



410 EAST 189TH

410 EAST 189TH

The Opportunity

Lee & Associates is pleased to present the retail leasing or development opportunity for 410 East 189th Street & 2472 Webster Avenue, Bronx, NY 10458.



Development

The Property consists of seven contiguous lots with an aggregate lot area of approximately 30,340 square feet of land area, representing approximately 151,700 square feet of buildable space for residential or community facility use.



Lease

410 East 189th Street
is a 2-story building with
approximately **27,000 sf**
available for lease.

2472 Webster Avenue
is an **800 sf** single-story, and
highly visible, corner retail
building available for lease.

Vacant Land
is an additional **20,000 sf**
of vacant land available
for lease.

The Neighborhood

The Property **410 East 189th Street & 2472 Webster Avenue** is located in the Belmont area in the Bronx.



Situated right next to Fordham University and Fordham Plaza — a retail destination with many well-known national brands. The Fordham Plaza name is two locations in the area: the office building One Fordham Plaza on the east side of Third Avenue; and the Fordham Plaza Bus Terminal, a bus loop and pedestrian plaza on the west side above the station. It along with the rest of the Fordham Road commercial district constitutes the largest shopping strip in the Bronx, and the third largest in New York City.



Located near the Fordham Train Station and Fordham Road subway station that is serviced by the **B** & **D**.



