



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

TriStateCR.com

TriState



## FOR LEASE | OFFICE SPACE

1,200 SF | 494 Jackson Ave | Fully Finished Turn-Key Lower Level Office Space for Lease

494 Jackson Ave, Bronx, NY 10455

Shlomi Bagdadi  
718.437.6100  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	1,200 SF
Building Size:	1,782 SF
Lot Size:	3,134 SF
Number of Units:	1
Zoning:	R7-1

### PROPERTY OVERVIEW

Lower level space with windows  
Private bathroom  
Private heating/cooling system  
Private entrance  
Sunlight  
Fully finished turn-key

### LOCATION OVERVIEW

Located in the Mott Haven neighborhood of the Bronx between E 147th St & E 149th St near the E 143rd St subway station.

Nearest Transit: 6 train at E 149th St and the BX17 & BX19 bus lines.

Nearby tenants Popeyes, Dollar General, Kennedy Fried Chicken, Family Dollar, Boston Market, Burger King, CTown Supermarkets, Dunkin', Little Caesars, Boost Mobile, Taco Bell, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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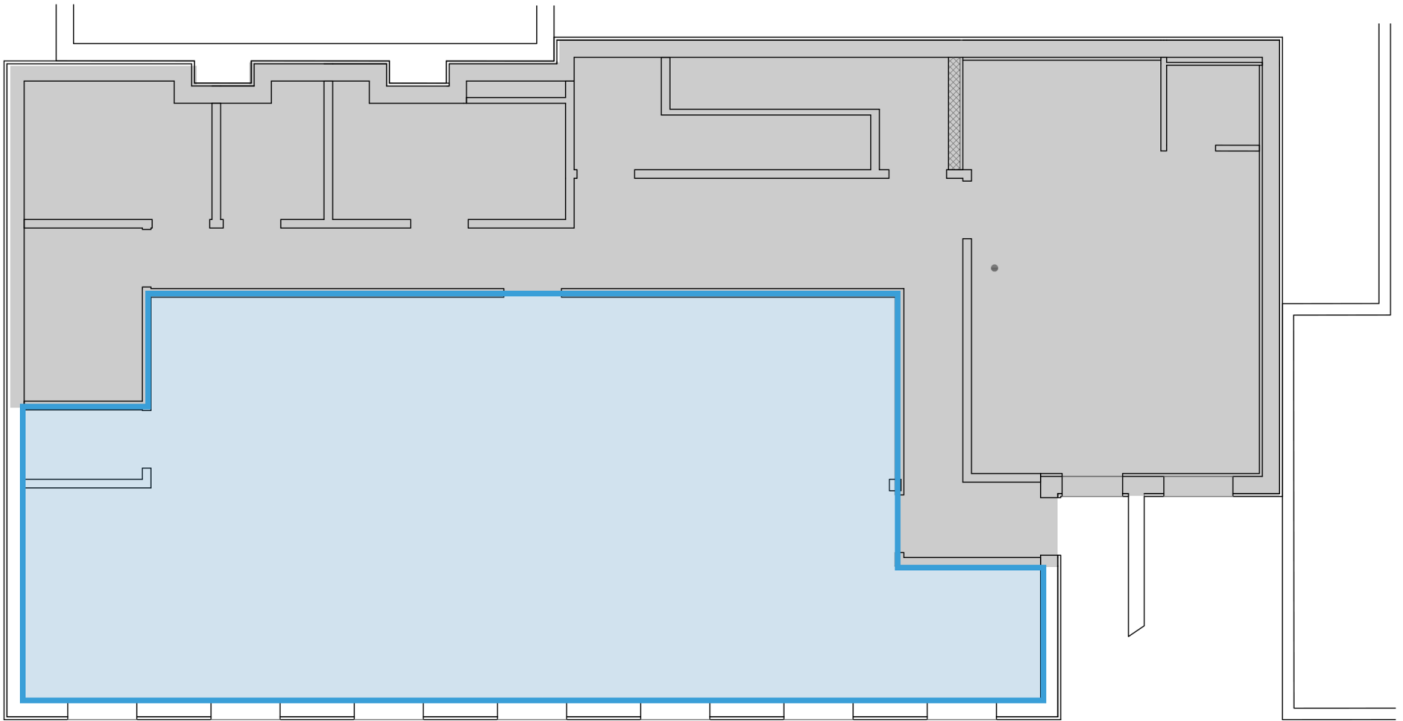
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## Floor Plan - Lower Level



## 494 JACKSON AVENUE

### CELLAR - 1,200 SF

All square footage  
are approximate.

