

3418 THIRD AVENUE BRONX, NY

2,900 RSF COMMUNITY FACILITY GROUND FLOOR SPACE AVAILABLE FOR LEASE



**54-UNIT
7-STORY**
NEW RESIDENTIAL
TOWER ABOVE

2
ADA
BATHROOMS

STEPS TO
Bx15
BUS

WALK TO
2 5 B D
SUBWAYS

WALK TO
MTA
MELROSE

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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TRANSPORTATION



WALK TO Bx15, Bx35,
Bx21, BX41 BUSES



0.6M TO MTA
MELROSE STATION



0.8M TO
2/5 SUBWAYS



0.9M TO
B/D SUBWAYS

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	0.75 MILES
POPULATION	13,826	59,860	135,577
NUMBER OF HOUSEHOLDS	4,761	21,503	48,168
AVERAGE HH INCOME	\$50,185	\$49,423	\$57,793
TOTAL HH EXPENDITURE	\$302.72 M	\$1.39 B	\$3.38 B
ANNUAL HEALTH CARE EXPENDITURE	\$30.03 M	\$138.83 M	\$312.84 M