



**2900 SQUARE FEET MEDICAL OFFICE FOR LEASE**

**UPLIFTING SPACE IN A 2006 BUILDING**

**GREAT PUBLIC TRANSPORTATION ACCESS AND  
DEMOGRAPHICS**

**3751 RIVERDALE AVENUE, BRONX 10463**



**THIS OPPORTUNITY IS BEING OFFERED AT**

**\$41.50/SF/YR Modified Gross**

HOULIHAN LAWRENCE COMMERCIAL REAL ESTATE GROUP | RYE BROOK, NEW YORK 10573  
914.798-4900 | HLCommercialGroup.COM

*Located at the heart of Riverdale, this bright and uplifting Medical Office Duplex occupies the first two floors of a modern building with residential units on the upper floors. Floor to ceiling windows in two contiguous floors create a magnificent environment. The building was completed in 2006 and all the infrastructure (HVAC, electrical, etc.) was installed at that time.*



*The space has a duplex configuration with an internal staircase and private elevator. Total area is 2900 square feet with a built design of five examination rooms, two consultation rooms/offices, one procedures room and three bathrooms. There is space for additional rooms to be built in the footprint. The space needs to be finished, fitted and customized by user.*

*The property is located in close proximity to transportation and major medical centers in the area.*



*The building is also located across the street from a well-known private school with K-12 offering. Separate ground level entrance is in Riverdale Ave.*



*Owner is looking for a long term tenant.*

**For Additional Information Contact Exclusive Agent:**

***Teresa Marziano***

***Licensed Real Estate Salesperson***

***Houlihan Lawrence Commercial Group***

***800 Westchester Avenue,***

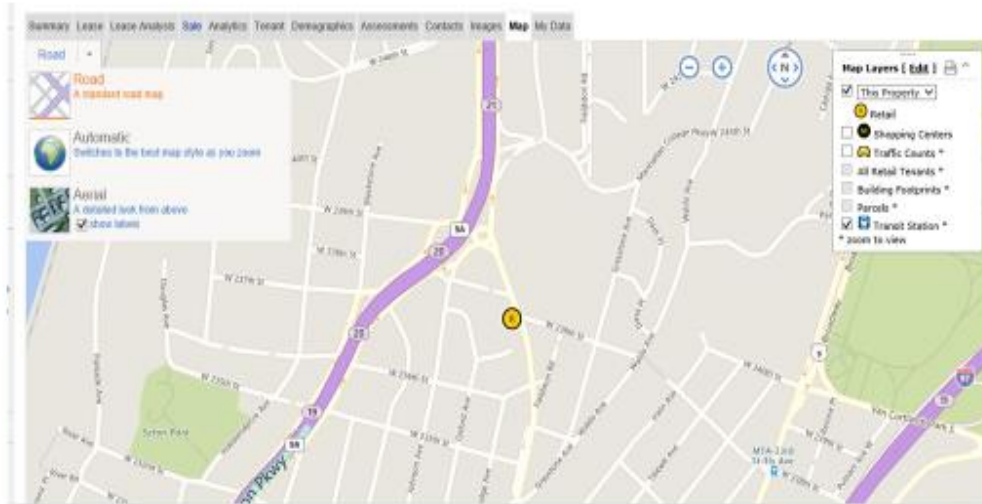
***Suite S404, Rye Brook, NY 10573***

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# Map – 3751 Riverdale Avenue

