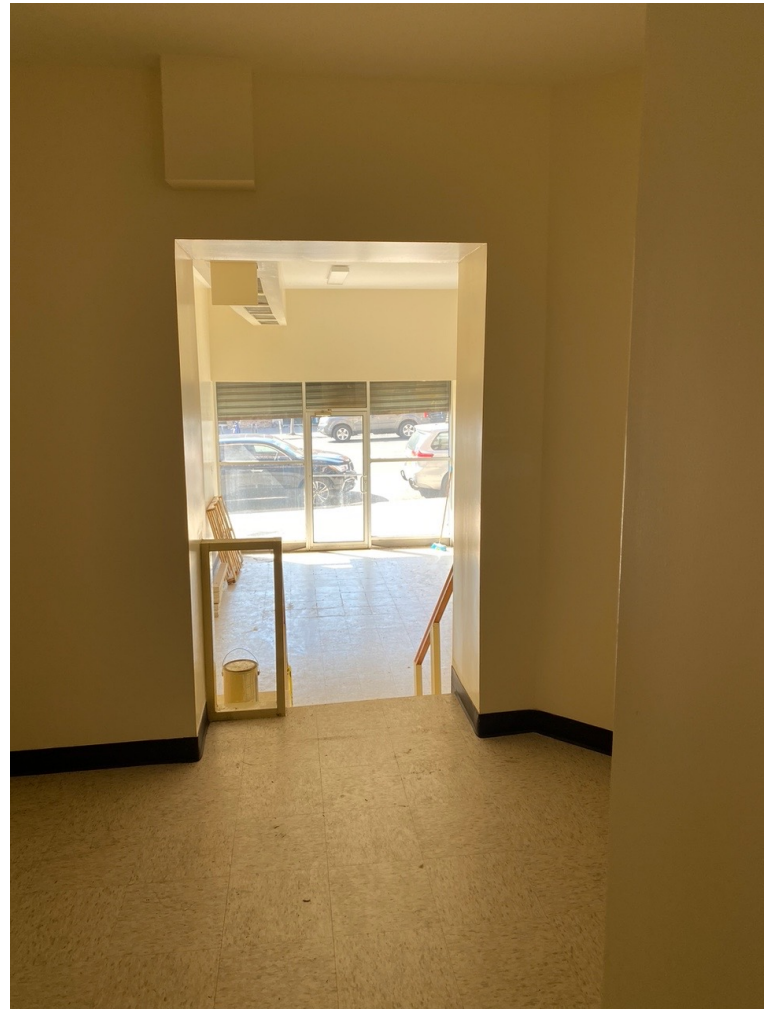
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Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	124,744		1,115,946		2,608,540	
2021 Estimate	125,207		1,127,686		2,644,914	
2010 Census	114,221		1,085,960		2,608,593	
Growth 2021 - 2026	-0.37%		-1.04%		-1.38%	
Growth 2010 - 2021	9.62%		3.84%		1.39%	
2021 Population by Hispanic Origin	87,502		680,963		1,286,588	
2021 Population	125,207		1,127,686		2,644,914	
White	55,073	43.99%	469,662	41.65%	1,422,425	53.78%
Black	57,223	45.70%	530,583	47.05%	807,820	30.54%
Am. Indian & Alaskan	4,868	3.89%	36,762	3.26%	63,357	2.40%
Asian	1,574	1.26%	38,878	3.45%	245,397	9.28%
Hawaiian & Pacific Island	969	0.77%	5,191	0.46%	8,809	0.33%
Other	5,499	4.39%	46,611	4.13%	97,107	3.67%
U.S. Armed Forces	70		324		562	
Households						
2026 Projection	40,646		391,008		992,123	
2021 Estimate	40,828		395,425		1,006,749	
2010 Census	37,203		381,652		998,475	
Growth 2021 - 2026	-0.45%		-1.12%		-1.45%	
Growth 2010 - 2021	9.74%		3.61%		0.83%	
Owner Occupied	3,875	9.49%	38,980	9.86%	201,982	20.06%
Renter Occupied	36,953	90.51%	356,445	90.14%	804,766	79.94%
2021 Households by HH Income	40,829		395,425		1,006,750	
Income: <\$25,000	17,868	43.76%	154,870	39.17%	278,188	27.63%
Income: \$25,000 - \$50,000	9,609	23.53%	86,073	21.77%	183,651	18.24%
Income: \$50,000 - \$75,000	5,990	14.67%	61,018	15.43%	151,678	15.07%
Income: \$75,000 - \$100,000	3,123	7.65%	34,988	8.85%	104,210	10.35%
Income: \$100,000 - \$125,000	2,182	5.34%	23,146	5.85%	77,736	7.72%
Income: \$125,000 - \$150,000	695	1.70%	11,855	3.00%	48,632	4.83%
Income: \$150,000 - \$200,000	651	1.59%	12,287	3.11%	62,038	6.16%
Income: \$200,000+	711	1.74%	11,188	2.83%	100,617	9.99%
2021 Avg Household Income	\$46,209		\$54,949		\$85,688	
2021 Med Household Income	\$31,186		\$36,315		\$56,687	



