



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Prime Retail/Office Space with Glass Frontage for Lease

1,000 SF

1959 Webster Avenue • The Bronx • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Zack Setton
☎ 718.437.6100 x113
Zack.S@TriStateCR.com



Location Overview

Located in the Fordham Heights neighborhood of Bronx between E Tremont Ave & E178th St near the Tremont Ave subway station.

Nearest Transit: B & D trains at Tremont Ave and the Bx41, Bx40, Bx41, Bx42, Bx36, Bx2, BxM4, & Bx15 bus lines.

Nearby tenants include Popeyes Louisiana Kitchen, 7-Eleven, White Castle, Dunkin', Gulf, Shell, NYC Health, Bronx Medical Center-Pulmonary, DaVita South Bronx Dialysis Center, Treasured Learning Child Care Services, Extra Space Storage, Galant Graphics, and more!

Main Highlights

- ▶ Clean built-out space
- ▶ Beautiful glass frontage
- ▶ Heavy vehicle traffic area



199,500 SF

Total Building Size



22,275 SF

Lot Size



R7-1, C2-4

Zoning

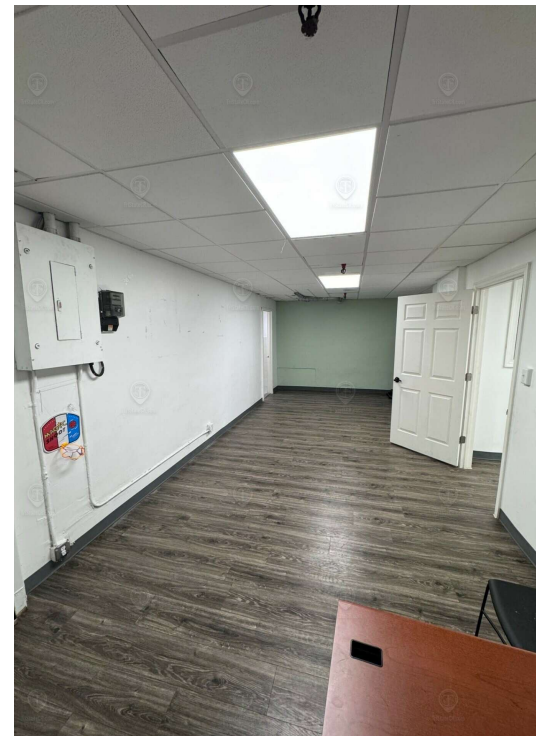
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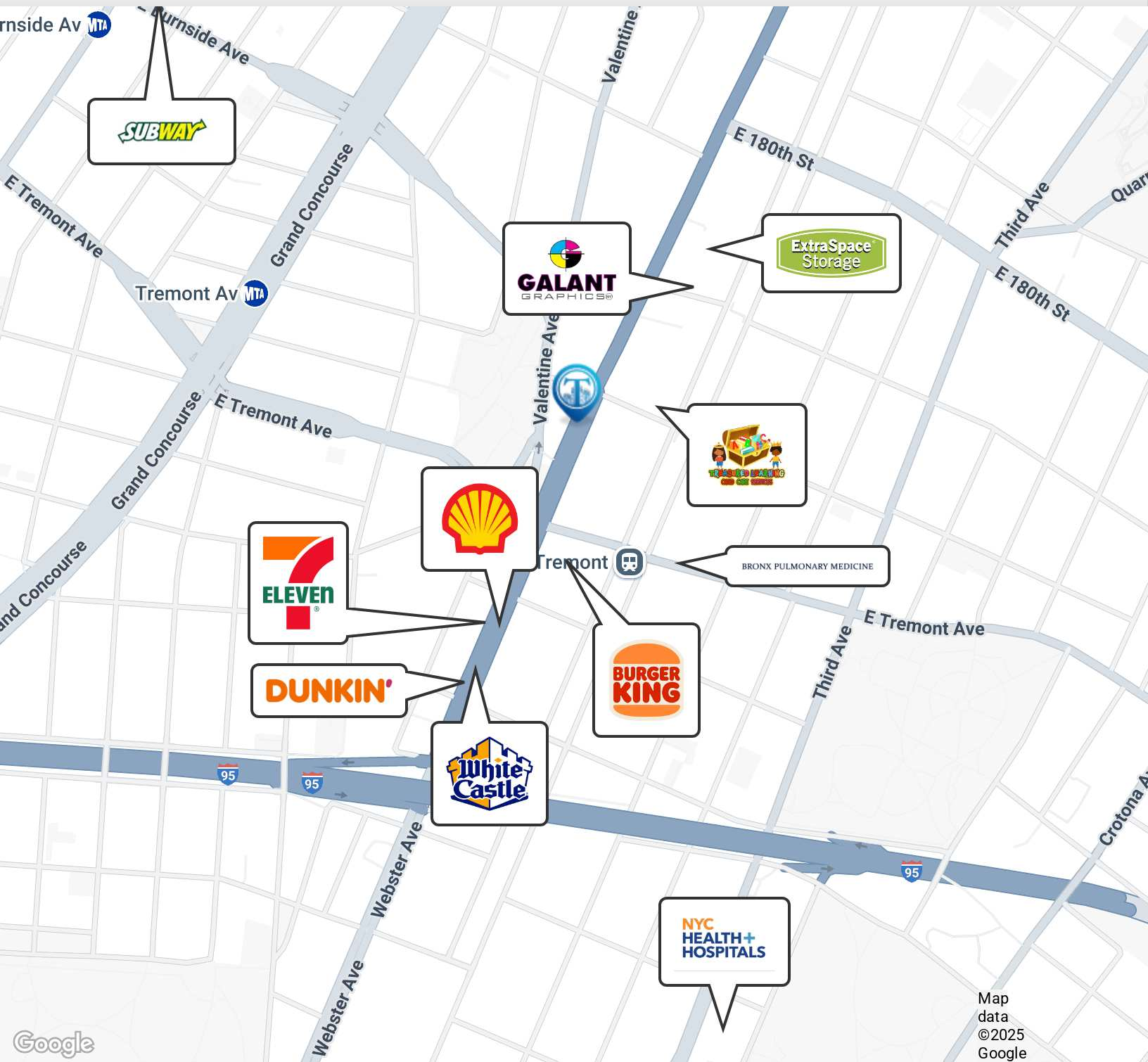
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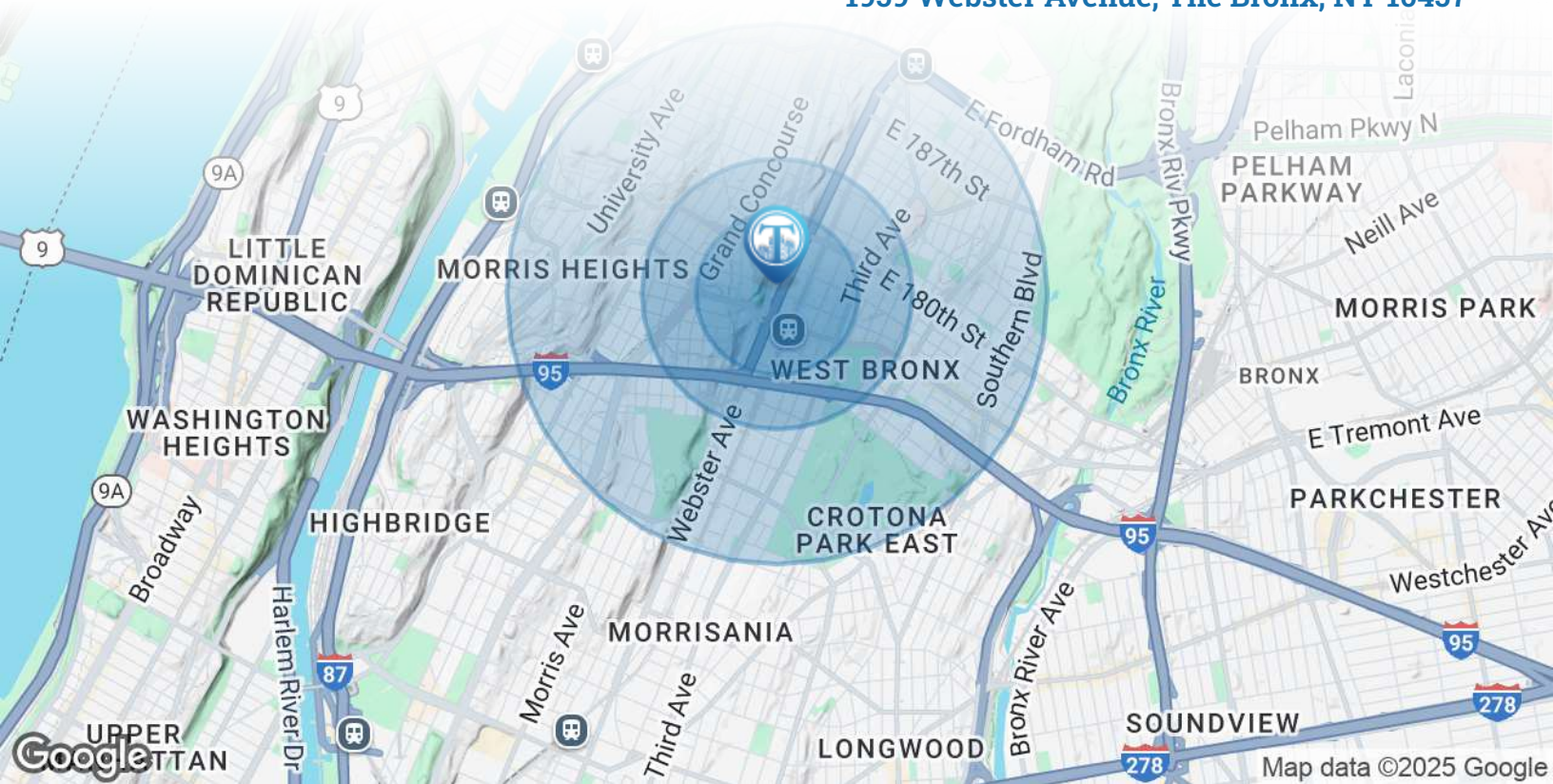
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Area Demographics

1959 Webster Avenue, The Bronx, NY 10457



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	14,563	57,630	223,124
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,048	19,548	74,688
# of Persons per HH	2.9	2.9	3
Average HH Income	\$55,613	\$54,391	\$53,526
Average House Value	\$450,298	\$523,272	\$531,892



223,124

People within 1 Mile



\$53,526

Avg Household Income

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RETAIL BROKER NETWORK