

459 EAST 149TH ST

B R O N X , N Y

2,776 SF 2ND GEN RESTAURANT
1,345 SF FORMER DUNKIN'
AVAILABLE FOR LEASE

COMBINABLE TO 4,121 SF

2,776 SF
MINIMUM DIVISION
+/- 1,200 SF

1,345 SF
18' FRONTAGE

83 ROOF TOP
PARKING
SPOTS

992 RESIDENTIAL UNITS
WITHIN WALKING
DISTANCE

3 MIN WALK
(0.1 M) TO

2 5



STEPS TO
Bx4, Bx19
4 MIN WALK
TO Bx15, Bx41



ACROSS THE
STREET FROM
THE OPERA
HOUSE HOTEL

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

Contact Exclusive Listing Agent:

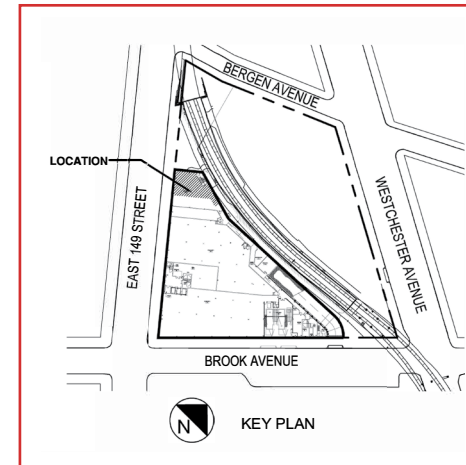
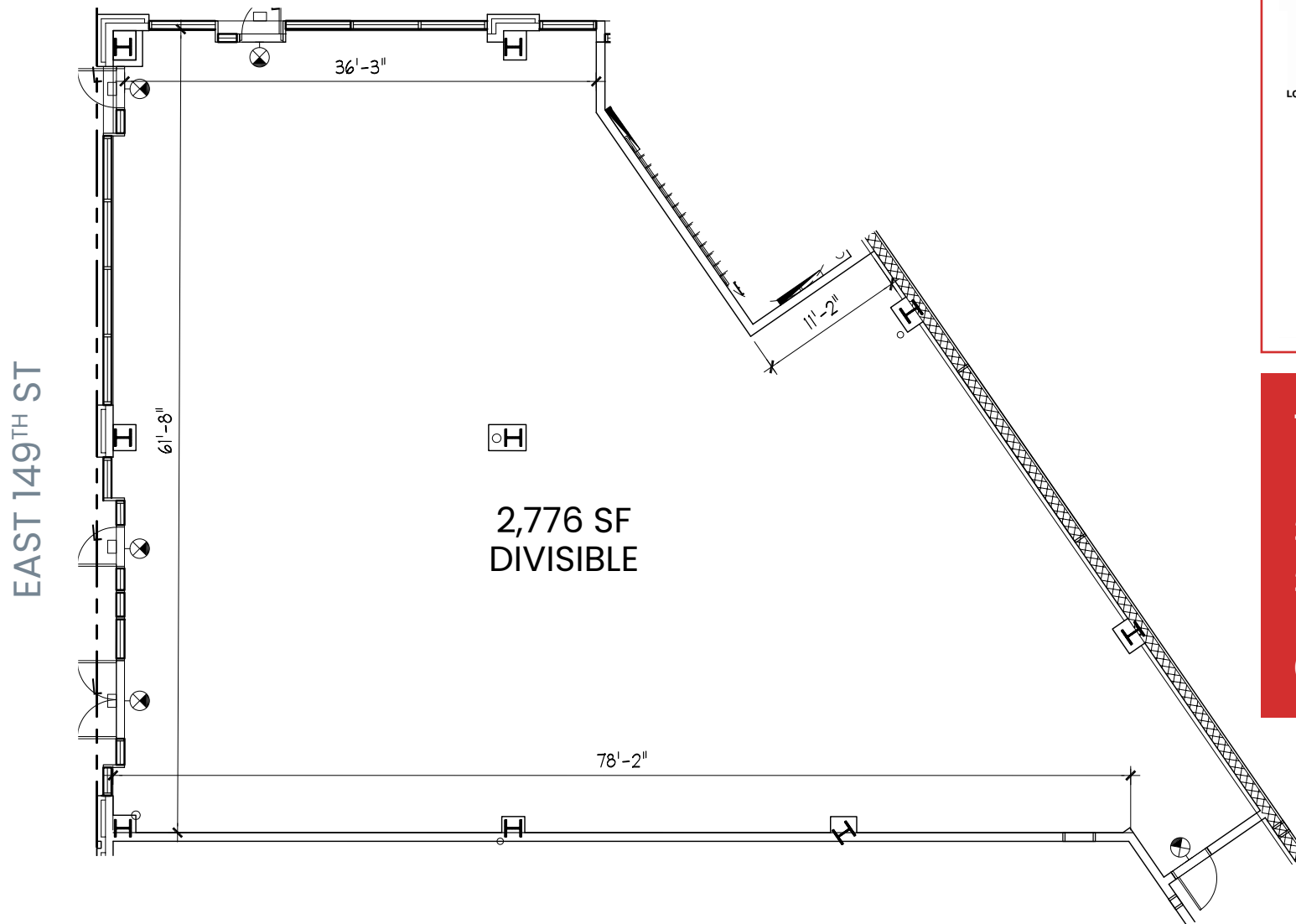
Mia Abdou