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*All data provided by CoStar, Houlihan Lawrence Commercial

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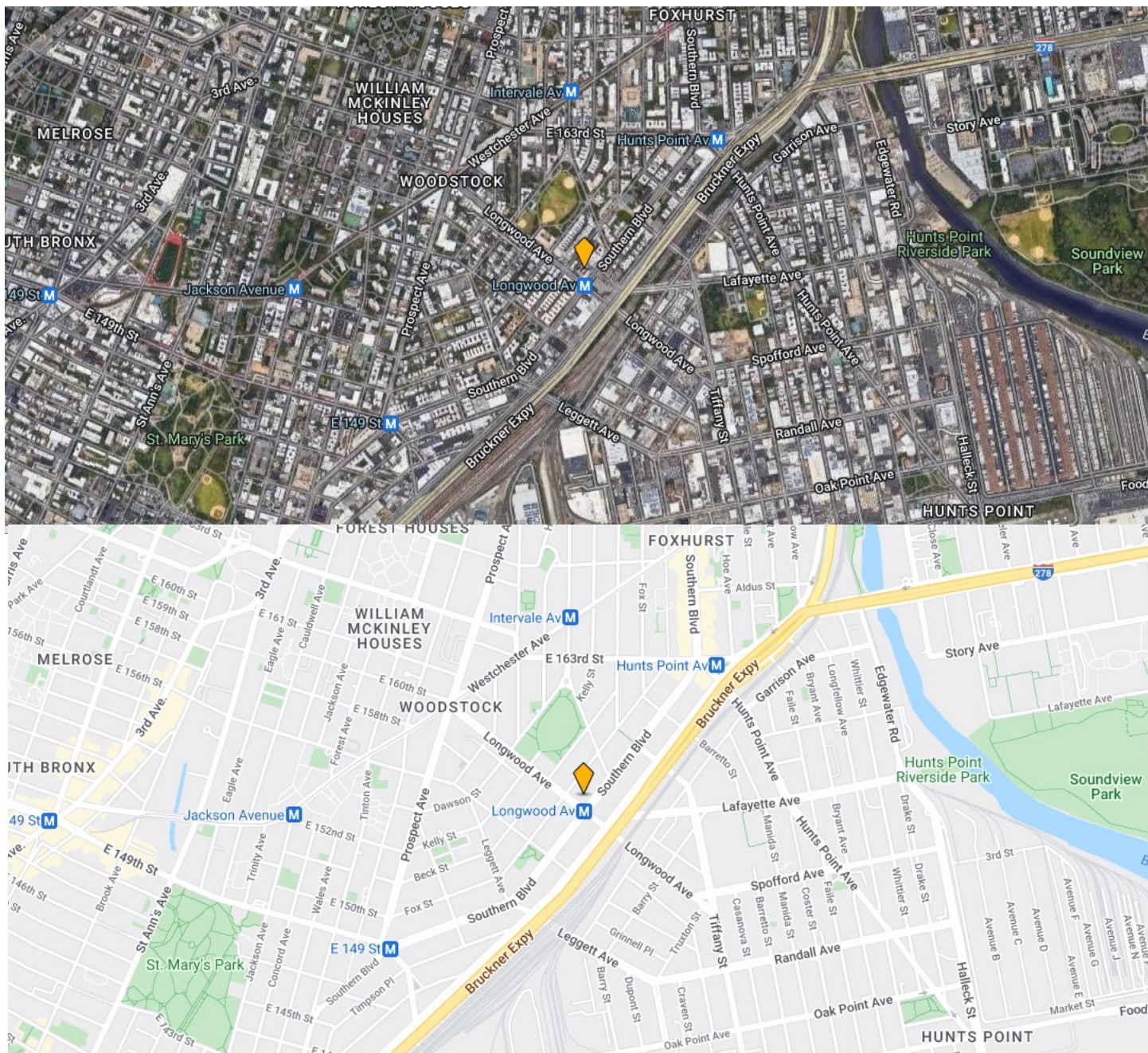


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