410 EAST 189TH

Retail Map



Demographics



POPULATION

61,846

HOUSEHOLDS

19,584

**OWNER OCCUPIED
HOUSING UNITS**

528

**RENTER OCCUPIED
HOUSING UNITS**

19,055

**VACANT
HOUSING UNITS**

1,274

MEDIAN AGE

29.6

**AVERAGE
HOUSEHOLD INCOME**

\$48,610

**MEDIAN
HOUSEHOLD INCOME**

\$34,049

**AREA MEDIAN
HOUSEHOLD INCOME
2022-2027 TREND**

2.87%

**AVERAGE OWNER
OCCUPIED HOUSING
VALUE**

\$552,114

**MEDIAN OWNER
OCCUPIED HOUSING
VALUE**

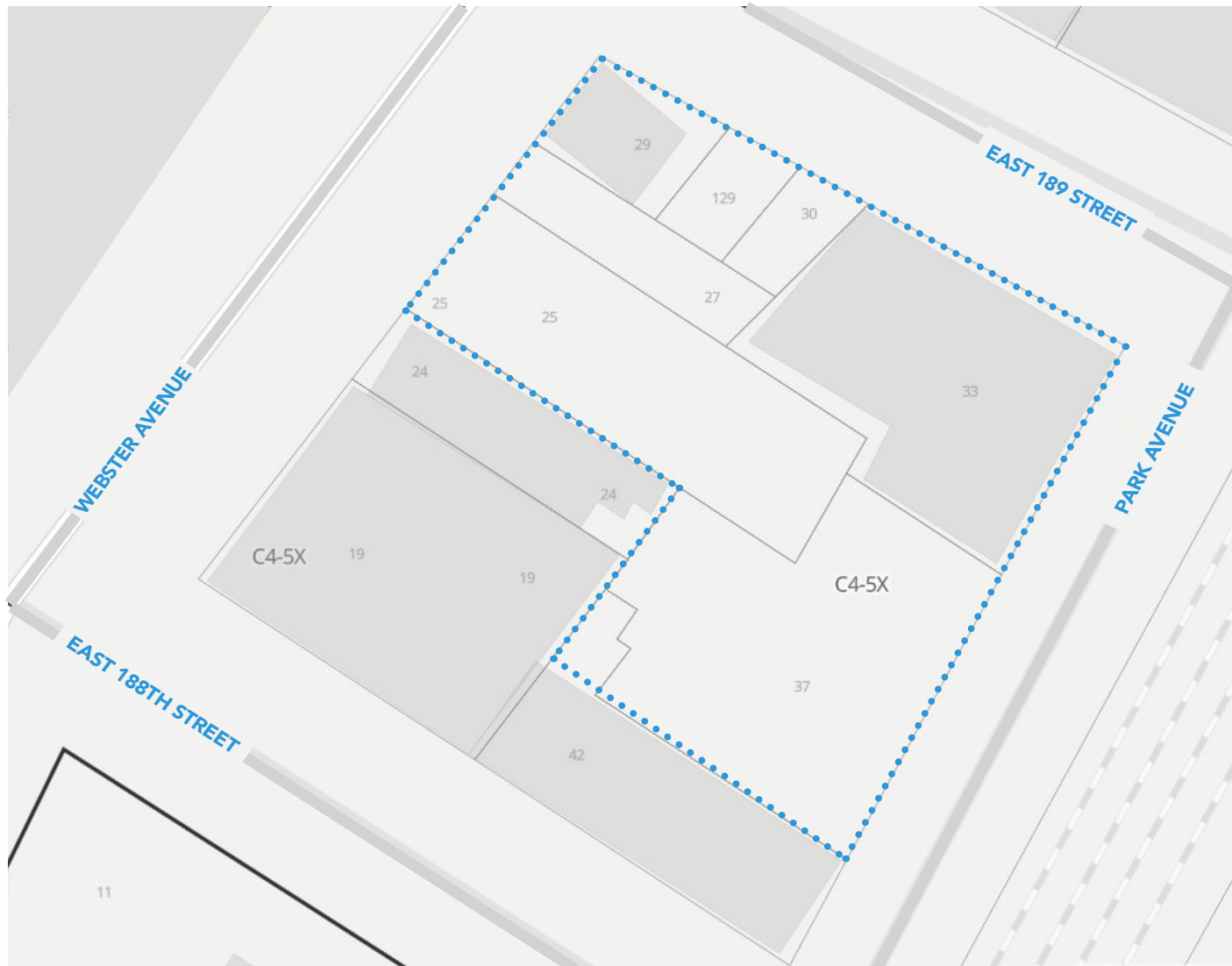
