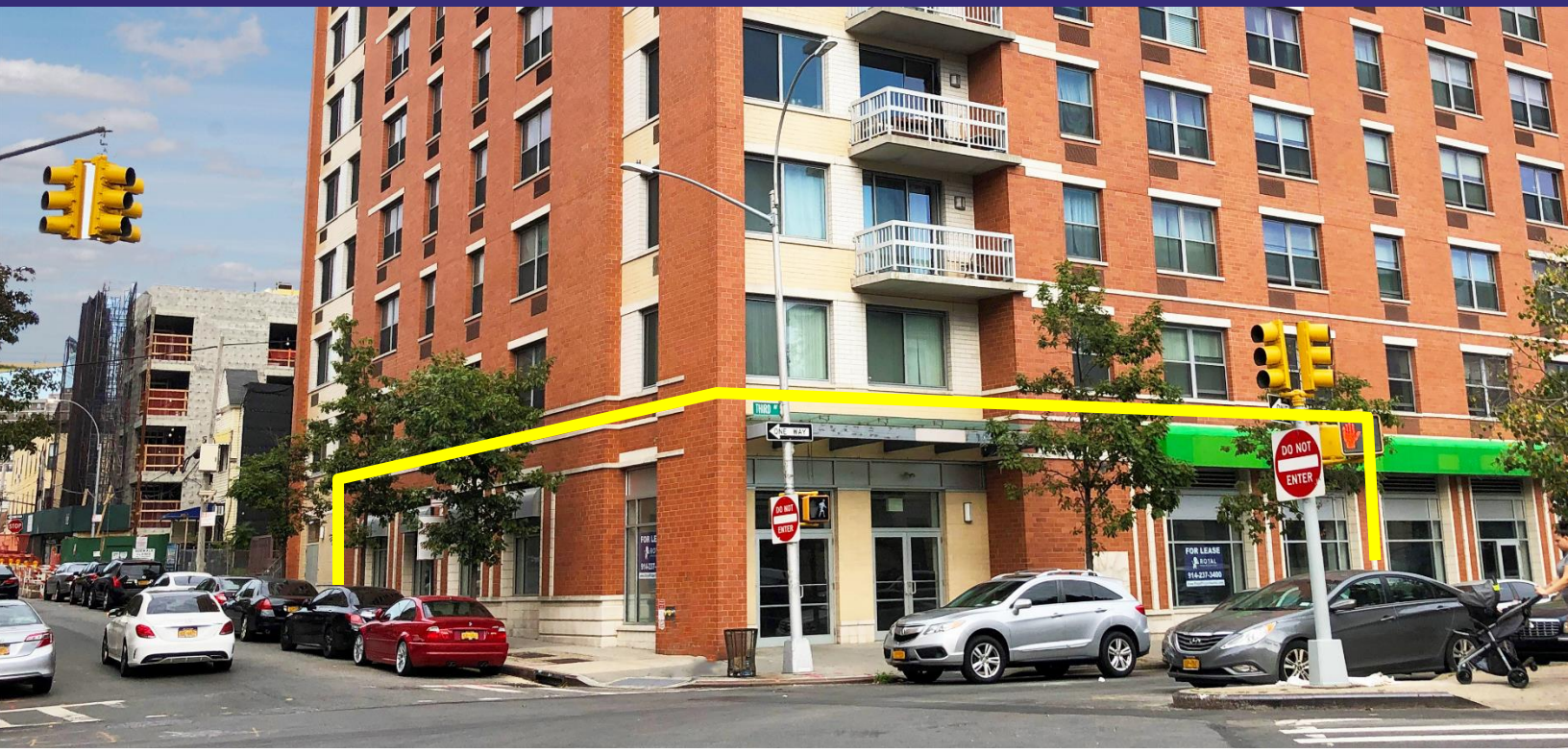


Bronx, NY

Corner of Third Avenue & 159th Street (837 Washington Avenue)

RETAIL SPACE FOR LEASE



AVAILABLE:

4,860 SF End-Cap (58' of Frontage)
3,156 SF (82.5' of Frontage)

CO-TENANT:

Cinco de Mayo Restaurant

NEIGHBORING RETAILERS:

Foodtown, Aldi, Forman Mills, Rite Aid, Rainbow, Dunkin' Donuts, Domino's, American Grill, Petland, GNC, Burlington, Marshalls, T-Mobile, The Children's Place, Planet Fitness, Michael's, Foot Locker, Carter's, McDonald's, GameStop, Bank of America, and many more

TRAFFIC COUNTS:

14,031 Cars per Day Along Third Avenue
9,285 Pedestrians per Day Along Third Avenue

ADDITIONAL INFORMATION:

- Located at The Aurora, an 8-Story 91 Units Residential Building
- Built in 2008
- Situated in "The Hub" Shopping Center District
- Directly Across from NYPD 42 Precinct
- Steps from Subway Stations (2&5 trains) with an Annual Ridership of 6,784,053 and Bus Stops (Bx15, 21, and 55)
- Low Taxes – ICIPTax Abatement Program

RENT:

Call For Details

AREA DEMOGRAPHICS

	.25 Miles	.50 Miles	1 Mile
Population	14,756	56,403	237,238
Avg. HH Income	\$66,570	\$52,009	\$46,572

**For More Information,
Please Contact:**

914-237-3400

**Scott Meshil - Ext. 106
Scott@RoyalPropertiesInc.com**

**Karnit Mosberg - Ext. 110
Karnit@RoyalPropertiesInc.com**



ROYAL

PROPERTIES

www.RoyalPropertiesInc.com

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Bronx, NY

Corner of Third Avenue & 159th Street
(837 Washington Avenue)



EAST 159TH STREET

WASHINGTON AVENUE

THIRD AVENUE



Bronx, NY

Corner of Third Avenue & 159th Street (837 Washington Avenue)

SITE 

WASHINGTON AVENUE

THIRD AVENUE

NYPD
42nd PRECINCT

EAST 159TH STREET

NY FINEST DELI

CUIDA MED PHARMACY
MEDICAL OFFICE

Foodtown

EAST 158TH STREET

LA CASA DE LA FELICIDAD

I LOVE PIZZA!

FLYNN
PLAYGROUND

EAST 157TH STREET

CHRIST IN FEDERATION MINISTRIES
MADISON IMAGING
THE DORADO – MEDICAL, DENTAL
RINCON SUPERIOR GROCERY

State Farm
SUBWAY
Kennedy

EAST 156TH STREET

DUNKIN' DONUTS
Domino's
boostmobile

FORMAN MILLS
DISCOUNT FASHION WAREHOUSE!

EAST 155TH STREET

DAVID'S CHECK CASHING
SALON
TAX SERVICES
LIQUOR STORE
PHARMACY

RITE AID

EAST 154TH STREET

AMERICAN GRILL
just good food.

ALDI

MATTRESS FIRM

EAST 153RD STREET

FURNITURE & ELECTRONIC DEPOT
PERFUMES & FRAGRANCES
ELTON AVE. DELI
CARIBBEAN HUT RESTAURANT
LENA BEAUTY SUPPLY
PALACE GATES FURNITURE

THIRD AVENUE

Rainbow
PETLAND
DISCOUNTS
GNC
LIVE WELL
Burlington
Marshalls
JIMMY JAZZ
T-Mobile

EAST 152ND STREET

MODELL'S
Gotta Go To Macy's

BANCO POPULAR
carter's
blink
FITNESS

THE CHILDREN'S PLACE
DR Jays
planet fitness



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