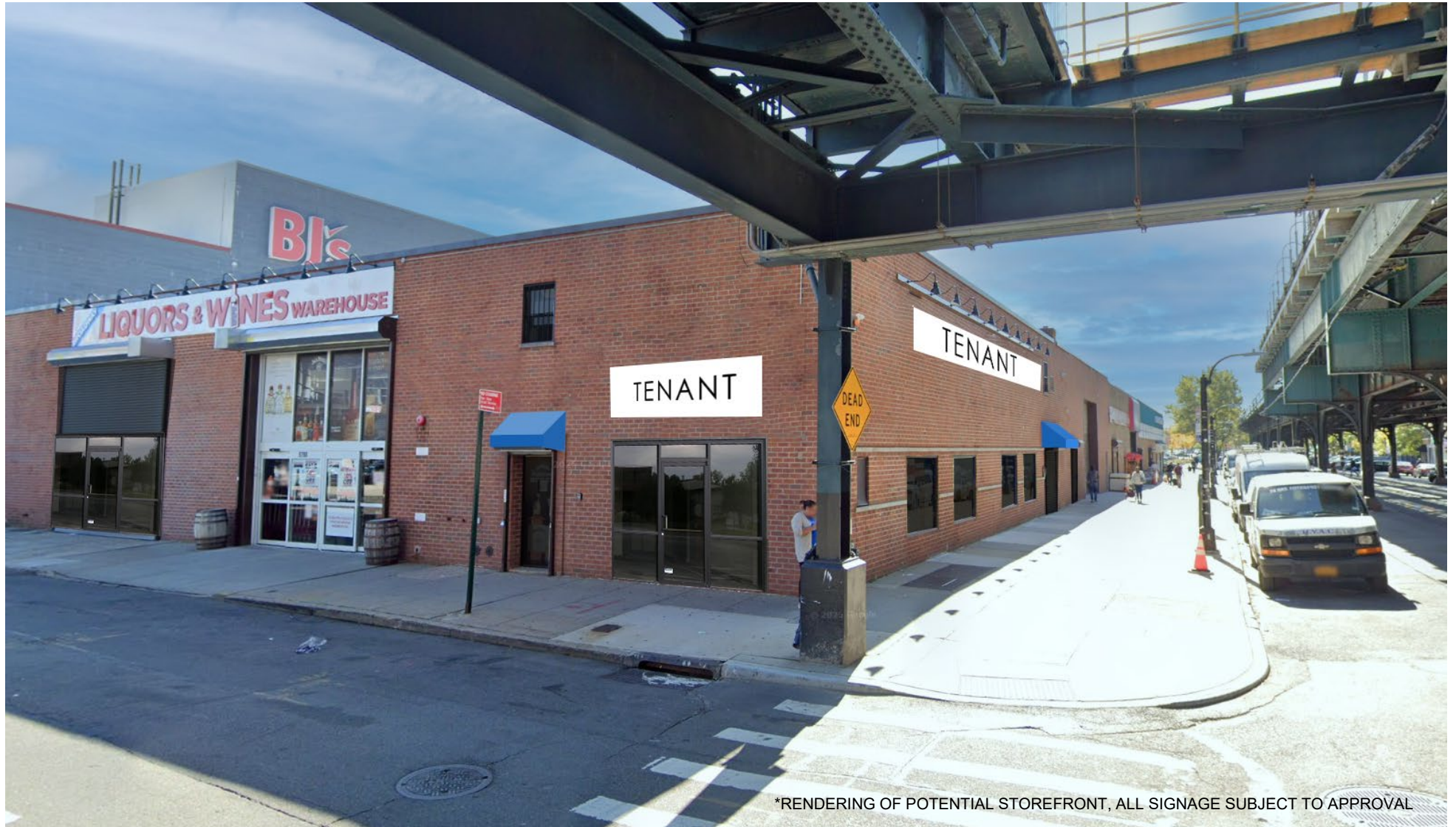


# Prime Corner Retail at Major Commercial Hub

## Located at Riverdale Crossing Next to BJ's Wholesale

5790 Broadway Bronx, NY 10463



\*RENDERING OF POTENTIAL STOREFRONT, ALL SIGNAGE SUBJECT TO APPROVAL