\$492,632

410 EAST 189TH

Site Map



Tax Lot Profiles



410 EAST 189TH

410 East 189th Street **27,000 SF AVAILABLE FOR LEASE**

9,000SF 2ND FLOOR

9,000SF GROUND

9,000SF LOWER-LEVEL

PROPERTY INFO

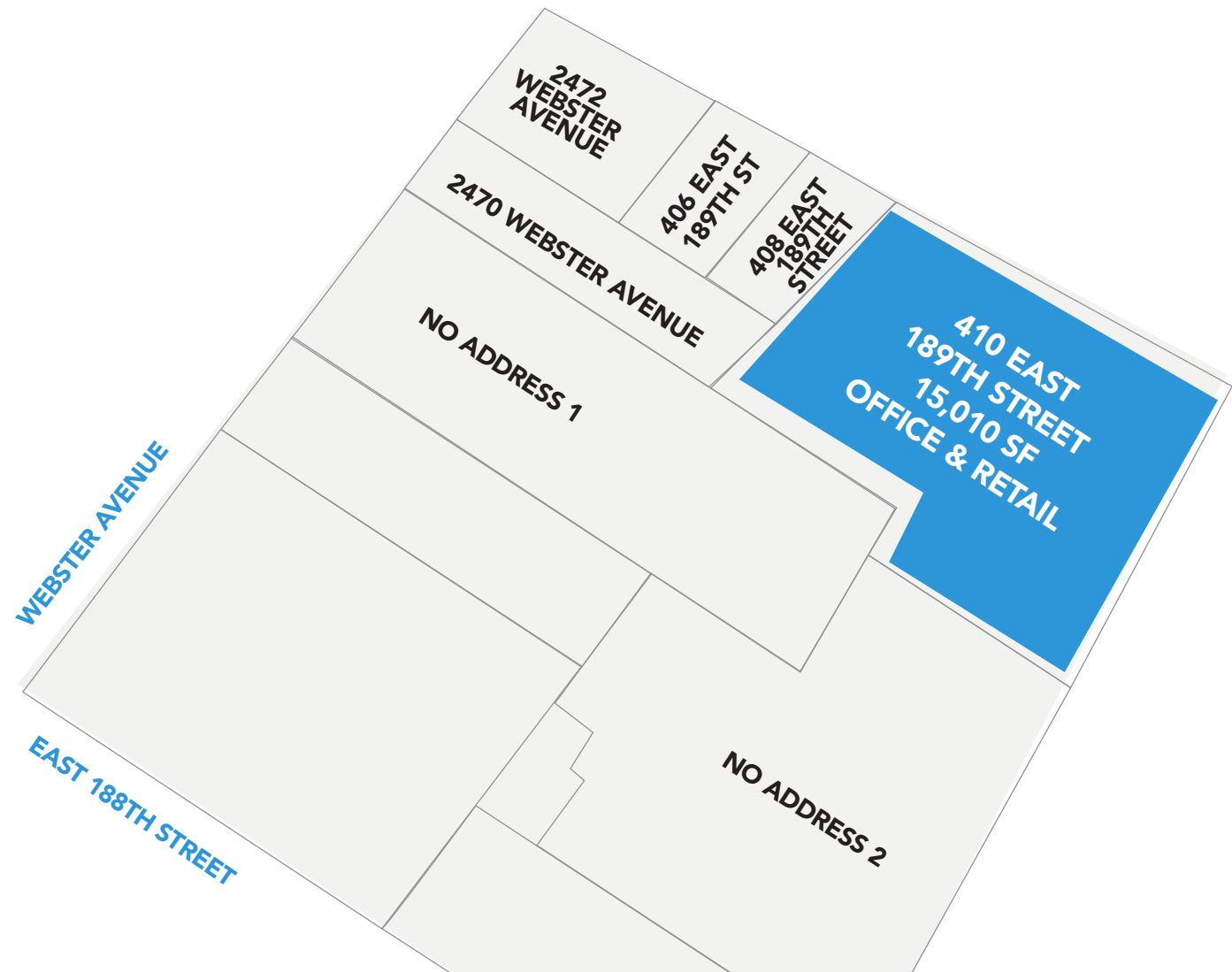
Block & lot 03032-0033

Zoning districts C4-5X i

Residential FAR 5

Commercial FAR 4

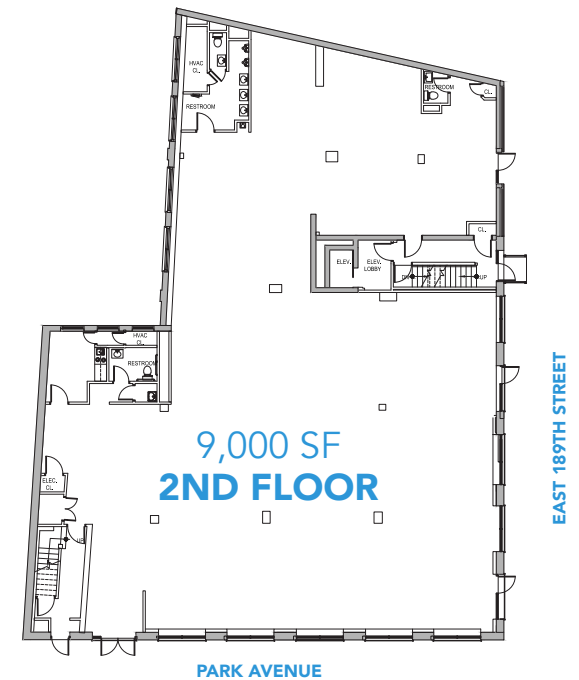
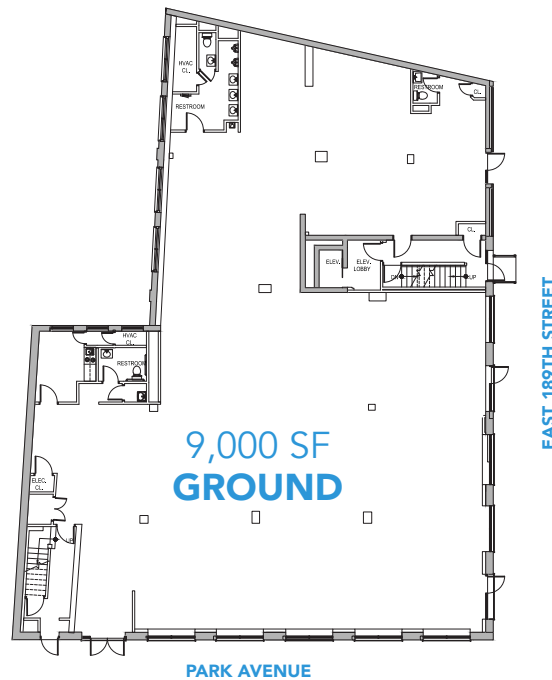
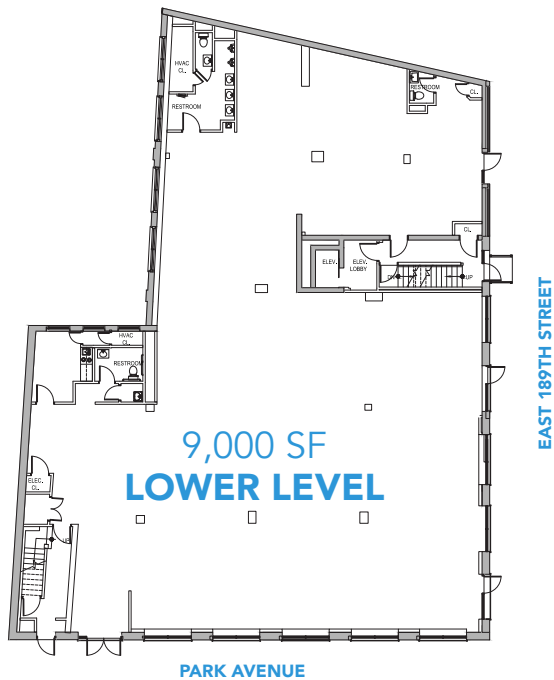
Unused FAR 24,253



