

BRONX, NEW YORK

2922 Third Avenue

UP TO 22,305 S.F. AVAILABLE

PRIME RETAIL CORNER



The HUB

Corner of 3rd Avenue & 152nd Street

AVAILABLE SPACES:

- Selling basement:	7,435 s.f.
- Ground Floor :	7,435 s.f.
- 2nd Floor:	7,435 s.f.

TOTAL S.F.: 22,305 s.f.

Building size:	26' x 187.55' Irregular
Stories:	Six (6) plus basement
Frontage:	26' along Third Avenue
Gross s.f.:	52,045 approximately

This unique retail building has 6-stories plus basement and is approximately 52,045 s.f. 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.

1 Via Verde
222 Unit Development
7,500 s.f. retail & Community facility
40,000 s.f. Open space

2 La Central
1,000,000 s.f. Project
985 Units - 40,000 s.f. retail
50,000 s.f. YMCA - Skatepark
Green Roofs - Recording Studio

3 Triangle Plaza
66,000 s.f. Mixed-Use Project
College, supermarket, etc.

4 HUB Retail & Office Center
172,000 s.f. Commercial Space
272 Space Parking Garage

5 Umbrella Hotel
7-story, 56 rooms Luxury Boutique Hotel

6 Redevelopment
Planned 100,000 s.f. Mixed-Use Building

7 Bronx Opera House Hotel
Borough's 1st Luxury Boutique Hotel

The aerial map shows the proposed development sites along Westchester Avenue and 149th Street. Key existing businesses and landmarks labeled include FORMAN MILLS, Walgreens, ALDI, MATTRESS FIRM, CONWAY PLACE, JIMMYJAZZ, Lids, Payless, Foot Locker, GameStop, Verizon, Bank of America, McDonald's, KFC, COOKIES, Capital One, Danice, Portabella, T-Mobile, Ankle Street, Pretty Girlz, metroPCS, and SLEEPY'S. Transit lines Bx15, Bx21, Bx41, Bx55, and Bx19 are also indicated.

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The map shows Block 2362, which is a rectangular area bounded by Westchester Avenue to the west, Bergen Avenue to the south, and East 152nd Street to the east. The block is divided into several lots. Lot 21 is specifically labeled. The dimensions of the lots and the block boundaries are as follows:

- Westchester Avenue: 100' (width of the block)
- Bergen Avenue: 100' (width of the block)
- East 152nd Street: 188' (width of the block)
- Block 2362: 26' (width of the block)
- Lot 21: 25' (width of the lot)
- Other lots: 88' (width of the lot), 100' (width of the lot), 51' (width of the lot)