Contact Exclusive Brokers for More Information

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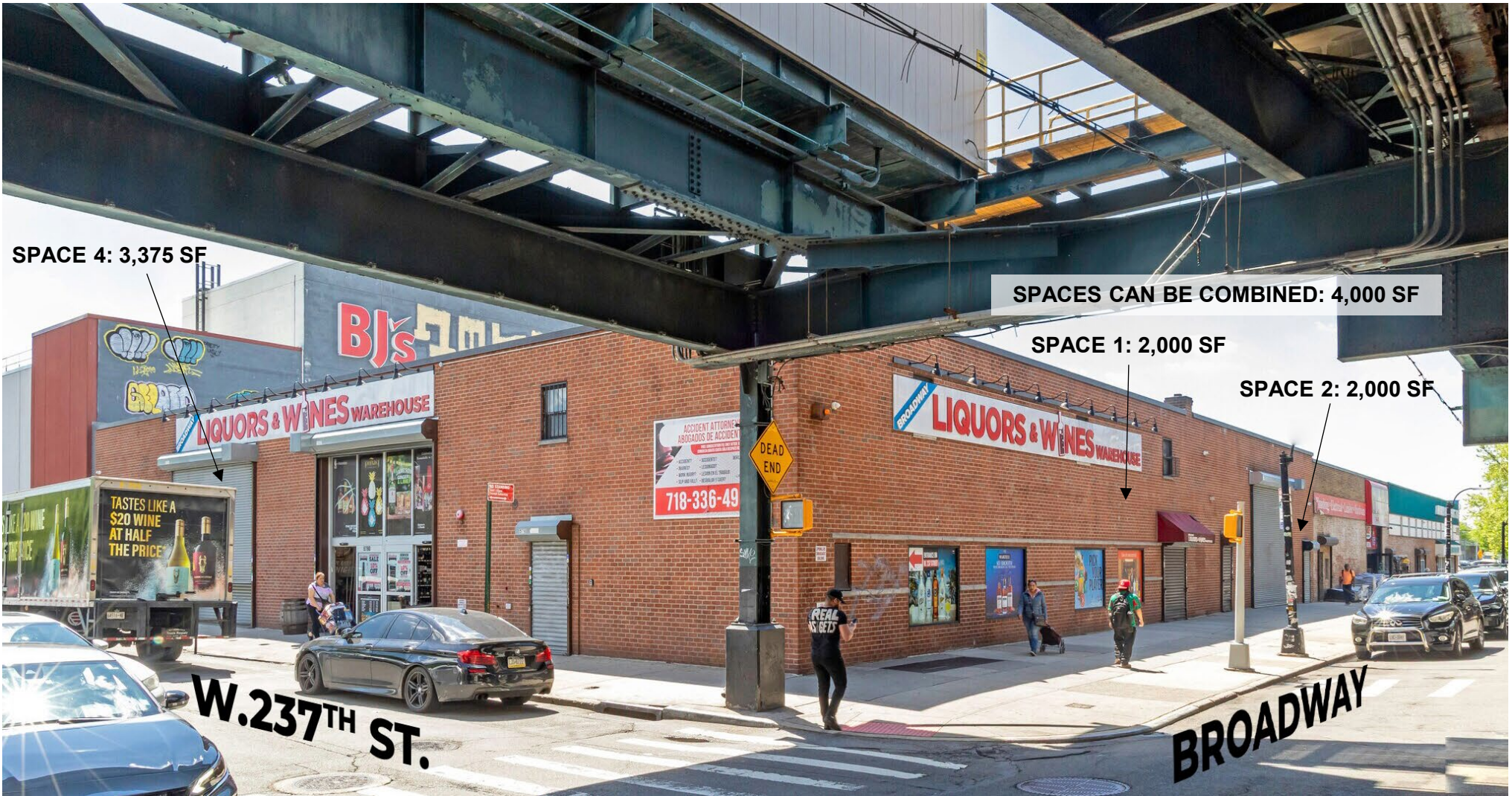
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### PROPERTY INFORMATION