410 EAST 189TH

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

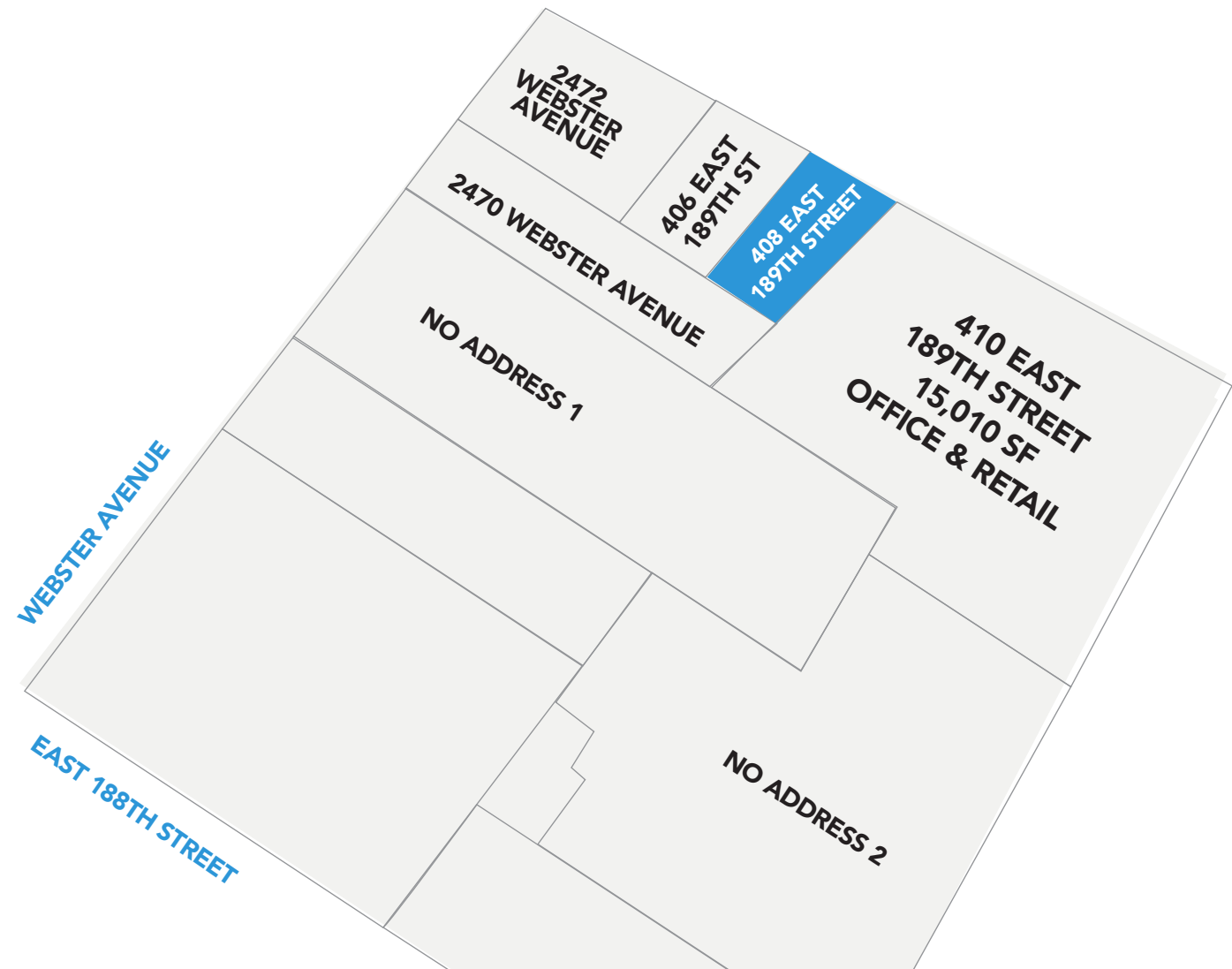
410 East 189th Street FLOOR PLANS - 27,000 SF AVAILABLE