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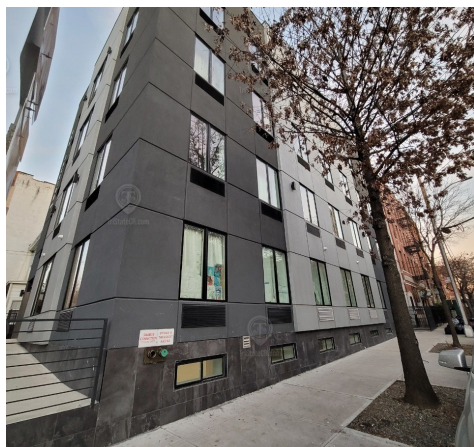
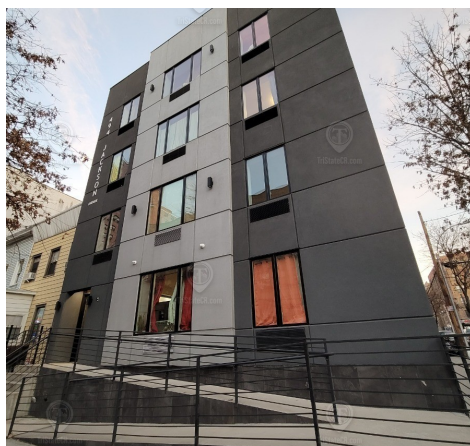


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## Additional Photos



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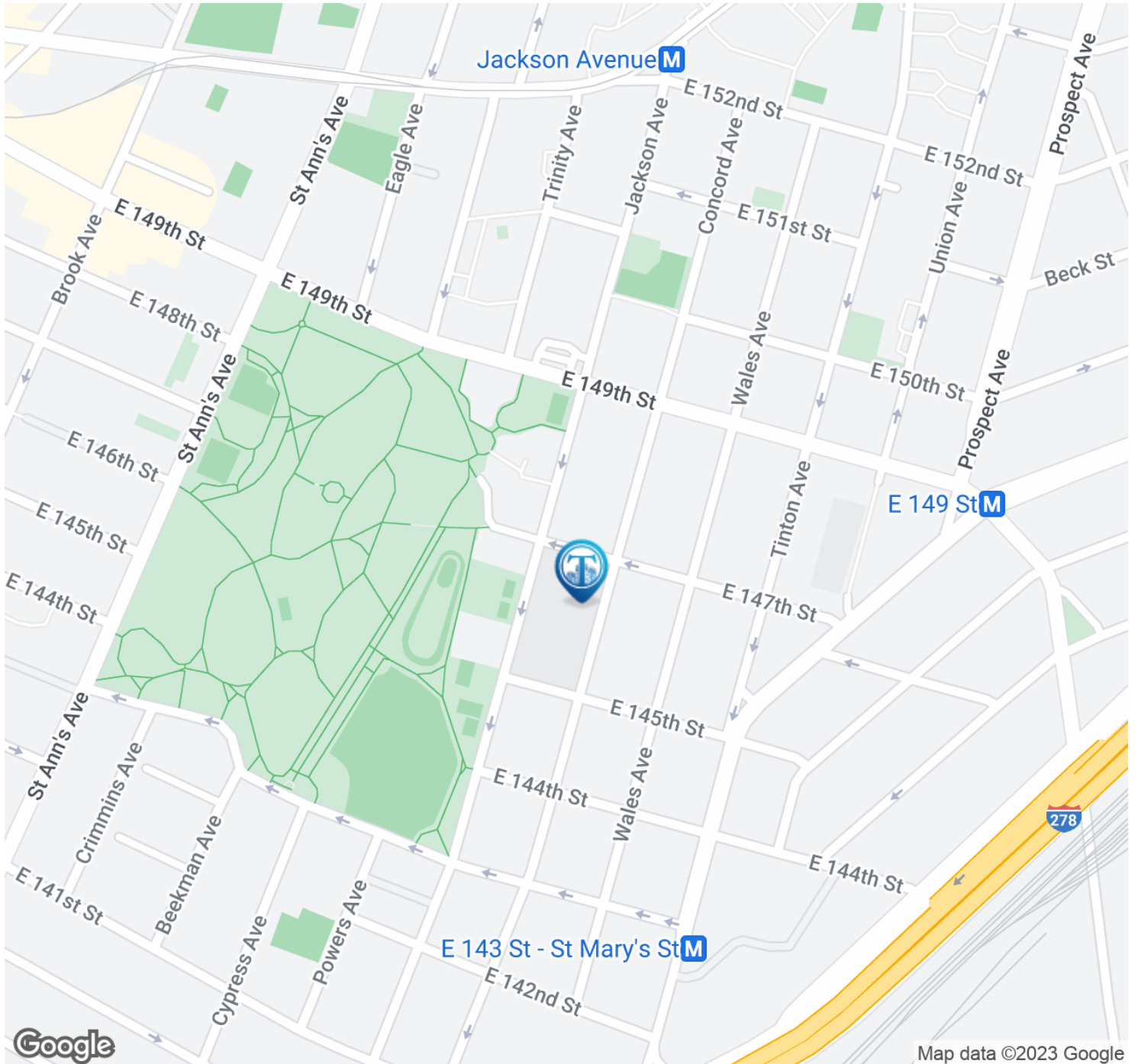
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## Location Map



