



RETAIL SPACE FOR LEASE

1850 JEROME AVE

Alt: 2 Mount Hope Pl • Bronx, NY 10453

13,000^{SF}
2ND FLOOR

12FT
CEILINGS

200FT
FRONTAGE

SPACE SPECIFICATIONS

1850 JEROME AVE, BRONX NY 10453

13,000^{SF}

SECOND FLOOR

200^{FT}

FRONTAGE

12^{FT}

CEILINGS

231' x 120'

LOT SIZE

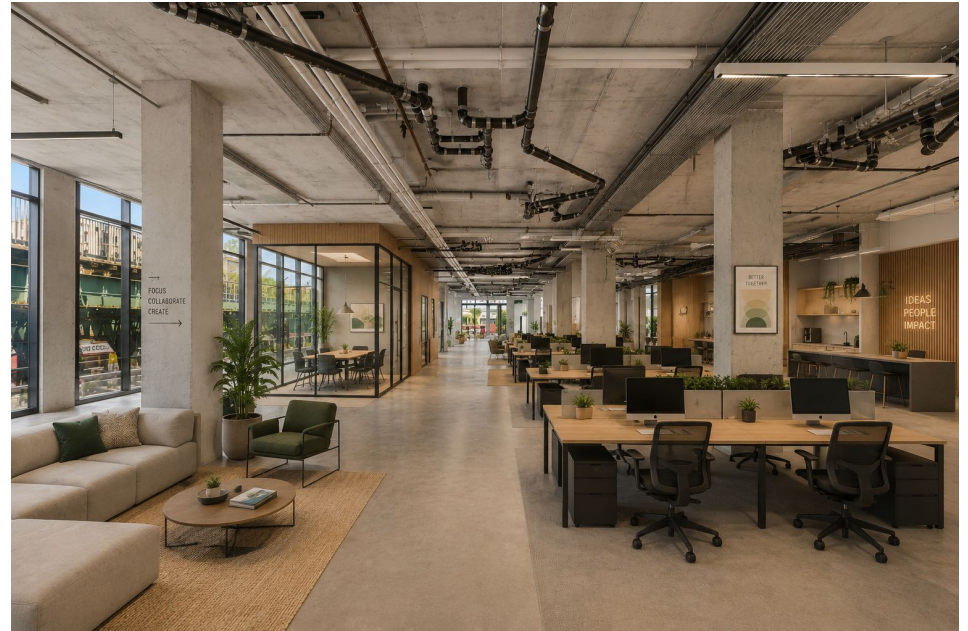
PROPERTY HIGHLIGHTS

- Brand new development
- Private elevator & dedicated entrance on Jerome Ave
- Dedicated staircase on the ground floor
- Over 190 residential units
- Many new developments coming to the area
- Logical divisions considered
- Rent Upon Request
- Columns wide column spacing
- Accessibility Ada compliant
- Sprinklers fully sprinklered
- Condition raw space
- Frontage type all glass
- Lot size 231' x 120'

PROPERTY

Interior • The Space

RETAIL SPACE FOR LEASE • 1850 JEROME AVE
BRONX NY 10453



AREA DEMOGRAPHICS

ZIP 10453 · MORRIS HEIGHTS / UNIVERSITY HEIGHTS, BRONX

81,951

Residents

ZIP 10453

117,073

PER SQ MI

Population Density

34

Median Age

Younger than NYC

27,755

HOUSEHOLDS

Avg 2.87 / household

MARKET SNAPSHOT

MEDIAN HOUSEHOLD INCOME	\$33,186
PER CAPITA INCOME	\$19,719
HISPANIC / LATINO POPULATION	67.6%
RENTER-OCCUPIED HOUSING	Approx. 95%
PRIMARY COMMUTE	Public Transit

A GROWING CORRIDOR

Numerous new development buildings are rising throughout the Jerome Ave corridor, bringing thousands of new residential apartments and an expanding customer base to the immediate trade area. The 1850 Jerome Ave development alone delivers 190+ residential units directly above the retail space — a built-in customer base, with significant additional density arriving across the surrounding blocks.

Demographic data: U.S. Census Bureau, American Community Survey 5-Year Estimates (ZIP 10453). Figures are approximate and provided for informational purposes only.

SRG

SAFDIE REALTY GROUP

13,000 SF

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Alt Address: 2 Mount Hope Pl · Bronx NY 10453

Asking Price / Rent Upon Request | (917) 792-1262

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