408 East 189th Street (VACANT LAND)

PROPERTY INFO

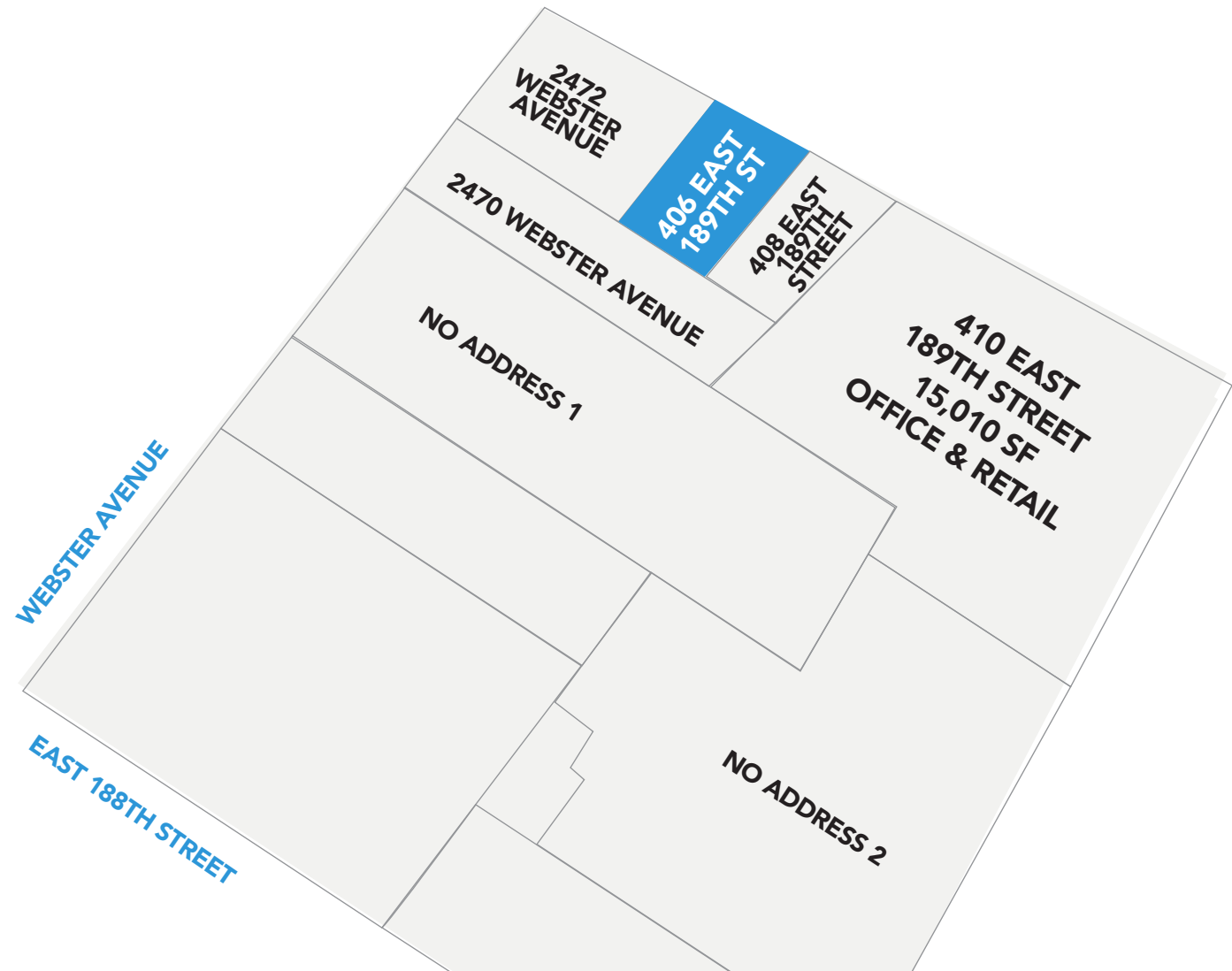
Block & lot	03032-0030
Zoning districts	C4-5X i
Building class	(G7) i
Unlicensed Parking Lot	
Lot sqft	943
Lot dimensions	24 ft x 40 ft
Residential	FAR 5
Commercial	FAR 4
Facility	FAR 5
Unused FAR	4,710



406 East 189th Street (VACANT LAND)

PROPERTY INFO

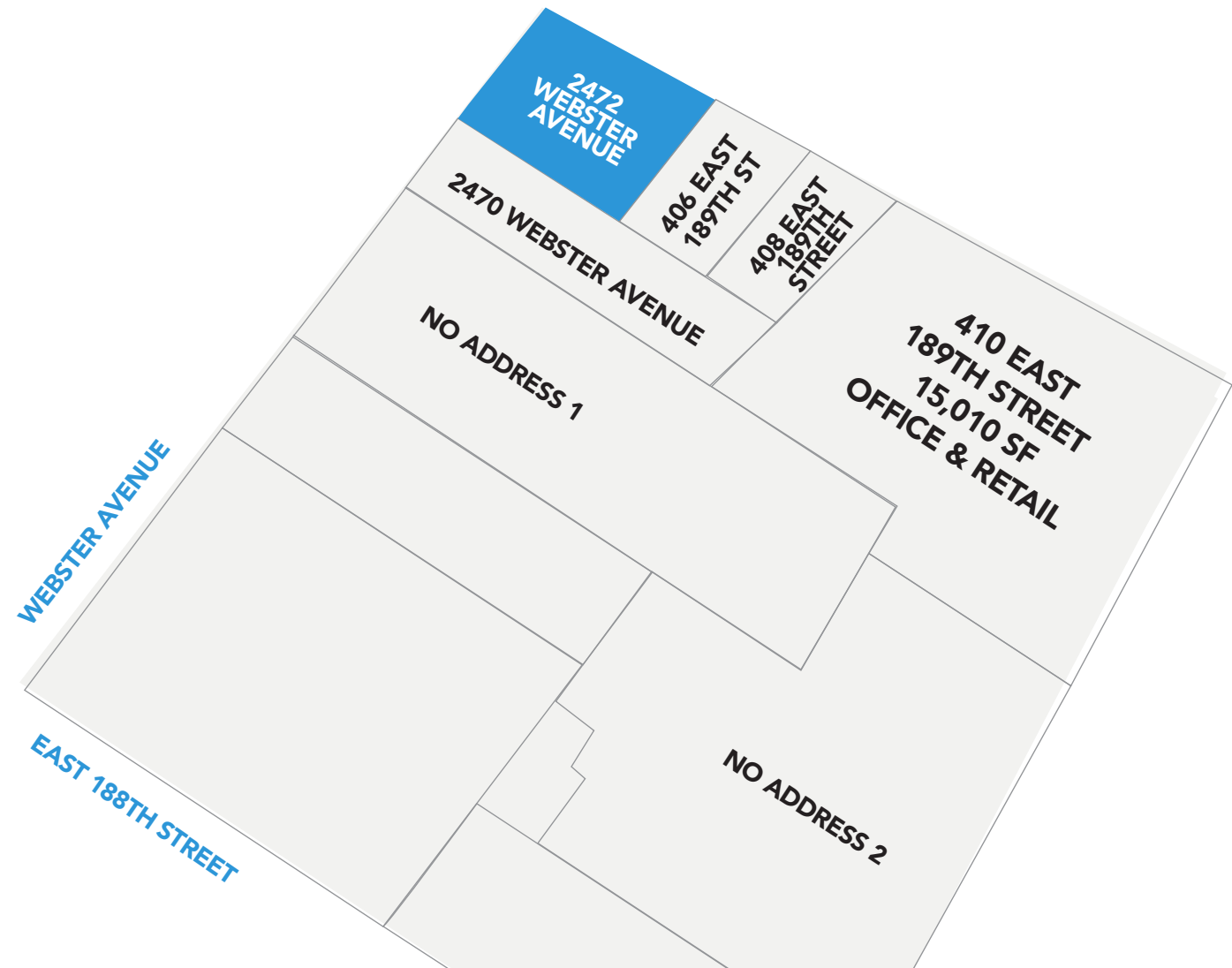
Block & lot	03032-0129
Zoning districts	C4-5X i
Building class Unlicensed Parking Lot	(G7) i
Lot sqft	1,040
Lot dimensions	22 ft x 39 ft
Residential FAR	5
Commercial FAR	4
Facility FAR	5
Unused FAR	5,195



