

3208
THIRD
AVENUE

BRONX, NY 10451



FOR SALE
OR
FOR LEASE
21,620 SF

Fully Renovated Building
and Brand New
Elevator

**Suitable for Retail, Office,
Education or Community Facility Uses**

SPACE FEATURES



**Ground &
Cellar: 6,151 SF
5,750 SF**



**Second & Third:
4,760 SF 4,959 SF**



**Frontage:
50 FT**



**Offering Price:
Upon Request**



**+ 2nd and 3rd Floors Available Now
+ Ground and Lower Level Available within 120
Days for Full Building Tenant**



New elevator installed servicing all 4 floors



Over 16 FT ceilings on all 4 floors



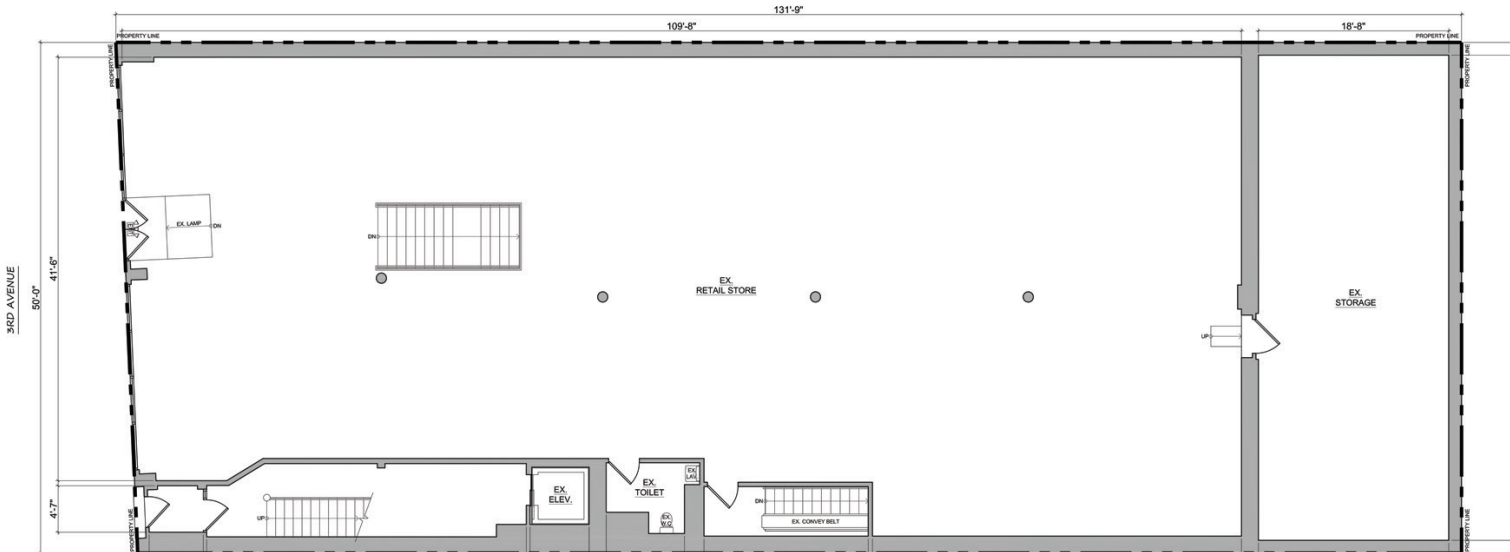
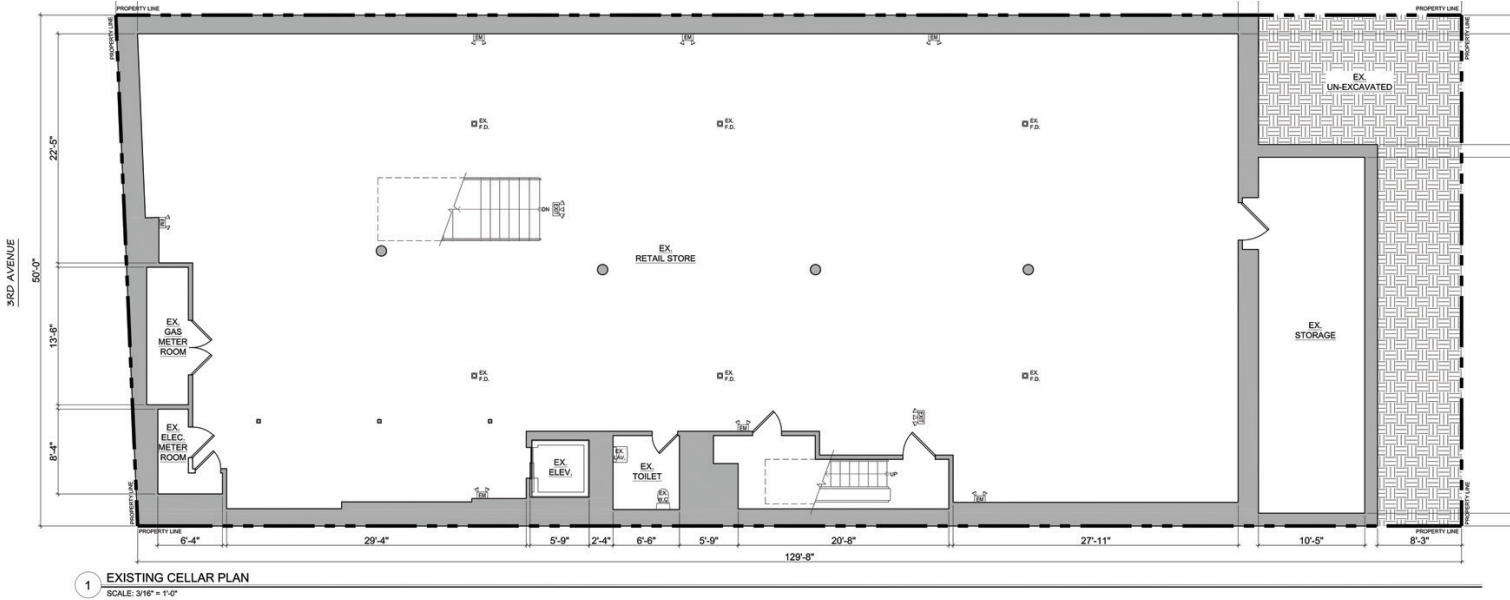
**Fully gut renovated Second & Third floors,
new HVAC systems, and bathrooms**



