



3118 WEBSTER AVENUE

Steps off East 204th Street, Bronx, NY

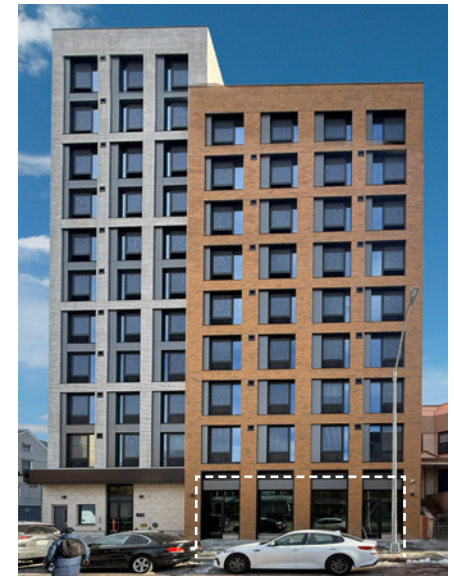
NEW CONSTRUCTION - 1,604 SF CLOSE TO THE NEW YORK BOTANICAL GARDEN & BRONX ZOO
UNIQUE OPPORTUNITY FOR MEDICAL OFFICES, DAYCARE, RETAIL, NON-VENTED FOOD

Available

Ground: 1,604 sf
(No basement)

Frontage: +/- 55-feet along
Webster Avenue

Possession: Immediate
Rent: Upon request



Comments

- White box space with ADA accessible restroom and HVAC installed - at base of newly constructed 109-unit residential building
- Ideal for a wide variety of uses including Retail, Non-Vented Food, Medical Offices or Daycare
- Close to the New York Botanical Garden and Bronx Zoo, Montefiore Medical Center, Essen Healthcare, Safe Health Medical Care, NYC Health + Hospitals/North Central Bronx, Bronx Community Charter School, P.S. 168 High School / P.S./M.S. - P.O George J. Verdann, III High School, Success Academy Charter School-Norwood Elementary
- Centrally located between the Metro-North Harlem line's Botanical Garden station and Norwood-205th St  train station, with additional access via the Bx41, Bx41+ bus lines along Webster Avenue