2472 Webster Avenue 800 SF SINGLE STORY, CORNER RETAIL BUILDING FOR LEASE

PROPERTY INFO

Block & lot	03032-0029
Zoning districts	C4-5X i
Residential FAR	5
Commercial FAR	4
Unused FAR	6,968

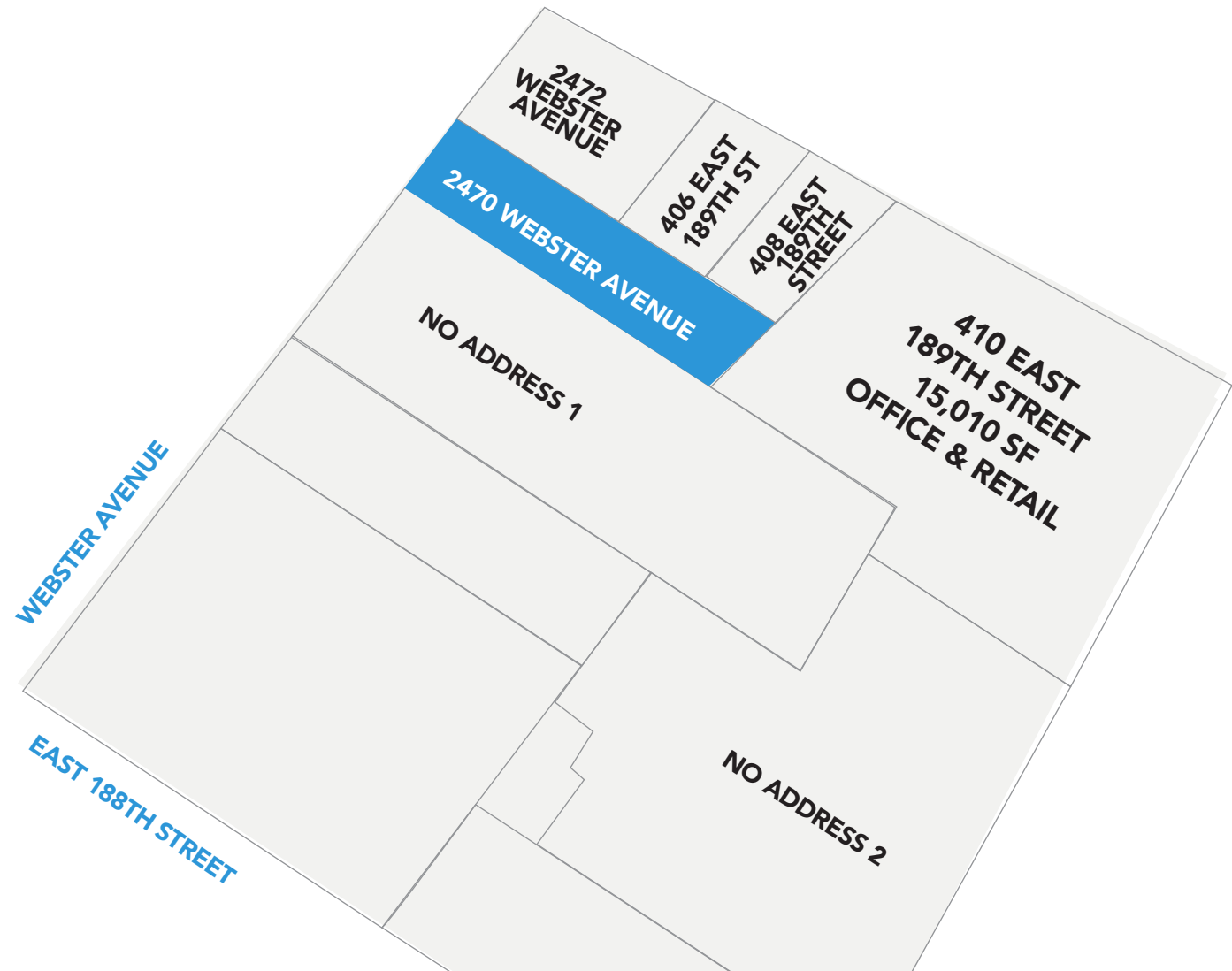


2470 Webster Avenue

(VACANT LAND)

