

3587 E Tremont Ave

Bronx, New York 10465

Throgs Neck 1700-4200 sq ft Retail on 13,500 sq ft Lot Drive-Thru Possibility



Property Information

Block / Lot	5427/90,94
Lot Size	Approx 13,500 Sqft
Space Dimensions	25-50 ft x 77 ft
Zoning	R3A, C2-2
Vehicle Traffic Counts	15,687 Vehicles Daily
Property Tax	\$43,453
Assesment (16/17)	\$1,036,000

Key Features

- Corner Property Approximately 13,500 Sqft.
- On-Site Parking Available
- Approx. 1,785 - 4,200 Sqft. of Retail Space
- Full Basement
- Near Public Transportation
- Near Major Highways / Throgs Neck Bridge

Summary

We are pleased to present this prime corner retail space located in the Throgs Neck section of the Bronx. Interested parties will be able to occupy a high traffic and former Radio Shack site that was in operation for over 20 years. This section of East Tremont Avenue is home to both national and local retailers which are supported by the prosperous residential community surrounding the commercial corridor. Financial institutions include Chase Bank, TD Bank, Capital One and Citi-Bank. Major pharmacies include CVS, Walgreens and Rite-Aid. McDonald's drive-thru is also located one block from the subject property. Public transportation and municipal street parking allows for a continuous flow of consumer traffic by foot and vehicle. An effort by the local merchants to bring a Business Improvement District to the area will add almost 200 parking spaces to the street along with other initiatives meant to drive business activities. Available now is 1700 sq. ft. plus basement with up to 4,200 sq. ft. available for interested parties. Conveniently located minutes from major roadways such as the I-95, Bruckner Expressway, Hutchinson River Parkway, Throgs Neck Expressway allow for easy accessibility from the outer boroughs and Westchester County. The space can be used for medical, drive-thru food service, retail and professional office. Ownership requests long-term leases.

For More Information, Please Contact:

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Charles Rutenberg Realty, Inc. | 2800 Bruckner Blvd Suite 208 | Bronx, NY | 10465

The information was provided by the landlord and from sources we deem reliable. Although we have no reasonable belief that the information is inaccurate, all interested parties should perform their own due diligence and analysis of the property. For more detailed information, please contact the exclusive brokers.

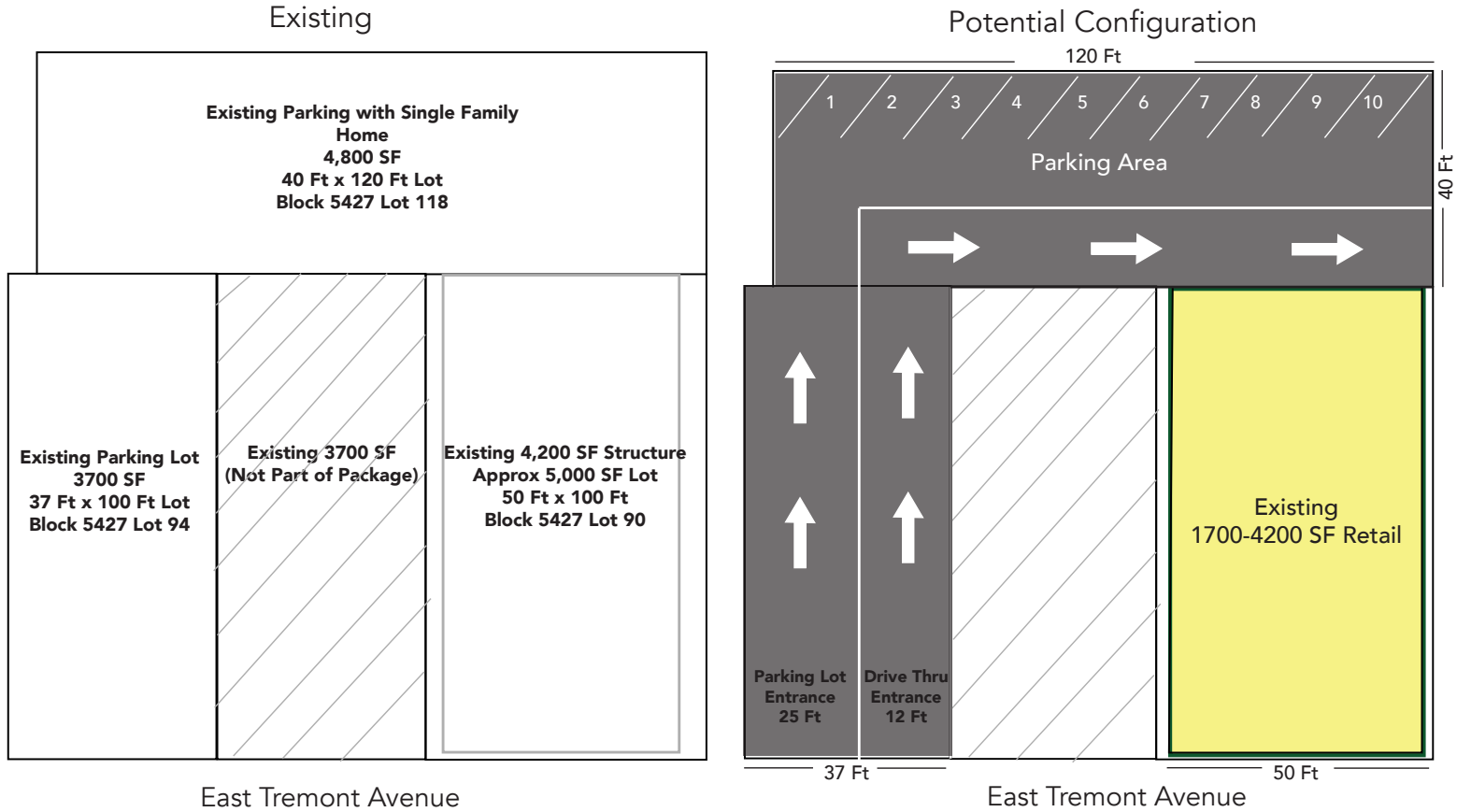
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Site Plan



East Tremont Avenue

East Tremont Avenue



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Notable Tenants



(10465) 1 Mile

3 Mile

5 Mile

Total Population	38,887	412,583	1,484,492
Average Household Income	(\$82,114) \$61,229	\$46,863	\$38,188

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