914.968.8500 x326

mabdou@rmfriedland.com

459 EAST 149TH ST
BRONX, NY

**2ND GEN RESTAURANT
FLOOR PLAN**



78' FRONTAGE ON 149TH ST
HOOD INTACT
2 ADA RESTROOMS
2.5" GASLINE
POTENTIAL DIVISION
(MIN DIVISION = +/-1,200 RSF)

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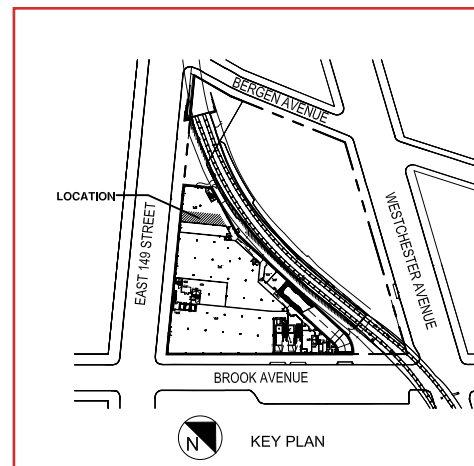
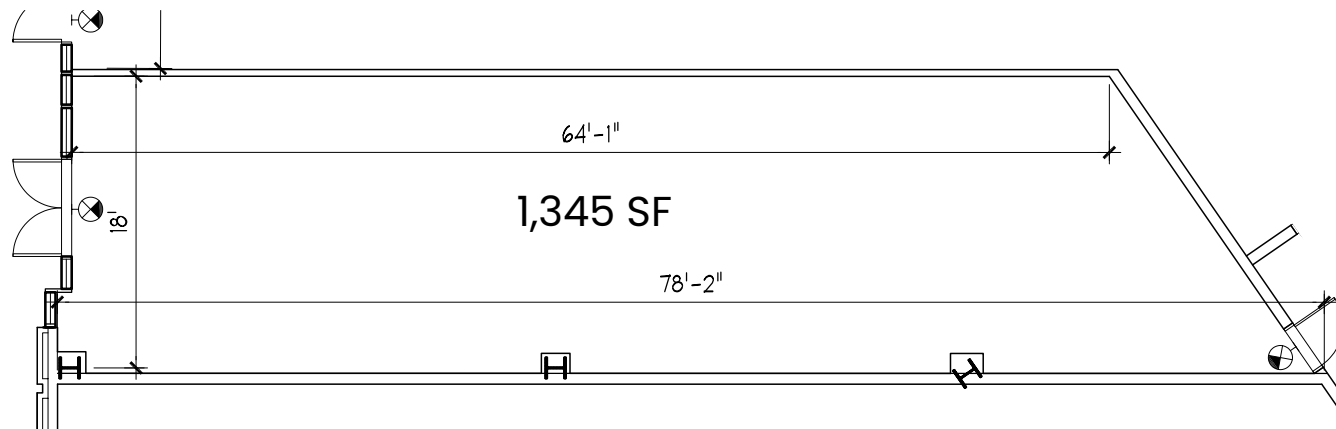
mabdou@rmfriedland.com