**LOCATION:** 5790 BROADWAY, BRONX, NY 10463

**SPACES AVAILABLE:** SPACE #1: 2,000 SF SPACE #1 & #2 CAN BE  
SPACE #2: 2,000 SF COMBINED FOR 4,000 SF  
SPACE #4: 3,375 SF  
OFFICE SPACE: 2,000 SF

**RENT:** UPON REQUEST

**POSSESSION:** ARRANGED

### PROPERTY HIGHLIGHTS:

- PRIME CORNER LOCATION, ADJACENT TO BJ'S WHOLESALE CLUB WHICH ANCHORS THE RIVERDALE CROSSING SHOPPING CENTER.
- EXCEPTIONAL VISIBILITY AND FRONTAGE ALONG BROADWAY. ADJACENT TO AN ELEVATED SUBWAY LINE AND THE 238TH MTA STATION.  
STRATEGIC CO-TENANCY WITH BJ'S WHOLESALE CLUB AND NATIONAL AND REGIONAL TENANTS.
- RARE OPPORTUNITY IN A SUPPLY-CONSTRAINED, HIGH-DEMAND TRADE AREA WITH LONG-TERM RETAIL FUNDAMENTALS.



### AREA TENANTS



...and many more

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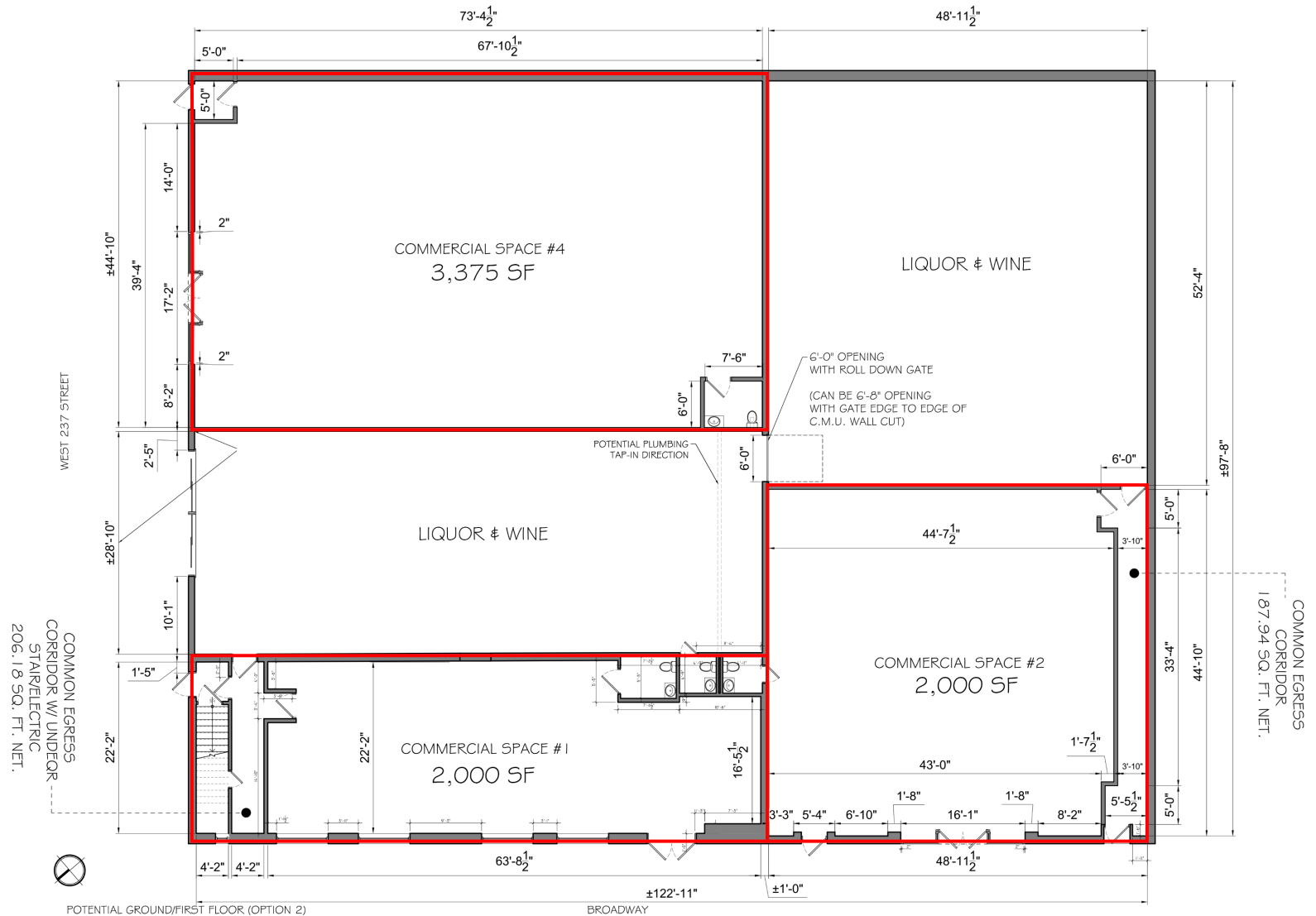
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### FLOOR PLAN



