

12 WESTCHESTER SQ

BRONX, NY 10461

12,700 SF COMMERCIAL BUILDING

SALE LEASEBACK



PROPERTY OVERVIEW

Cushman & Wakefield has been exclusively retained to market the sale-leaseback of 12 Westchester Square, a 12,700-square-foot retail property located in the Westchester Village neighborhood of the Bronx.

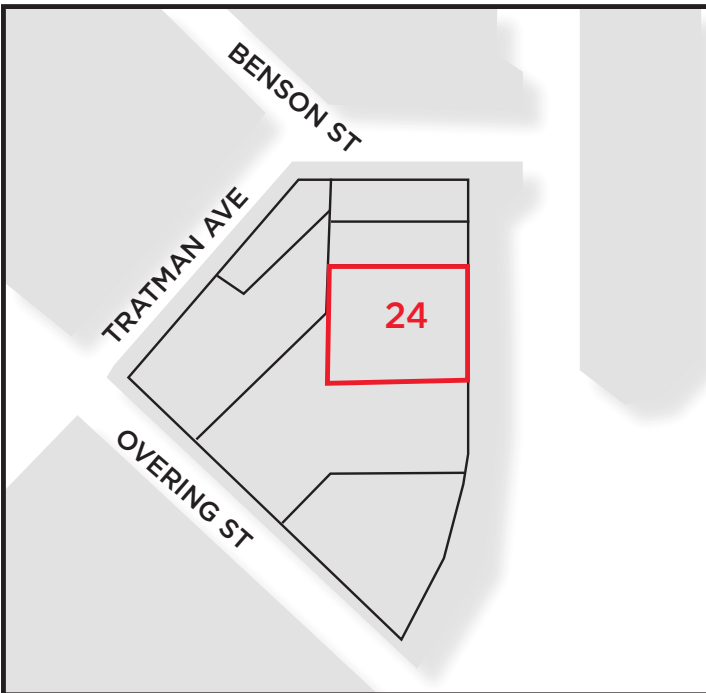
Currently owned and occupied by Apple Bank, the property will be delivered with a new 10-year lease with Apple Bank for approximately 3,800 square feet. This provides investors with stable income from a creditworthy tenant, while also offering future leasing flexibility across the remaining space.

The asset benefits from strong co-tenancy within one of the Bronx's most active commercial corridors, alongside a mix of national and local retailers including Chipotle, McDonald's, Taco Bell, Wingstop, Little Caesars, T-Mobile, and Walgreens. These neighboring tenants drive consistent foot traffic and support a strong consumer base.

12 Westchester Square is ideally located just steps from the Westchester Square-East Tremont Avenue subway station (6 train) and is further supported by multiple bus lines, including the Bx4, Bx31, Bx8, Bx24, and Bx21, providing excellent accessibility to the surrounding area.

All inquiries should be directed to Cushman & Wakefield.

TAX MAP



PROPERTY FEATURES

Property Information

Address:	12 Westchester Square	
	Bronx, NY 10461	
Submarket:	Westchester Village	
Alternate Addresses:	11 Lane Avenue	
Block & Lot:	3981-24	
Lot Dimensions:	85' x 100.33'	Irregular
Lot SF:	8,566	SF (approx.)

Building Information

Property Type:	Bank	
Building Dimensions:	85' x 100'	Irregular
Stories:	2	
Total Gross SF:	12,700	SF (approx.)

Zoning Information

Zoning:	R6, C1-2	
Residential FAR (As-of-Right):	3.00	*3.9 City of Yes UAP FAR
Community Facility FAR:	4.80	
Total Buildable SF (As-of-Right):	25,698	SF (approx.)
Less Existing Structure:	12,700	SF (approx.)
Available Air Rights (As-of-Right):	12,998	SF (approx.)

* Excess development rights have been transferred to neighboring lot.

NYC Financial Information (26/27 NOPV)

Total Assessment:	\$796,590
Annual Property Tax:	\$85,729
Tax Class:	4
Tax Rate:	10.7620%

NEIGHBORHOOD OVERVIEW

Westchester Square:

A triangle road by the intersection of Williamsbridge Road and East Tremont Avenue, Westchester Square is a neighborhood in the northeastern part of the Bronx that is a hub of commerce and transportation. Located in the shadows of the 6 train The Square is also serviced by 8 different bus lines which leads to a substantial amount of foot traffic in the area. National retail tenants such as Rite Aid, Chipotle, Chase Bank, Pepboys, Dunkin Donuts, Wendys, McDonalds, and GameStop among others call Westchester Square “home”.