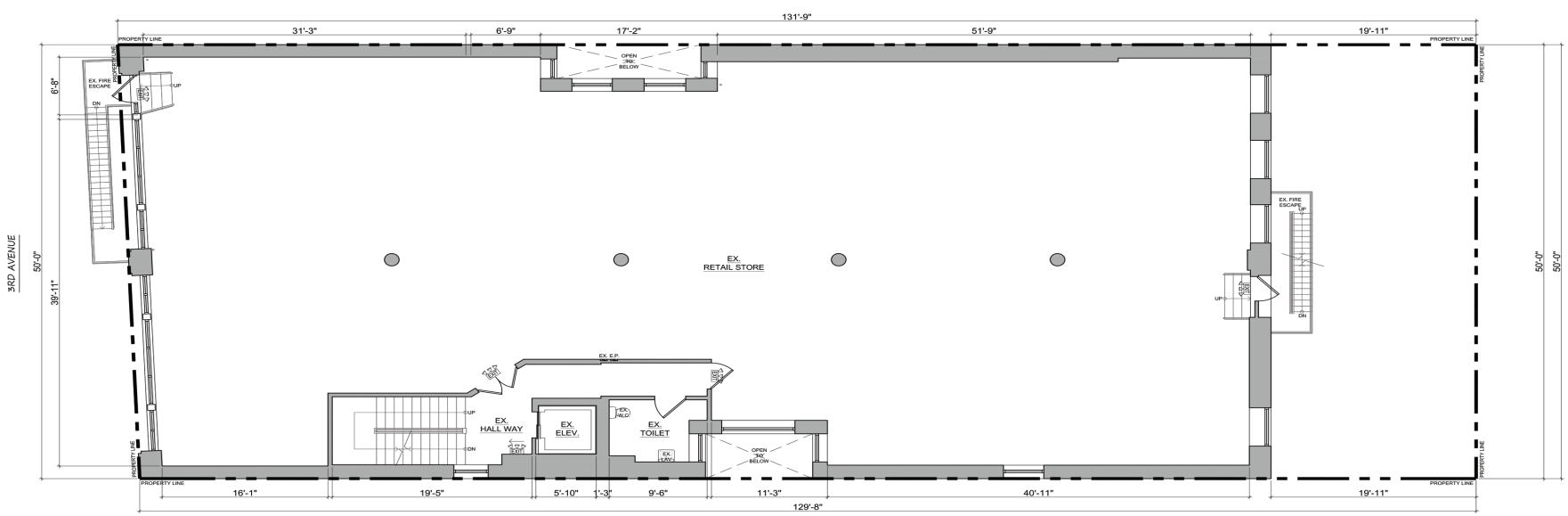
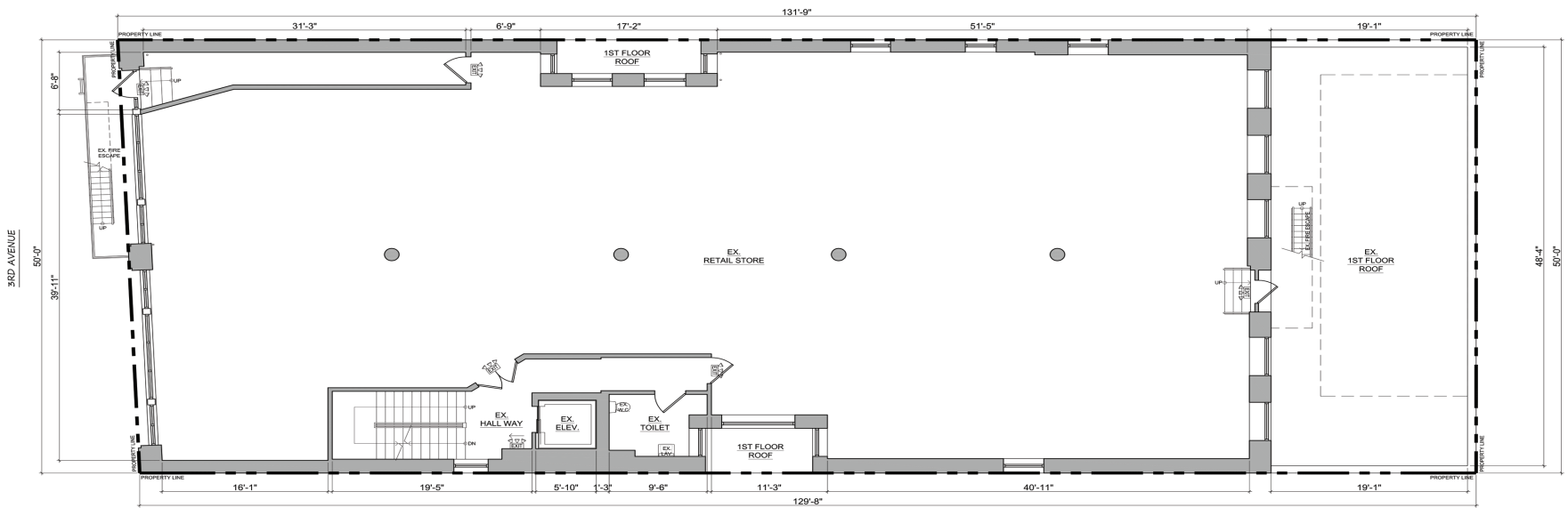
**Transportation
+ Prospect Avenue (2,5) ridership 1,125,530
+ 3 Avenue-149 Street (2, 5) ridership
3,301,418**

