

**SIGNATURE
OPPORTUNITY**



ARTIST'S RENDERING

**40,000 -
60,000 SF**

Available for Lease

RETAIL/OFFICE/MIXED USE

631 BERGEN AVENUE

Northwest corner of East 152nd Street

THE HUB
BRONX | NY

RIPCO
REAL ESTATE

SPACE DETAILS

LOCATION

Northwest corner of East 152nd Street

OFFICE SIZE

Retail Space

Ground Floor 6,870 SF*

Community Facility

Second through
Fourth Floor 8,610 SF*

**Divisible*

FRONTAGE

Bergen Avenue 100 FT

East 152nd Street 87 FT

CEILING HEIGHTS

Retail Space/Community Facility

Ground Floor 15 FT

Second through
Fourth Floor 12 FT

ASKING RENT

Upon Request

CURRENTLY

New Construction

POSSESSION

Arranged

NEIGHBORS

JCCA (2021), Zeta Charter School (2021), La Central, Lincoln Medical Center, Hostos Community College (CUNY), SoBro, YMCA, Burlington, Marshall's, Starbucks, Rite Aid, Planet Fitness

COMMENTS

Transportation to the 2 and 5 trains on 3rd Avenue/149th Street Station

Across the street from the 1.1 million square foot La Central Development

High foot-traffic

Logical divisions considered