PROPERTY INFO

Block & lot	03032-0027
Building class	(G7) i
Unlicensed Parking Lot	
Zoning districts	C4-5X i
Lot sqft	2,053
Lot dimensions	21.67ft x 94.75 ft
Residential FAR	5
Commercial FAR	4
Facility FAR 5	5
Unused FAR	10,260

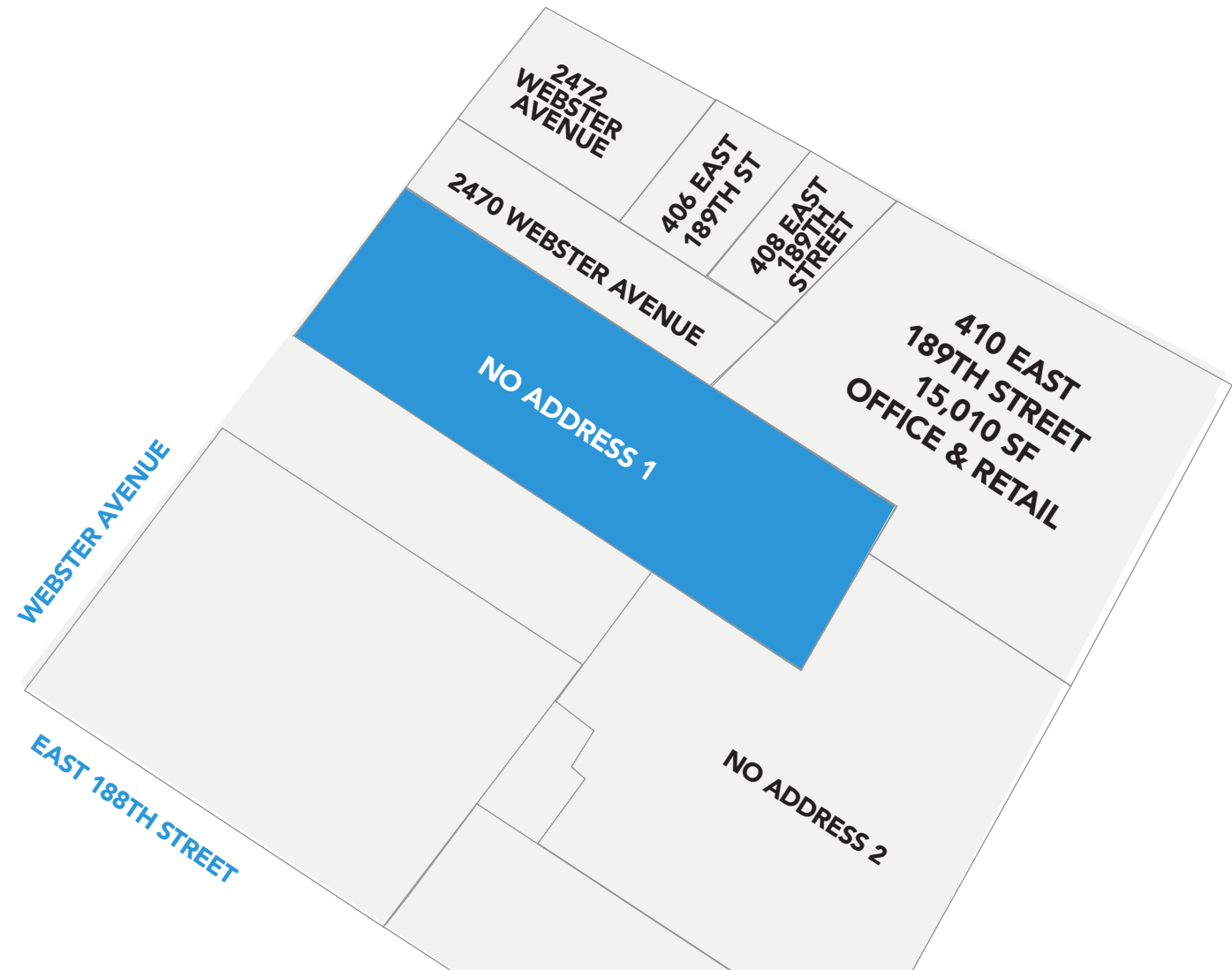


No Address 1

(VACANT LAND)

