

BRONX, NEW YORK

2922 Third Avenue

CAN DELIVER ENTIRE BLDG VACANT

PRIME CORNER FOR SALE OR NNN LEASE



The HUB

Corner of 3rd Avenue & 152nd Street

Building size:	26' x 187.55' Irregular
Stories:	Six (6) plus basement
Frontage:	26' along Third Avenue
Gross s.f.:	52,045 approximately
Zoning:	C4-4
Lot size:	7,435
Block:	2362
Lot:	21

This unique 6-story plus basement, approximately 52,045 s.f. retail building will be delivered **vacant**. The building features 2 elevators (one passenger, one freight), sprawling floor plates & tremendous ceiling heights.

The ground floor offers approximately 7,435 s.f. of retail space with wide staircase and elevator access to the selling basement and second floor.

The Hub also has an excellent transportation system with stops for the No. 2 and 5 subway trains at the upgraded 149th Street & Third Avenue station, five bus lines to Manhattan and access to Metro-North.

RETAIL SPACE:

Selling basement:	7,435 s.f.
Ground Floor:	7,435 s.f.
2nd Floor:	7,435 s.f. = 22,305 s.f. Total

OFFICE/MEDICAL OFFICE/SCHOOL:

3rd Floor:	7,435 s.f.
4th Floor:	7,435 s.f.
5th Floor:	7,435 s.f.
6th Floor:	7,435 s.f. = 29,740 s.f. Total

Private Entrance - Lobby with elevator on Bergen Avenue side.

Demographics	1 mile	3 miles	5 miles
Population	181,550	615,361	1.2 M
Households	64,461	228,487	473,948
Average HH Income	\$ 47,096	\$ 55,872	\$ 66,548
Median Age	32.7	33.1	33.7



WELCO REALTY, INC. • 2525 Palmer Avenue, New Rochelle, NY 10801 • T (914) 576-7500 / Fax: 7596 • www.welcorealty.com

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications.

Bronx, New York - 2922 Third Avenue - Intersection 152nd St & 3rd Avenue



 AVAILABLE