ESTIMATED DAYTIME POPULATION

0.25 mile 8,330

0.5 mile 33,603

1 mile 112,368

AVERAGE HOUSEHOLD INCOME

0.25 mile \$62,971

0.5 mile \$49,194

1 mile \$45,888

TOTAL HOUSEHOLDS

0.25 mile 2,970

0.5 mile 19,904

1 mile 64,780

TOTAL APPAREL

0.25 mile \$5.36M

0.5 mile \$30.57M

1 mile \$95.01M

TRANSPORTATION

2018 Ridership Report

3rd Avenue/149th Street ² ⁵

Annual 6,784,053

Weekday 22,357

Weekend 19,975

Bx4 ⁴

Annual 2,923,564

Weekday 9,043

Weekend 11,468

Bx15 ¹⁵

Annual 7,004,278

Weekday 21,777

Weekend 26,884

Bx19 ¹⁹

Annual 7,567,203

Weekday 23,259

Weekend 30,307

Bx21 ²¹

Annual 3,707,092

Weekday 12,097

Weekend 11,571

Bx41 ⁴¹

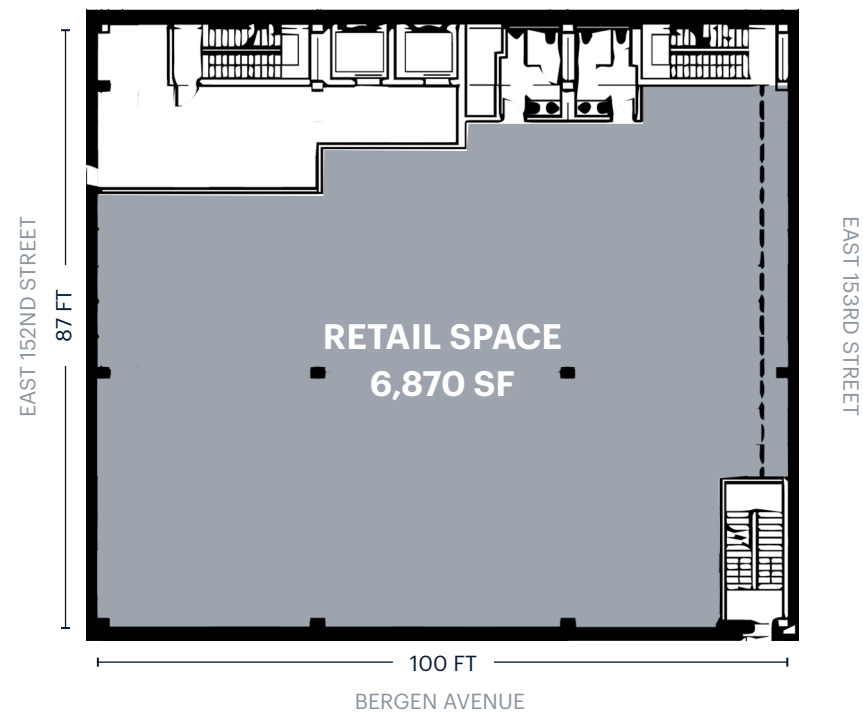
Annual 5,956,713

Weekday 18,313

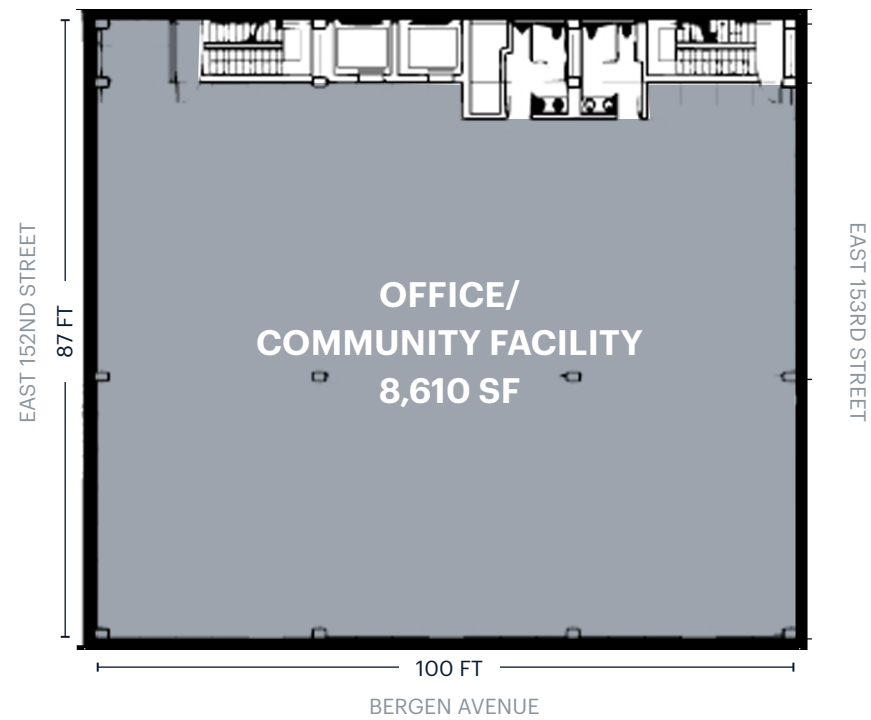
Weekend 23,714

FLOOR PLANS

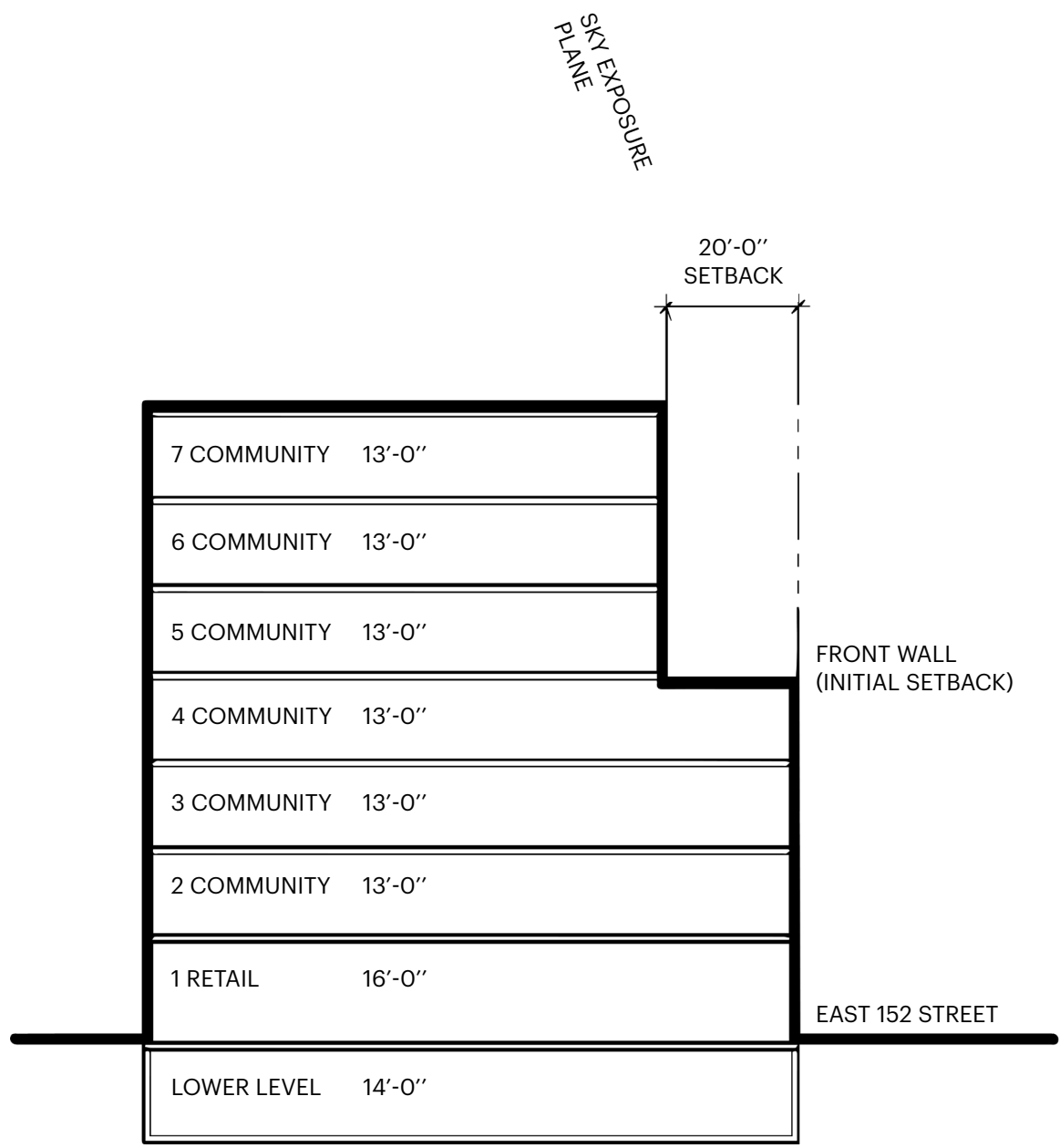
GROUND FLOOR



SECOND THROUGH FOURTH FLOOR



STACKING PLAN



AREA RETAIL



CONTACT EXCLUSIVE AGENT

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REAL ESTATE

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.