

2836 THIRD AVENUE, BRONX, NY 10455

FOR LEASE

# 4,000 – 5,200 SF HIGH-EXPOSURE BRONX RETAIL & OFFICE SPACES – STEPS FROM MAJOR TRANSIT HUB

Between East 148th Street & East 149th Street



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## PROPERTY SUMMARY

### LOCATION

Located in the Mott Haven neighborhood of the Bronx.

### HIGHLIGHTS

- Block-Through Property With Frontage and Access From Two Streets
- Excellent Visibility With Heavy Daily Pedestrian Traffic
- Steps From the Third Avenue–149th Street Station
- Serviced by the 2 & 5 Trains
- Major Bus Hub and Transfer Point

### TRANSPORTATION

**2** **5** Trains at 3rd Avenue - 149th Street

**B37** **B70** **B35** Bus Lines

### NEIGHBORS

McDonald's, Wingstop, Chase Bank, Auntie Anne's, GameStop, Papa Johns Pizza, Popeyes Louisiana Kitchen, Empire Pharmacy, Coffee Delight Diner, Willis Deli, Checkers, Delicioso Restaurant, Taco Bell, Opera House Hotel, Halo Health Pharmacy, Madison Cafe, Fayez Express Deli Corporation, Courtesy Drugs & Surgical, Wilson Allen Health Careers Institute, Nexus Medical Training Center, and more!



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## SPACE A

### FIRST FLOOR RETAIL

- 5,200 SF + 4,000 SF Usable Lower Level
- Flexible Layout (Ideal For Multiple Retail Uses)
- Large Signage Opportunity
- Two Means Of Egress
- Plumbing In Place
- Hvac System Installed
- Clean, Move-In Ready Space
- High-Visibility Glass Storefront
- Clean Space
- Perfect For, But Not Limited To: Discount Stores, F&B, Medical, Supermarket, And More!



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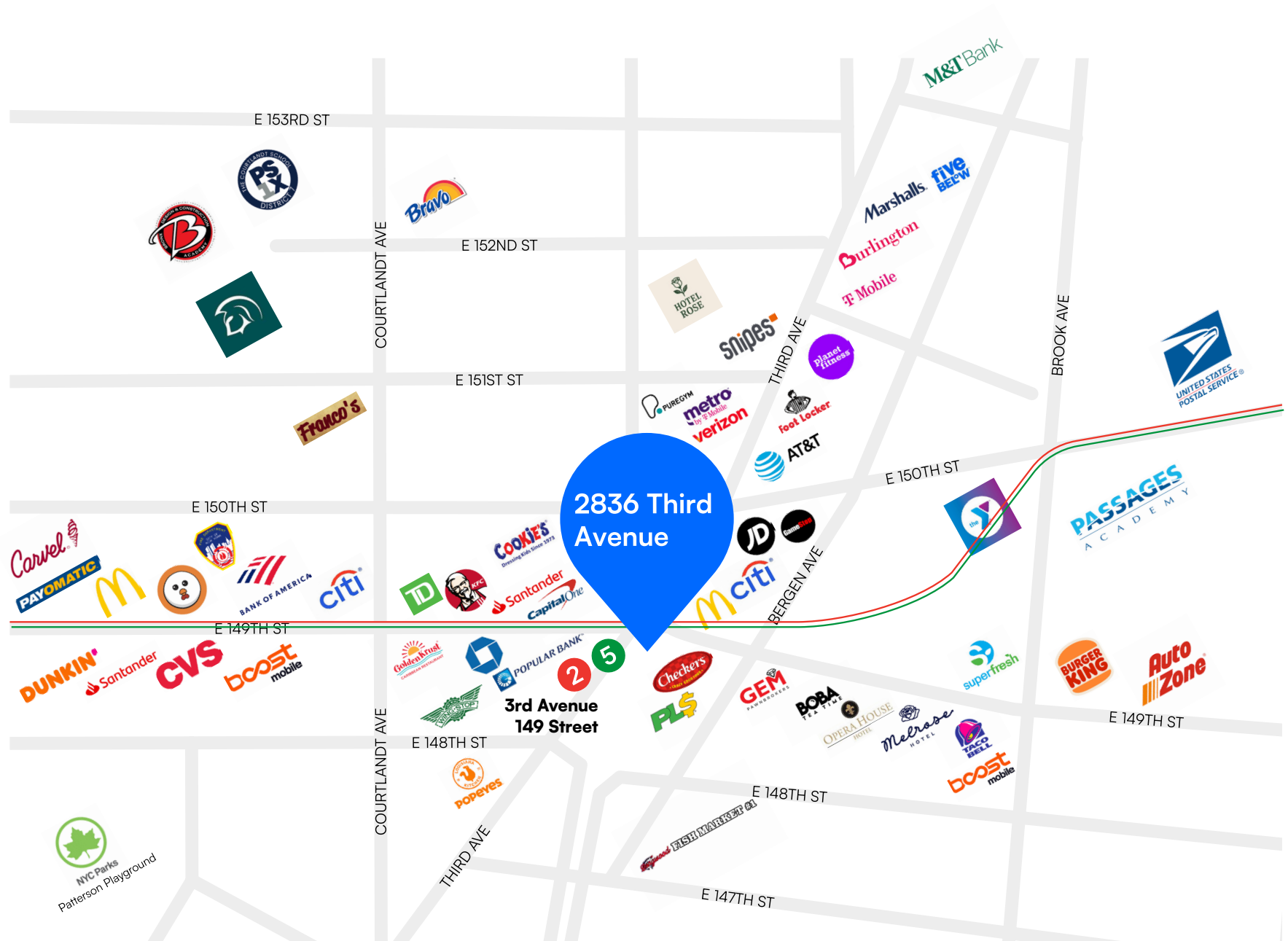
## SPACE B

### SECOND FLOOR RETAIL/OFFICE

- 4,000 SF | \$35/SF
- Built-Out Nail Salon
- 2 Egress: Access From 3rd Avenue & Bergen Avenue
- Hvac System
- Signage Opportunity
- Perfect For, But Not Limited To: Nail Salon, Spa, Tattoo Studios, Fitness, Office & More!



# RETAIL MAP



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**TSC.**