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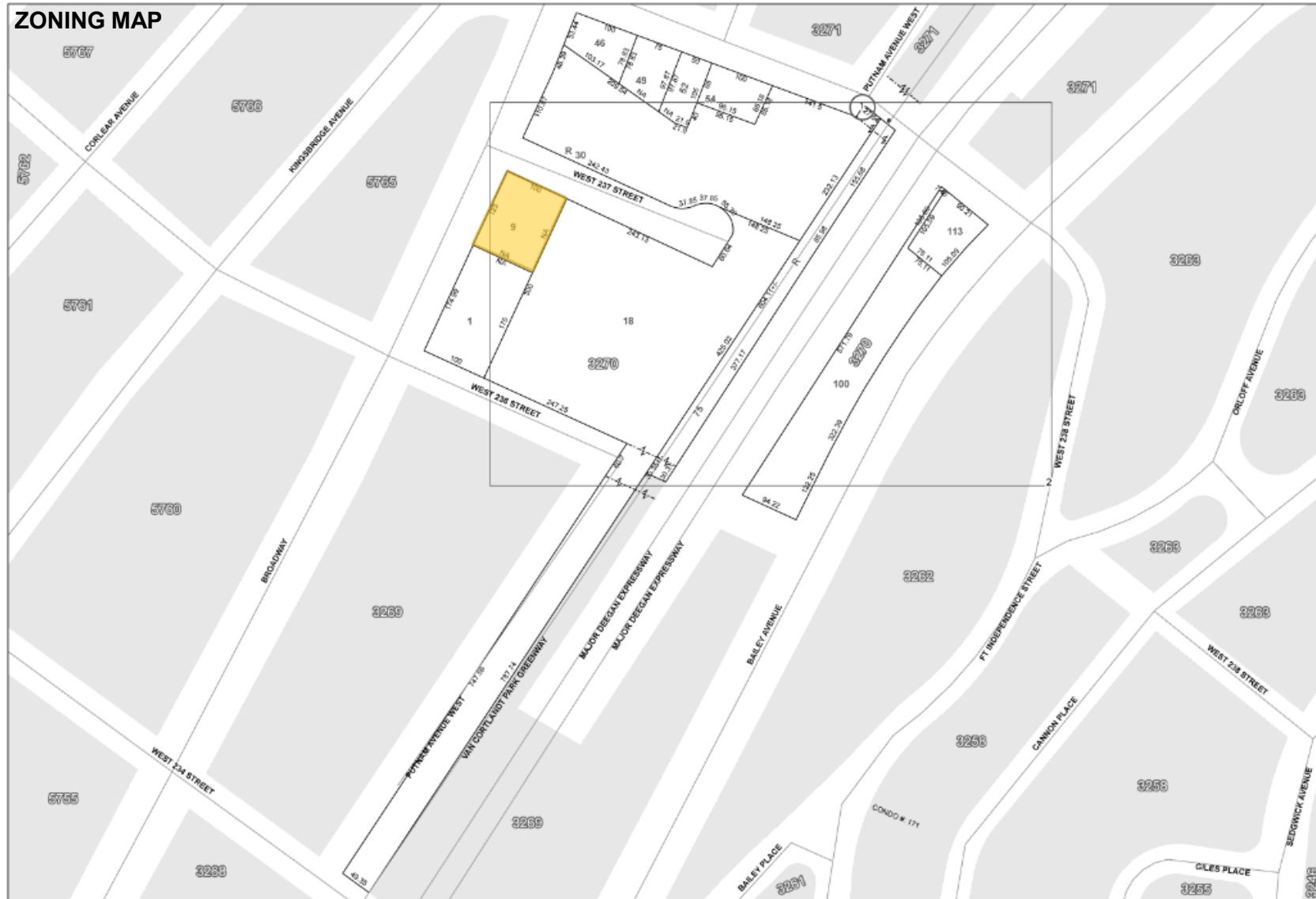
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### DEMOGRAPHICS