Source: Costar



## Demographic Summary Report

Fieldstone Loft						
3751 Riverdale Ave., Bronx, NY 10463						
Building Type:	General Retail	Total Available:	2,900 SF			
Secondary:	Storefront	% Leased:	86.82%			
GLA:	22,010 SF	Rent/SF/Yr:	\$45.00			
Year Built:	-					
Prepared for: Teresa Marziano						
Radius	1 Mile	3 Mile	5 Mile			
<b>Population</b>						
2021 Projection	93,170	779,970	1,941,726			
2016 Estimate	87,687	749,067	1,871,202			
2010 Census	73,751	701,427	1,775,991			
Growth 2016 - 2021	6.25%	4.13%	3.77%			
Growth 2010 - 2016	18.90%	6.79%	5.36%			
<b>2016 Population by Hispanic Origin</b>						
2016 Population	87,687	749,067	1,871,202			
White	60,829 69.37%	396,138 52.88%	884,194 47.25%			
Black	17,510 19.97%	263,282 35.15%	756,653 40.44%			
Am. Indian & Alaskan	1,419 1.62%	22,841 3.05%	49,991 2.67%			
Asian	5,108 5.83%	37,166 4.96%	108,777 5.81%			
Hawaiian & Pacific Island	178 0.20%	2,739 0.37%	6,910 0.37%			
Other	2,643 3.01%	26,000 3.50%	64,677 3.46%			
U.S. Armed Forces	0	239	538			
<b>Households</b>						
2021 Projection	40,054	279,646	700,946			
2016 Estimate	37,588	268,480	675,340			
2010 Census	31,076	251,038	640,118			
Growth 2016 - 2021	6.57%	4.16%	3.79%			
Growth 2010 - 2016	20.95%	6.95%	5.50%			
Owner Occupied	12,728 33.86%	45,048 16.78%	143,744 21.28%			
Renter Occupied	24,858 66.14%	223,432 83.22%	531,596 78.72%			
<b>2016 Households by HH Income</b>						
Income: <\$25,000	8,309 22.11%	97,371 36.27%	242,303 35.86%			
Income: \$25,000 - \$50,000	7,291 19.40%	62,692 23.35%	159,476 23.61%			
Income: \$50,000 - \$75,000	6,540 17.40%	42,342 15.77%	104,474 15.47%			
Income: \$75,000 - \$100,000	5,103 13.58%	27,648 10.30%	65,590 9.71%			
Income: \$100,000 - \$125,000	2,702 7.19%	14,733 5.49%	38,468 5.70%			
Income: \$125,000 - \$150,000	2,261 6.02%	8,299 3.09%	22,411 3.32%			
Income: \$150,000 - \$200,000	2,416 6.43%	7,963 2.97%	21,668 3.21%			
Income: \$200,000+	2,966 7.89%	7,430 2.77%	20,950 3.10%			
<b>2016 Avg Household Income</b>	\$85,060	\$56,054	\$57,382			
<b>2016 Med Household Income</b>	\$61,519	\$38,382	\$38,662			


Data Sourced from Costar  
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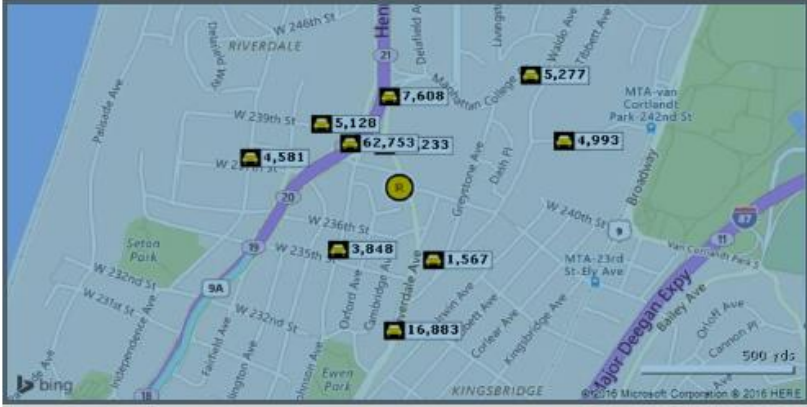
11/3/2016

Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> W 239th St	Henry Hudson Pkwy E	0.01 NW	2015	10,233	MPSI	.09
<b>2</b> Henry Hudson Pkwy	W 239th St	0.04 NE	2015	62,753	MPSI	.13
<b>3</b> W 236th St	Greystone Ave	0.02 E	2014	1,567	MPSI	.16
<b>4</b> Johnson Ave	W 235th St	0.03 S	2015	3,848	MPSI	.17
<b>5</b> Henry Hudson Pkwy E	Riverdale Ave	0.07 S	2015	7,608	MPSI	.18
<b>6</b> W 239th St	Blackstone Ave	0.05 W	2015	5,128	MPSI	.19
<b>7</b> Riverdale Ave	Greystone Ave	0.05 NE	2015	16,883	MPSI	.28
<b>8</b> Independence Ave	W 237th St	0.02 S	2015	4,581	MPSI	.29
<b>9</b> Manhattan College Pkwy	W 242nd St	0.06 W	2012	4,993	AADT	.32
<b>10</b> Manhattan College Pkwy	W 244th St	0.03 E	2015	5,277	MPSI	.33

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