

1903 STORY AVE BRONX, NEW YORK



3,460 SF
FOR LEASE

±43'
OF FRONTAGE

ADJACENT TO
**BRUCKNER
COMMONS**

ADJACENT TO
±550,000 SF
RESIDENTIAL DEVELOPMENT
COMING SOON

- Rental Rate: Upon Request
- ±1,000 SF mezzanine
- Densely populated Soundview neighborhood
- Bx5 directly in front of location, steps to Bx36, and Bx39 bus lines
- Neighboring Bruckner Commons: Chick-Fil-A, BJ's, and Chipotle coming soon



CO-TENANTS:
POPeYes **WING STOP** **DUNKIN'** Safeway Deli
 Vision Quest Jimmy's Pizzeria J&N Discount Wine & Liquor

CONTACT EXCLUSIVE LISTING AGENT:

DAVID SCOTTO

914.968.8500 x306

dscotto@rmfriedland.com

RM FRIEDLAND
 COMMERCIAL REAL ESTATE SERVICES
 440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

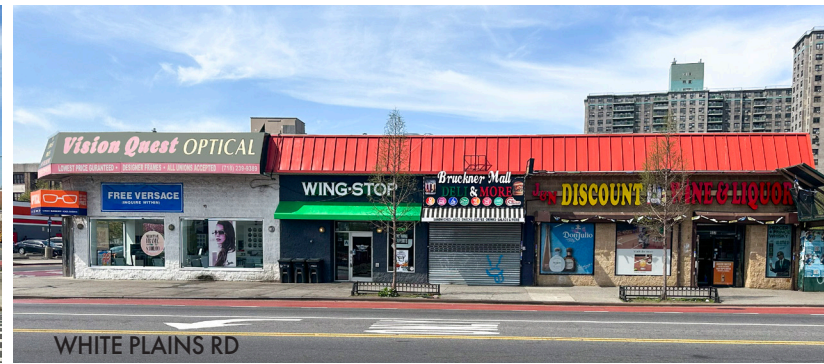
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STORY AVE



WHITE PLAINS RD



DEMOGRAPHICS

Population	4,839	32,095	128,915
Number of Households	1,974	11,700	45,905
Average HH Income	\$83,209	\$81,598	\$79,053
Annual HH Expenditure	\$170.41 M	\$988.69 M	\$3.75 B
Annual Retail Expenditure	\$81.5 M	\$477.73 M	\$1.83 B

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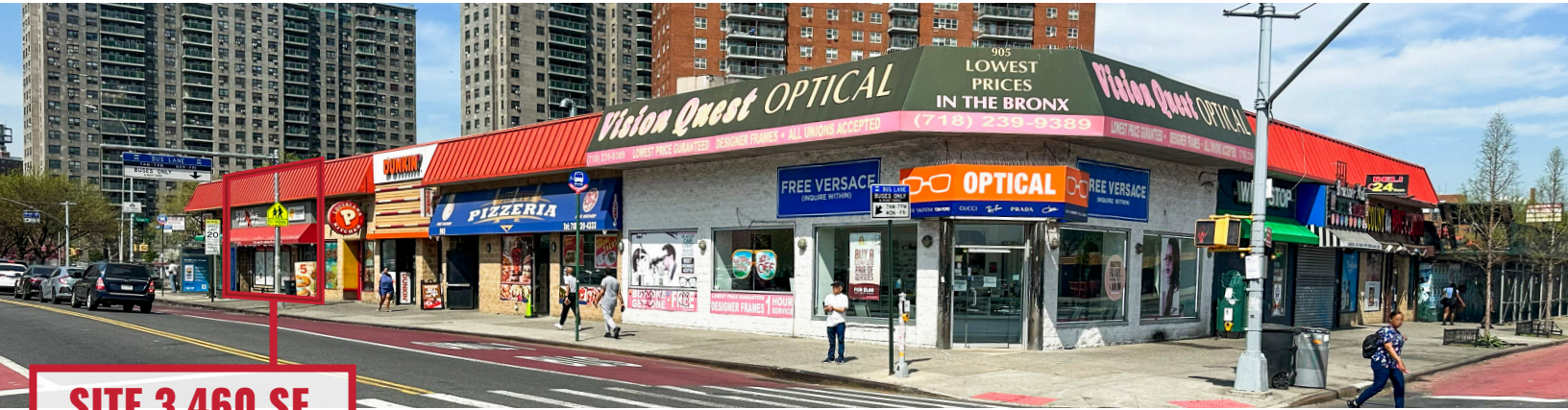
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SITE 3,460 SF



0.2 miles to
Bruckner Expy



1.4 miles to
Metro North
Van Nest/Parkchester
Station



0.7 miles to
#6 Train
Parkchester
Station



Access Bx5,
Bx36, and
Bx39 bus lines

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