PROPERTY INFO

Block & lot	03032-0025
Building class	(G7) i
Unlicensed Parking Lot	
Zoning districts	C4-5X i
Lot sqft	7,539
Lot dimensions	50 ft x 146.42 ft
Residential FAR	5
Commercial FAR	4
Facility FAR	5
Unused FAR	37,695

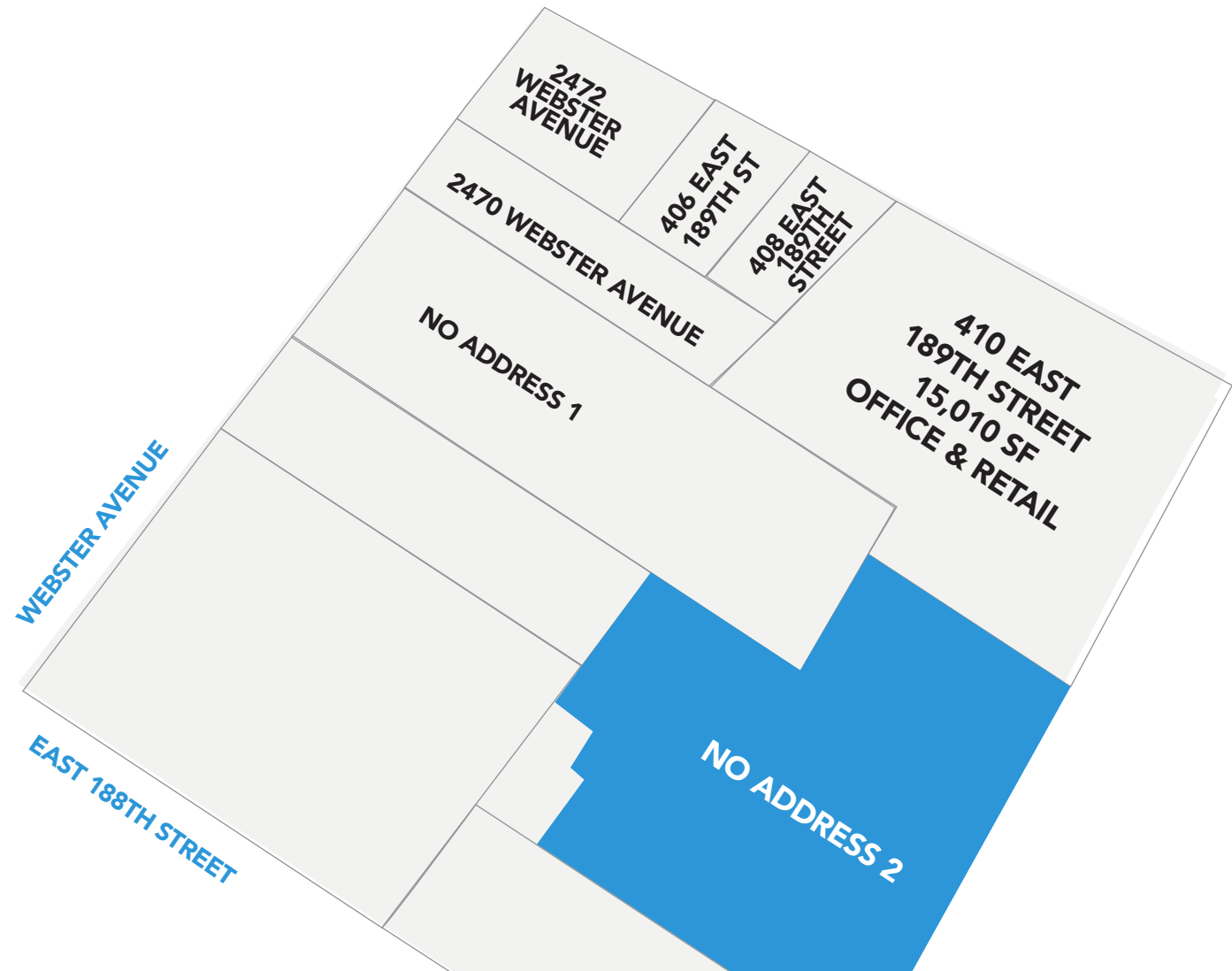


No Address 2

(VACANT LAND)

PROPERTY INFO

Block & lot	03032-0037
Building class	(G7) i
Unlicensed Parking Lot	
Zoning districts	C4-5X i
Lot sqft	9,375
Lot dimensions	109.83ft x 101.5 ft
Residential FAR	5
Commercial FAR	4
Facility FAR	5
Unused FAR	46,870





410 EAST 189TH

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

LEASE

STEVE LORENZO

PRINCIPAL
845.629.1640
SLORENZO@LEE-ASSOCIATES.COM

JEFFREY LOPEZ

DIRECTOR
646.284.4047
JLOPEZ@LEE-ASSOCIATES.COM

SALES

CHRIS VARJAN

EXECUTIVE MANAGING DIRECTOR, INVESTMENT
SALES
D 212.776.1272 | C 201.615.8557
CVARJAN@LEE-ASSOCIATES.COM