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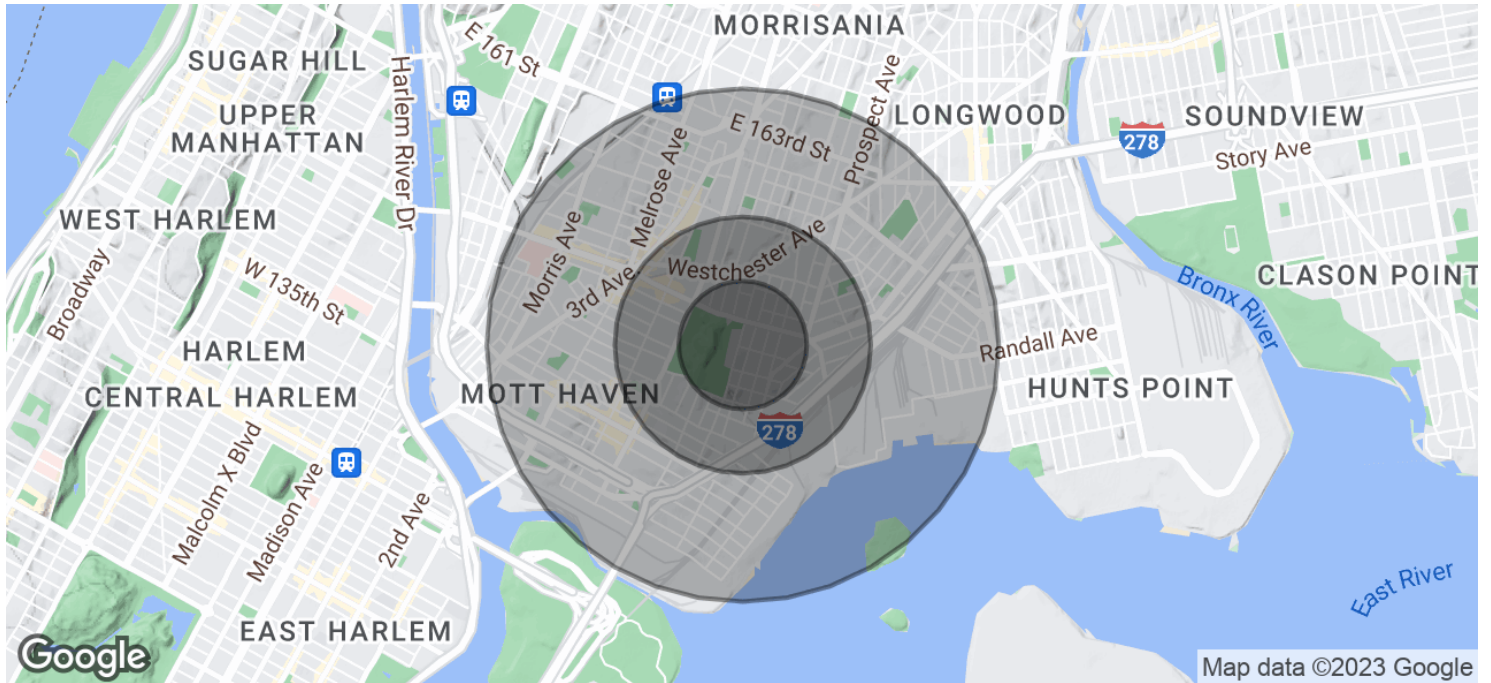
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	9,062	38,897	136,470
Average Age	27.8	30.6	32.0
Average Age (Male)	23.2	26.8	29.3
Average Age (Female)	31.6	34.0	34.4

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,407	14,890	51,896
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$38,484	\$38,903	\$41,770
Average House Value	\$145,948	\$108,074	\$84,581

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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