FLOOR PLAN: CELLAR & FIRST FLOORS

**MAGNIFICENT BRAND NEW 15 FT WIDE STAIRCASE SEAMLESSLY CONNECTING THE
GROUND AND CELLAR FLOORS CREATING A 11,900 SF OPEN RETAIL SPACE**



FLOOR PLAN: SECOND & THIRD FLOORS



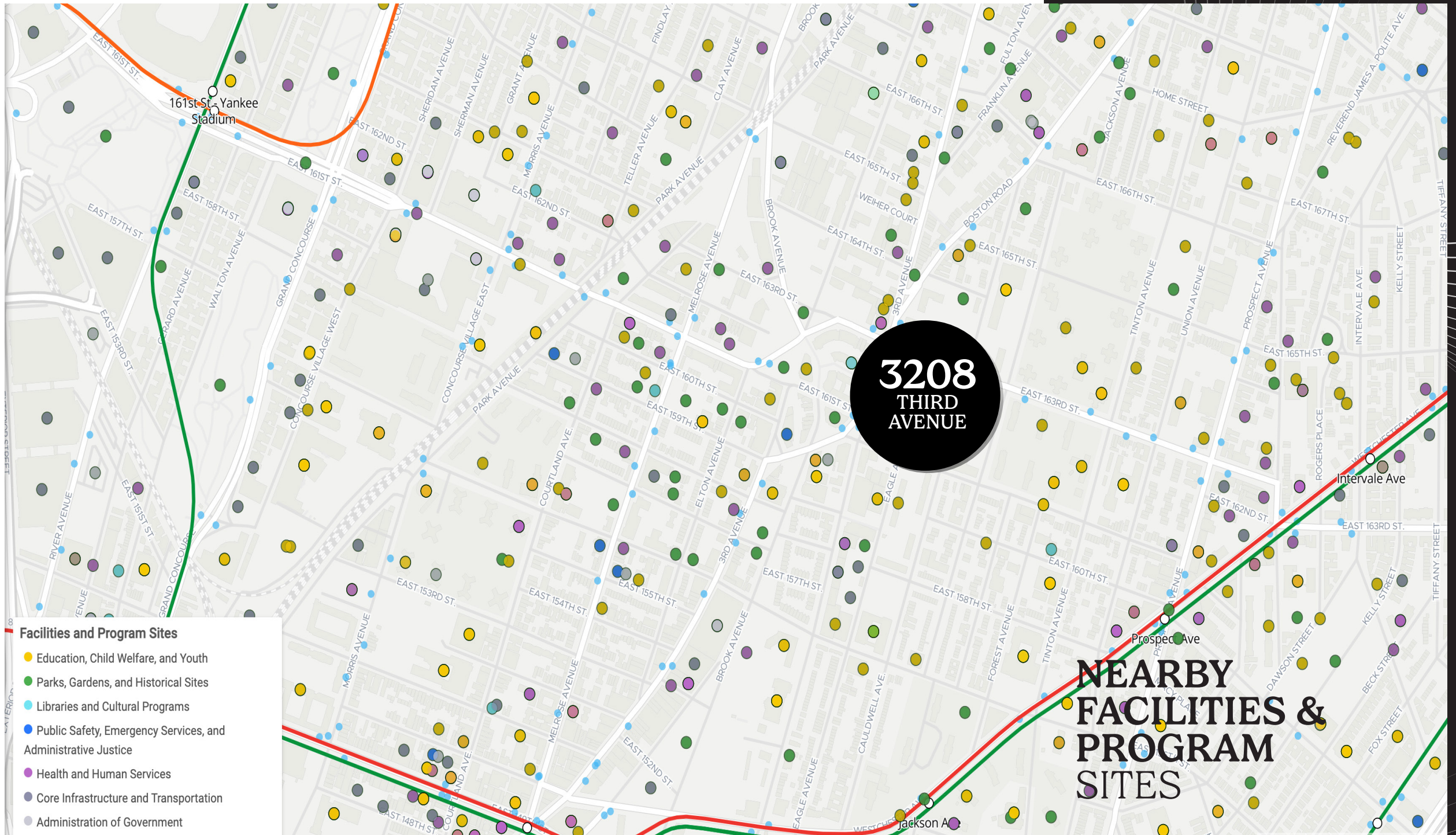
MELROSE BRONX LOCATION & HIGHLIGHTS

Third Avenue is one of the busiest corridors in the Bronx. Located in the New York City borough of the Bronx, Melrose is a residential area to the north of Mott Haven and west of Longwood, and is recognized as part of the South Bronx. It is a rectangular neighborhood, with Third Avenue forming the eastern border, 149th Street to the south, Park Avenue to the west, and 161st Street to the north. Melrose Avenue and Third Avenue are the primary thoroughfares running through the area. The Hub-Third Avenue Business Improvement District is a well-known local shopping district situated at the point where five major roads meet, such as East 149th Street, Westchester, Willis, Melrose, and Third Avenues. This retail area is second in size to Fordham Road.

The property is located in a retail corridor, near mass transportation, schools and across the street from the new Boricua College in a high-density area. The property is steps away from the new Boricua Village over 700 rental units, Saint Ann's Apartments over 660 rental units, La Central: South Bronx's newest rental community consisting of 992 rental units, and a 50,000 SF state-of-the-art YMCA

Neighbors include Foot Locker, ALDI, Five Below, Marshalls, GNC, Burlington, Home Goods, Dunkin', Family Dollar, Food Bazaar, McDonald's, Chipotle, T-Mobile, Popeyes, Rite Aid, Retro Fitness, BP, Panda, Speedway, CVS, City Agencies, Daycares, Schools, QSR's and more!





Facilities and Program Sites

- Education, Child Welfare, and Youth
- Parks, Gardens, and Historical Sites
- Libraries and Cultural Programs
- Public Safety, Emergency Services, and Administrative Justice
- Health and Human Services
- Core Infrastructure and Transportation
- Administration of Government

**3208
THIRD
AVENUE**

**NEARBY
FACILITIES &
PROGRAM
SITES**



INTERIOR
PHOTOS



INTERIOR
PHOTOS



**SECOND FLOOR
RENDERING**



**THIRD FLOOR
RENDERING**



OFFICE
RENDERING



**CONCEPTUAL
RENDERING**



**CONCEPTUAL
RENDERING**

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