By the Numbers

Households

53,257

1 Mile - 2024

Avg. Household Income

\$58,437

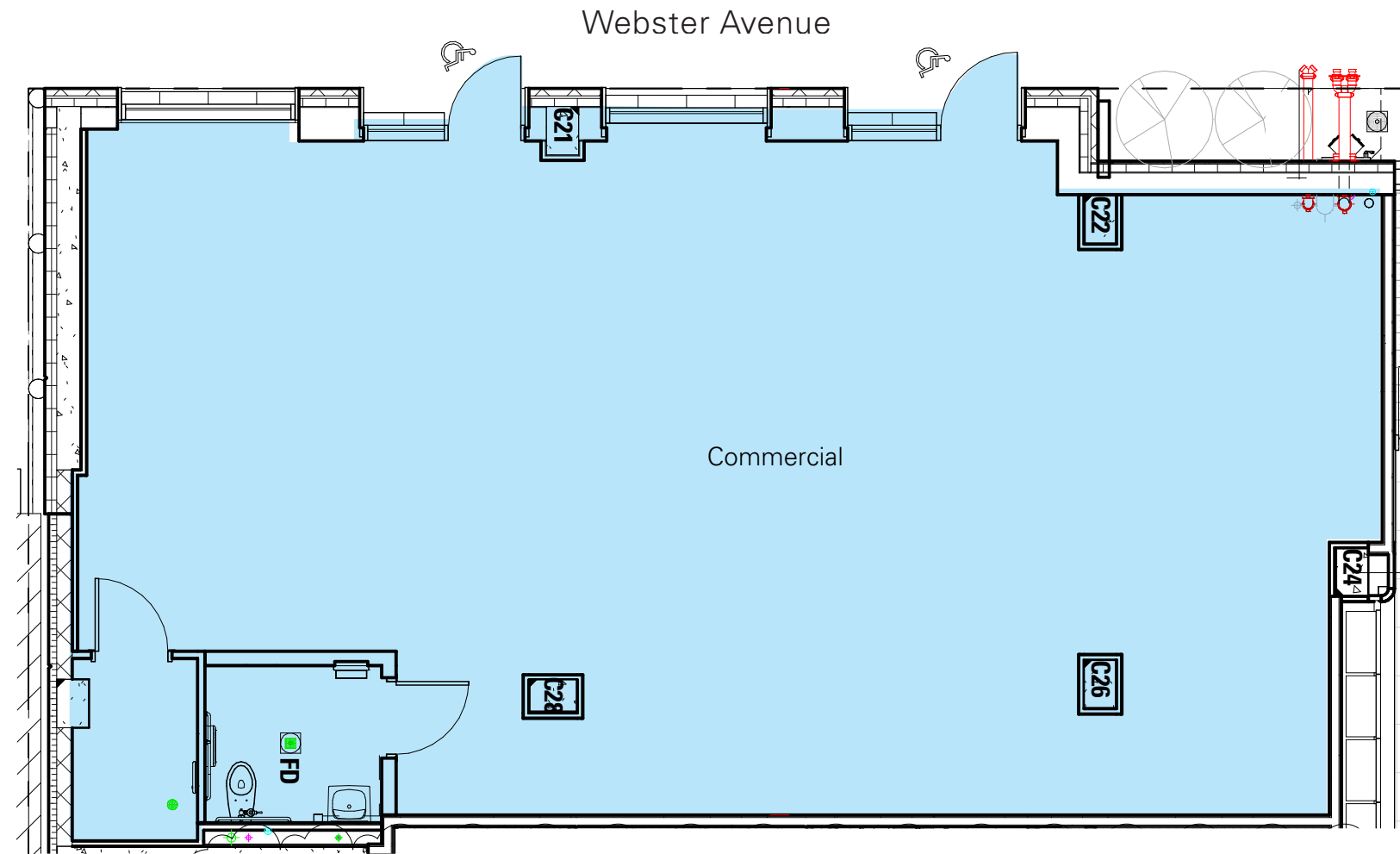
1 Mile - 2024

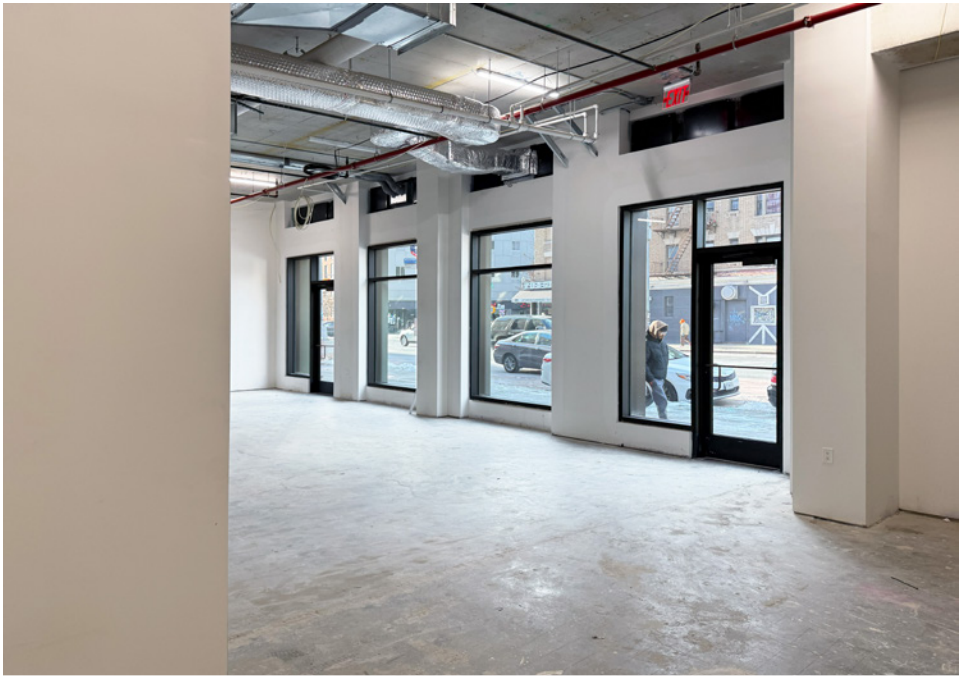
Annual Subway Ridership

1,290,615

2024 Total - Norwood-205th St Station

Floor Plan





Current conditions





Area Retail

Area Retail

1. Honigs Appliance
2. Lona's Pizza
3. Dhaka Supermarket
4. A&A Deli
5. Estrellita Poblana
6. El Paso Del Vaquero
7. Papa Johns Pizza
8. Star Furniture
9. ShaMlick Fashion Jewelry
10. Price Busters
11. Boost Mobile
12. Mexicana Deli Grocery
13. Total Wireless
14. Double A Super Deli
15. FacilPrint
16. Family Dollar



For further information and/or inspection contact exclusive broker:

Mark Tergesen

Partner

212.400.9528

mt@absre.com

Cooper Katz

Executive Director

646.439.2009

ckatz@absre.com

Quinn Reavy

Associate

212.400.6064

qreavy@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com