

784

**COURTLANDT
AVENUE**

BRONX, NY

2,001 SF
COMMUNITY FACILITY
FOR LEASE

GROUND-FLOOR CORNER SPACE
WITH EXCELLENT FOOT TRAFFIC
AND ACCESSIBILITY

PERFECT FOR NONPROFITS,
MEDICAL OFFICES,
EDUCATIONAL PROGRAMS,
WELLNESS CENTERS, OR OTHER
COMMUNITY-ORIENTED USES



BUILDING FEATURES



OCTOBER, 2025 CONSTRUCTION IMAGE

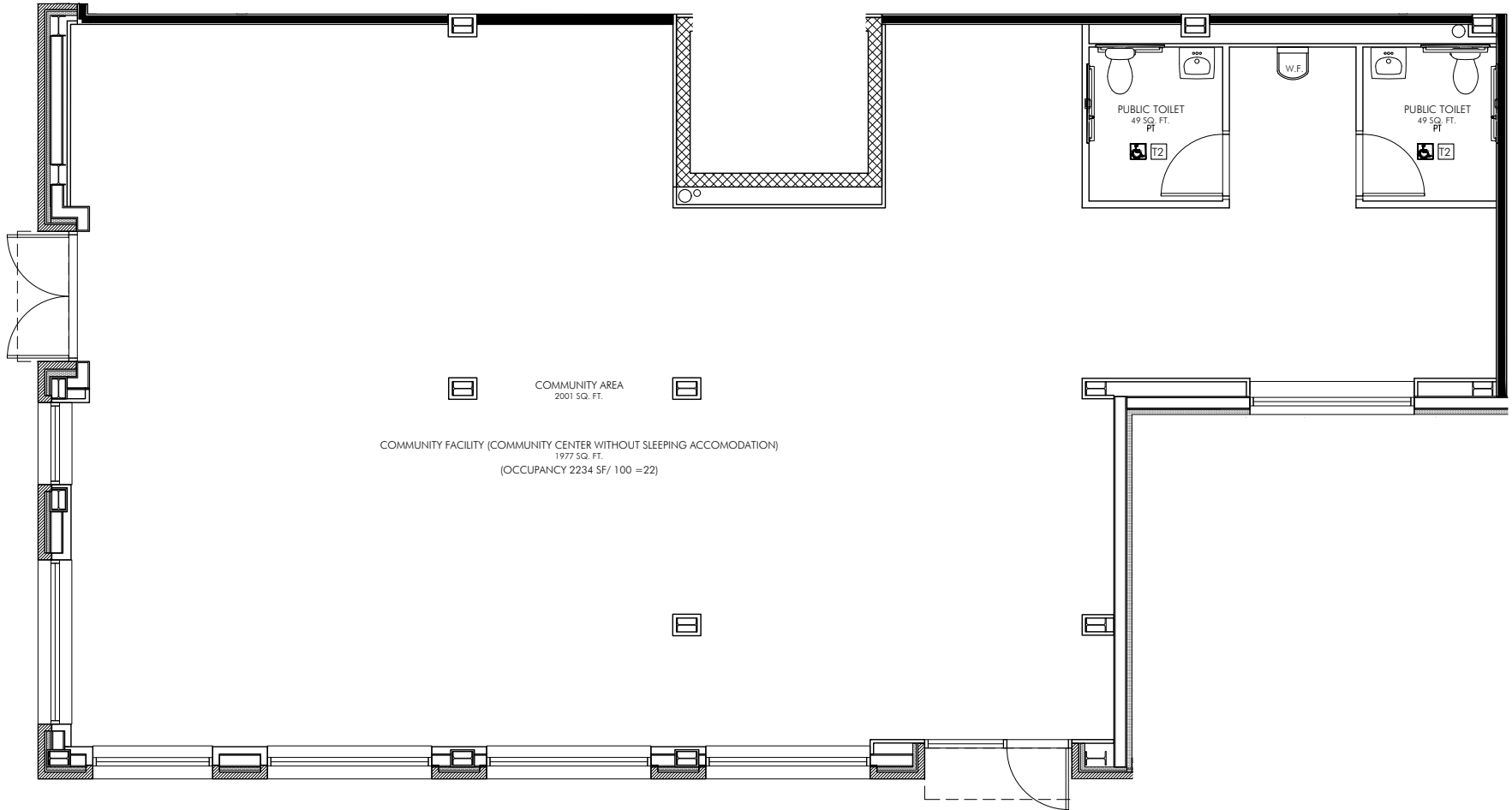
- TWO ADA-COMPLIANT RESTROOMS
- CONVENIENT STREET ACCESS
- EXCELLENT TRANSPORTATION CONNECTIONS
- 23 RESIDENTIAL UNITS ABOVE IN NEW SIX-STORY DEVELOPMENT

DEMOGRAPHICS

| | 0.5 MILES | 0.75 MILES | 1 MILE |
|-----------------------------------|------------|------------|------------|
| POPULATION | 53,043 | 114,186 | 201,975 |
| NUMBER OF HOUSEHOLDS | 21,000 | 43,394 | 74,826 |
| AVG. ANNUAL HH INCOME | \$60,241 | \$60,653 | \$61,465 |
| ANNUAL HH EXPENDITURE | \$1.46 B | \$3.04 B | \$5.3 B |
| ANNUAL EDUCATION EXPENDITURES | \$32.14 M | \$66.49 M | \$115.4 M |
| ANNUAL HEALTH CARE EXPENDITURES | \$136.37 M | \$282.47 M | \$486.82 M |
| ANNUAL PERSONAL CARE EXPENDITURES | \$23.63 M | \$49.63 M | \$87.22 M |

FLOOR PLAN

COURTLANDT AVENUE



EAST 157TH STREET

784 COURTLANDT AVENUE BRONX, NY

AREA MAP



TRANSPORTATION

-  WALK TO Bx32, Bx6, Bx13, Bx21, Bx41 BUSES
-  0.3 M TO MTA MELROSE STATION
-  0.5 M TO 2, 5 SUBWAYS
-  0.8 M TO 4, B, D SUBWAYS



Contact Exclusive Listing Agents:

| | |
|--|---|
| AL HOLLOMAN 914.968.8500 x336 aholloman@rmfriedland.com | MIA ABDOU 914.968.8500 x326 mabdou@rmfriedland.com |
|--|---|

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.