Morris Park:

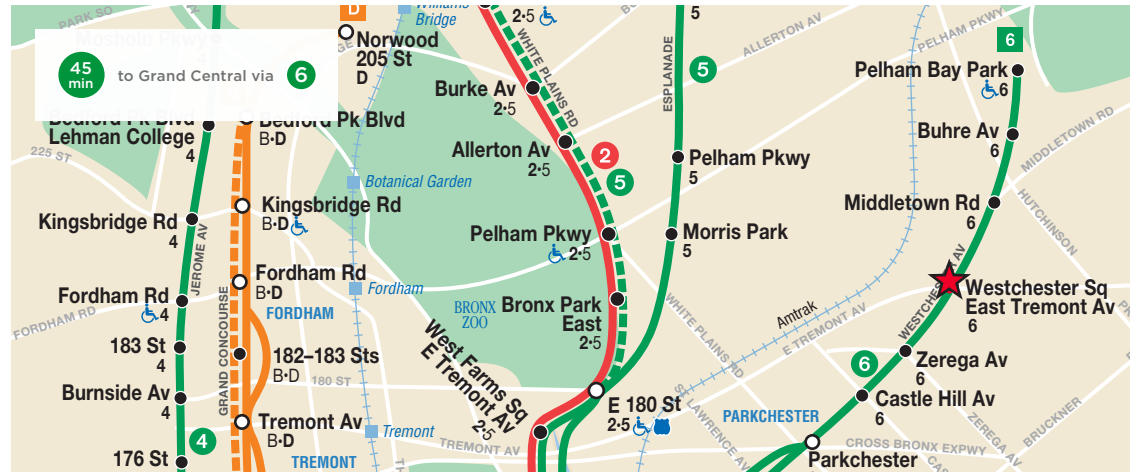
Morris Park, which is located in Community District 11, is bordered by Pelham Parkway to the north, Eastchester Road to the East, Sackett Avenue to the south and White Plains road to the west. Morris Park is home to Yeshiva University – Resnick Campus, Jacobi Medical Center, and Calvary High School. Residents enjoy easy access to the 2 and 5 trains at the Pelham Parkway and Morris Park stations.

Westchester Square Library Redevelopment:

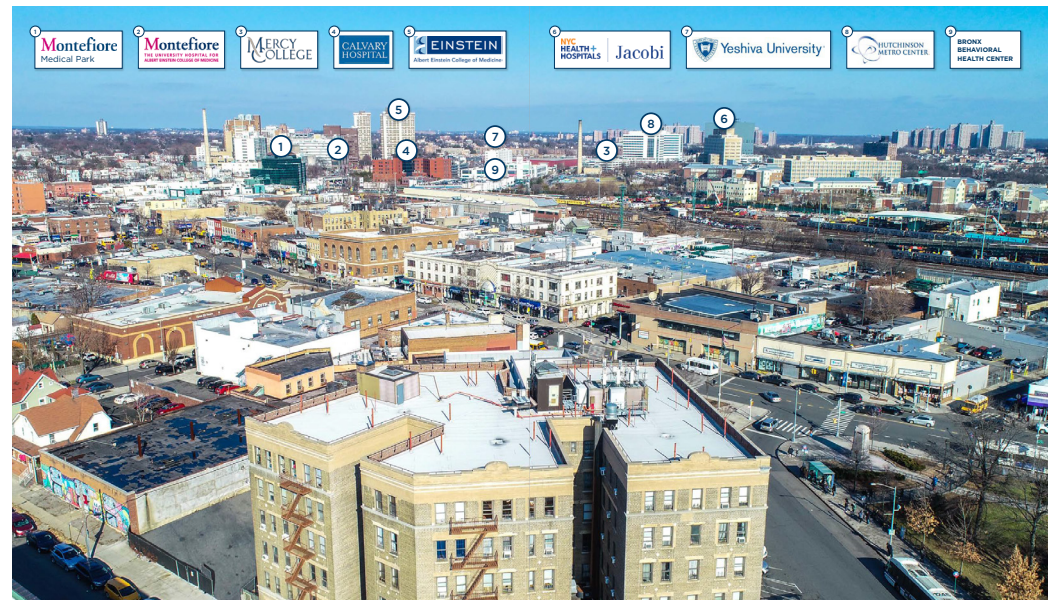
The new Westchester Square branch will continue the site’s long legacy as a place where knowledge is shared and cultivated for generations to come. Designed by Snøhetta, the building features fritted glass facades inspired by The Bronx’s designation as the “greenest borough of New York City,” depicting abstract interpretations of the borough’s lush tree canopies. Envisioned as a 10,000-12,000 square-foot community anchor in a prominent location, the library will embody the City’s mission to “inspire lifelong learning, advance knowledge, and strengthen our communities.” Its program will reflect this commitment through dedicated spaces for adults, teens and children, supporting reading, studying, browsing, computer use, storytelling and vibrant community engagement.



