

401

# WEST 207th STREET

OFF THE CORNER OF 207TH ST & 9TH AVE | INWOOD, NYC



Rising  
Scholars  
LEARNING CENTER



Ponce Bank

# 401

## WEST 207th STREET

OFF THE CORNER OF 207th ST & 9th | INWOOD

### PROPERTY HIGHLIGHTS:

- New construction space
- Highly trafficked area connecting Inwood to The Bronx via the University Heights Bridge
- Situated at the base of 300 unit residential building
- Development sites on this intersection totaling over 1,500 units
- 15' x 35' two-story high opening for loading dock
- separate lobby + entryway to lower level
- Great for: Retail, Medical, School, Fitness, and more!

**SIZE:** Ground Floor: 2,500 SF (approx)  
Lower Level: 18,500 SF (approx) **LEASED**

**FRONTAGE:** 40'

**CEILING HEIGHT:** 17.5' to 20.5' Ground Floor  
17' Lower Level

**DELIVERY:** Immediate

**ASKING RENT:** Upon Request

**TRANSPORTATION:** **A** **1** **Bx12** **M100**



FOR MORE INFORMATION, PLEASE CONTACT:

**ELI YADID**

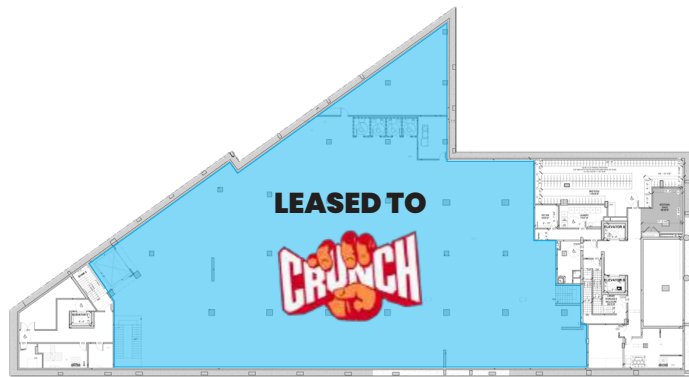
EYadid@ksrny.com

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CORNER OF 207TH STREET & 9TH AVE  
INWOOD, NYC

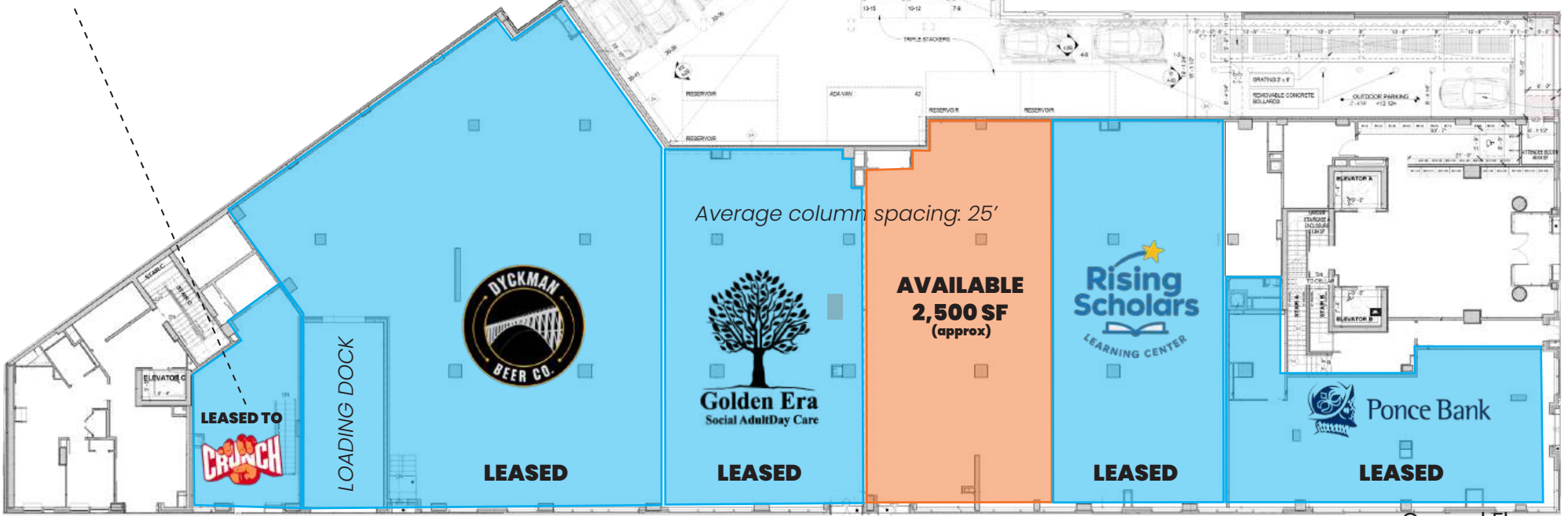


Lower Level

## PROPOSED DIVISION:

FLOOR PLANS:

GROUND FLOOR: 2,500 SF



Ground Floor

# 401

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### AREA DEMOGRAPHICS:



ANNUAL  
RIDERSHIP:  
**1.352 MILLION**  
207TH ST **1** TRAIN STATION



POPULATION:  
**176,513**



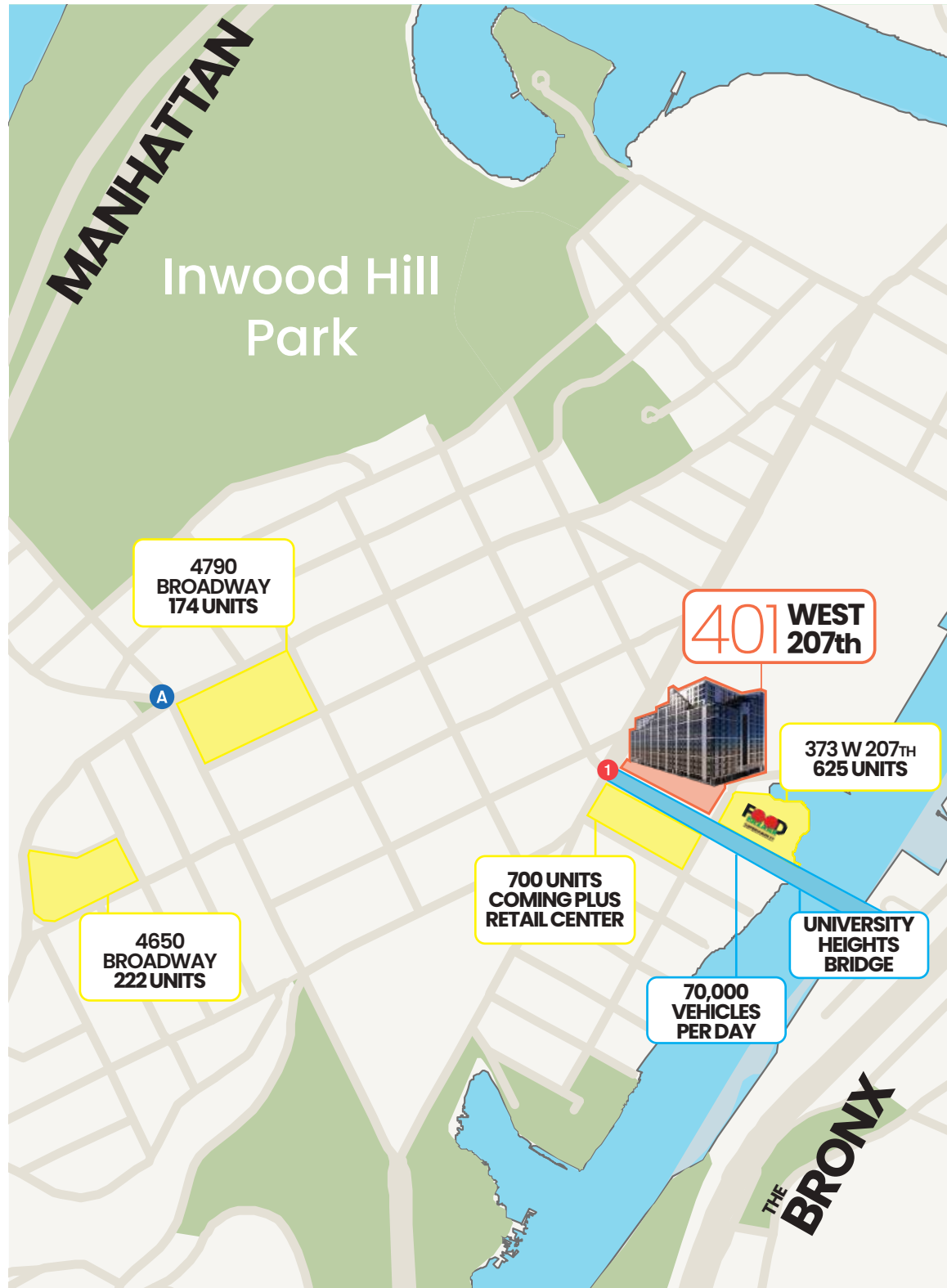
NUMBER OF  
HOUSEHOLDS:  
**64,219**



AVG. HOUSEHOLD  
INCOME:  
**\$61,605**



TOTAL CONSUMER  
SPENDING:  
**\$1,300,000,000**



FOR MORE INFORMATION, PLEASE CONTACT:

**ELI YADID**

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