459 EAST 149TH ST

BRONX, NY

FORMER DUNKIN' FLOOR PLAN

EAST 149TH ST



**18' FRONTAGE
FACING 149TH ST
600 AMPS POWER**

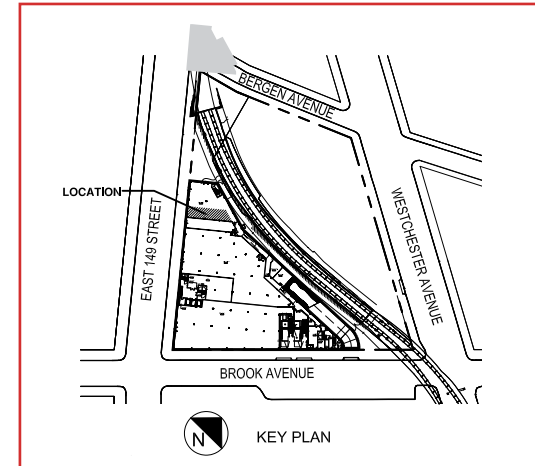
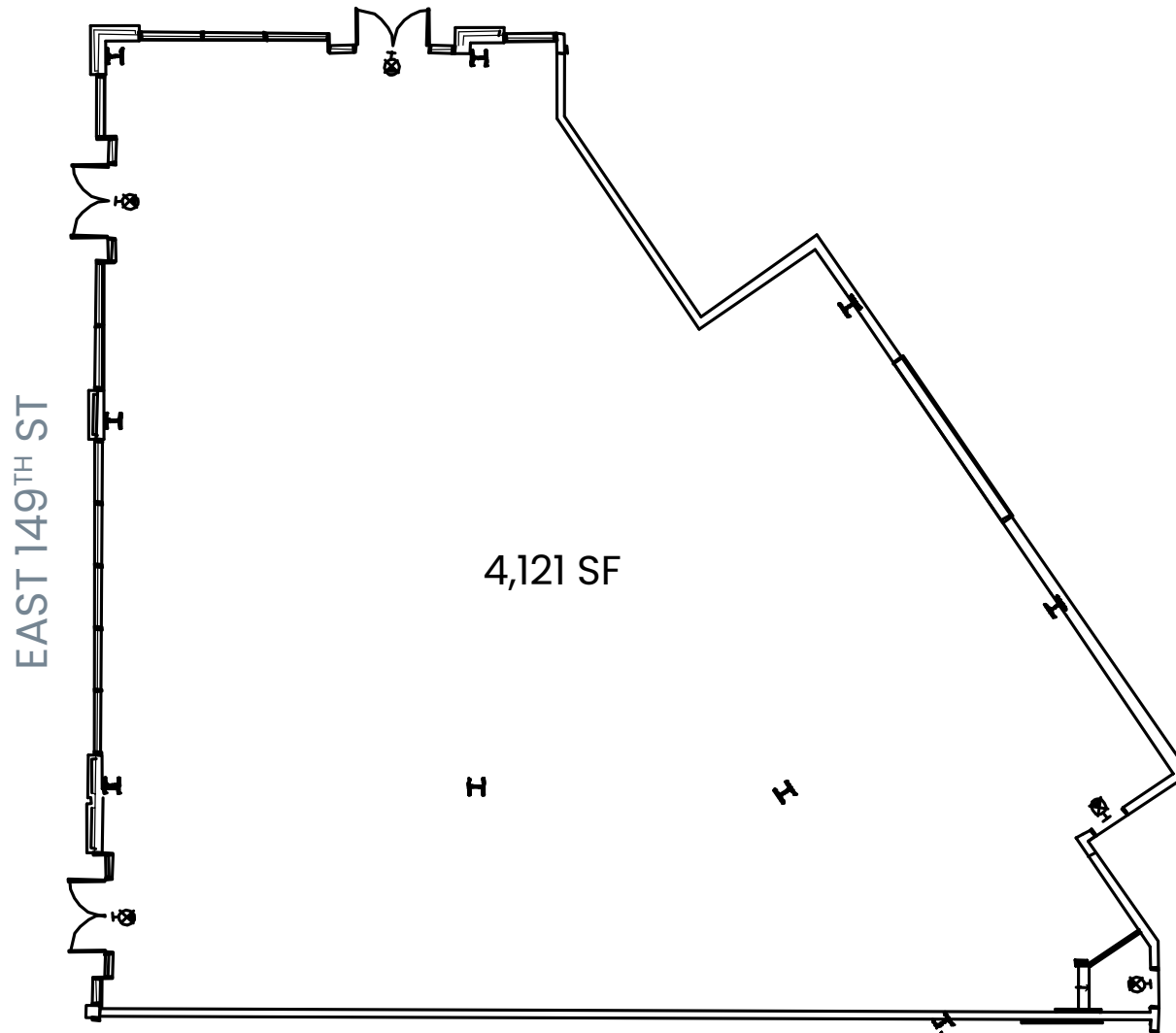
DEMOGRAPHICS

	0.5 MILES	0.75 MILES	1 MILE
POPULATION	51,614	110,943	163,454
NUMBER OF HOUSEHOLDS	19,113	41,647	62,006
AVERAGE HH INCOME	\$52,218	\$54,627	\$61,182
TOTAL HH EXPENDITURE	\$1.29 B	\$2.82 B	\$4.31 B
ANNUAL HEALTH CARE EXPENDITURE	\$124.4 M	\$270.86 M	\$401.12 M
ANNUAL DINE-IN/TAKE-OUT EXPENDITURE	\$60.88 M	\$132.7 M	\$202.54 M

459 EAST 149TH ST

BRONX, NY

COMBINED FLOOR PLAN



96' FRONTAGE
FACING 149TH ST
4,121 TOTAL SF

459 EAST 149TH ST BRONX, N.Y.

AREA MAP

TRANSPORTATION



STEPS TO
BX4, BX19
BUSES



149TH ST STATION
3 MIN WALK
(0.1 M)



METRO NORTH
MELROSE STATION
(0.9 MILES)



MAJOR DEEGAN
9 MIN DRIVE
(0.9 M)

COMING SOON:

625 AND 671 BROOK AVENUE

*La Central Complex 13-story
and 25-story structures will
yield 420 apartments*

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