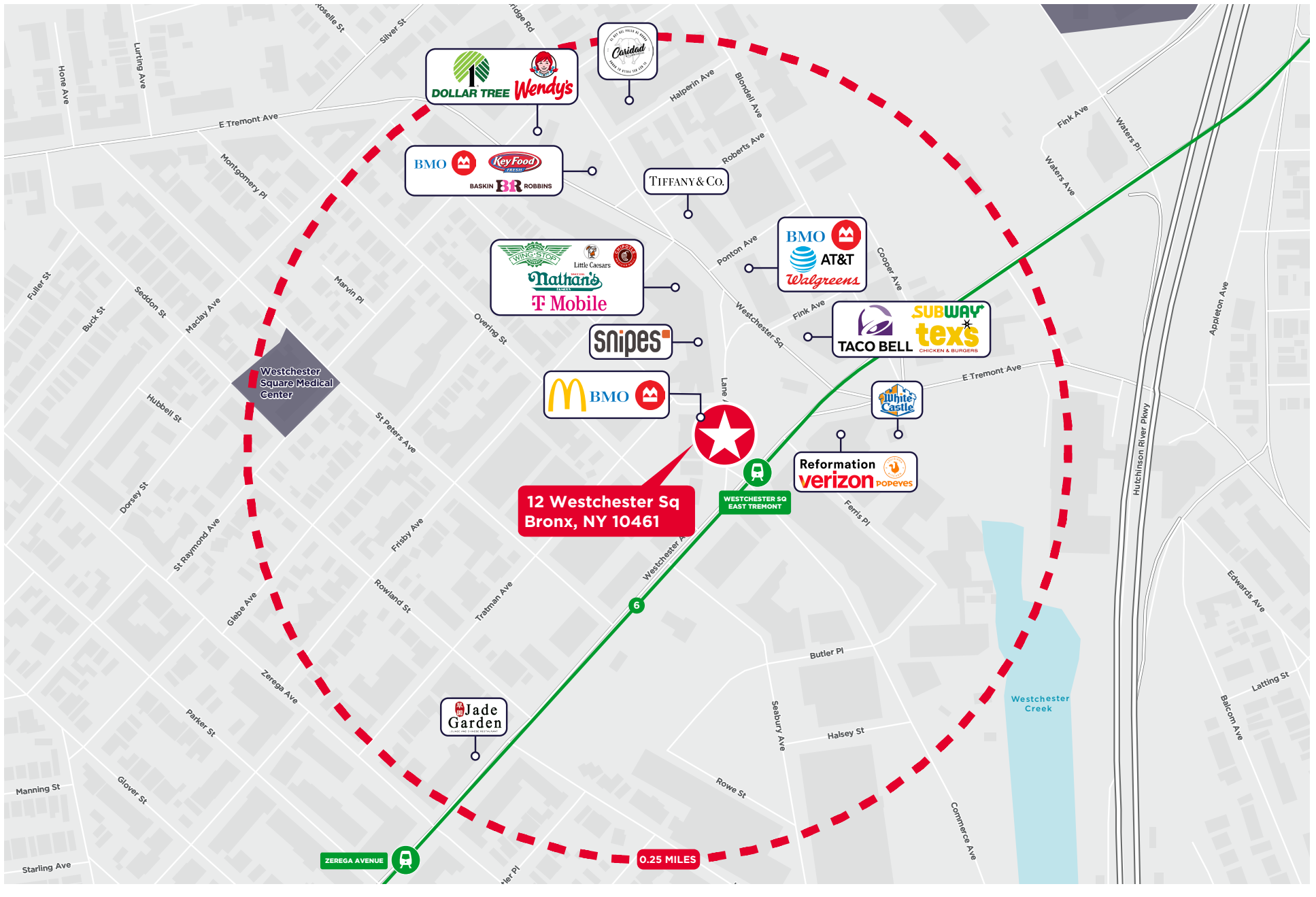
Transportation Map



Educational & Medical Institutions Map



LOCATION OVERVIEW





**CUSHMAN &
WAKEFIELD**

For More Information Contact:

JONATHAN SQUIRES

212 660 7775

jonathan.squires@cushwake.com

JOSH NEUSTADTER

212 660 7739

josh.neustadter@cushwake.com

DAVID LEBENSTEIN

212 318 9737

david.lebenstein@cushwake.com

AUSTIN WEINER

212 660 7786

austin.weiner@cushwake.com

KIERAN BAKER

212 841 7918

kieran.baker@cushwake.com

JEREMY STERN

212 389 6734

jeremy.stern@cushwake.com

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.