| Population                      | 0.25 miles | 0.5 miles | 1 mile    |
|---------------------------------|------------|-----------|-----------|
| 2010 Population                 | 6,238      | 31,525    | 95,147    |
| 2020 Population                 | 7,638      | 34,242    | 99,469    |
| 2025 Population                 | 7,598      | 34,365    | 97,872    |
| 2030 Population                 | 7,453      | 33,877    | 96,189    |
| 2010-2020 Annual Rate           | 2.05%      | 0.83%     | 0.45%     |
| 2020-2025 Annual Rate           | -0.10%     | 0.07%     | -0.31%    |
| 2025-2030 Annual Rate           | -0.38%     | -0.29%    | -0.35%    |
| <b>Households</b>               |            |           |           |
| 2010 Total Households           | 2,551      | 12,513    | 38,202    |
| 2020 Total Households           | 2,825      | 13,276    | 39,466    |
| 2025 Total Households           | 2,844      | 13,470    | 39,615    |
| 2030 Total Households           | 2,825      | 13,519    | 39,607    |
| 2010-2020 Annual Rate           | 1.03%      | 0.59%     | 0.33%     |
| 2020-2025 Annual Rate           | 0.13%      | 0.28%     | 0.07%     |
| 2025-2030 Annual Rate           | -0.13%     | 0.07%     | 0.00%     |
| 2025 Average Household Size     | 2.58       | 2.41      | 2.38      |
| Wealth Index                    | 48         | 56        | 70        |
| <b>Median Household Income</b>  |            |           |           |
| 2025 Median Household Income    | \$72,788   | \$63,707  | \$64,359  |
| 2030 Median Household Income    | \$78,369   | \$69,343  | \$69,795  |
| 2025-2030 Annual Rate           | 1.49%      | 1.71%     | 1.63%     |
| <b>Average Household Income</b> |            |           |           |
| 2025 Average Household Income   | \$90,035   | \$89,501  | \$96,730  |
| 2030 Average Household Income   | \$98,090   | \$98,991  | \$106,430 |