

PRIME BRONX RETAIL FOR LEASE



72-82 E 167TH STREET BRONX, NY 10452



- 1,080 SF ground-floor retail storefront
- steps from the 167th Street subway station

Strong daily foot traffic

THE OPPORTUNITY

Wireless Store . Convenience Store . Beauty Salon . Service Business



\$7,650/MONTH GROSS

AVAILABLE SPACE: 1,080 SF

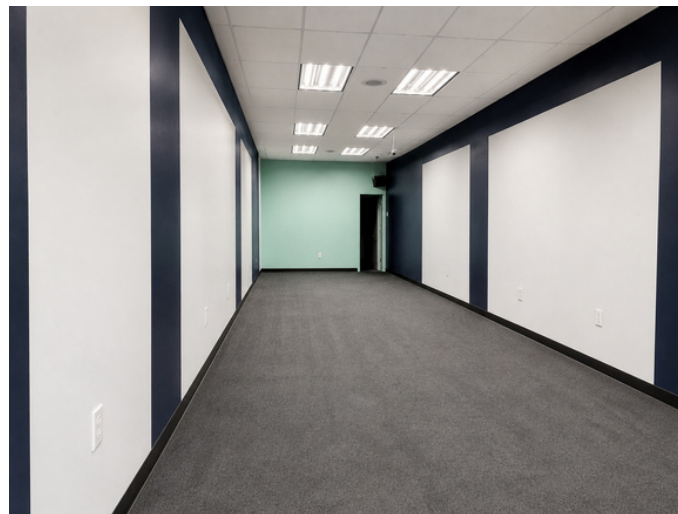
AVAILABILITY: IMMEDIATE

POSITION YOUR BUSINESS IN ONE OF THE BRONX'S MOST ACTIVE COMMERCIAL CORRIDORS. THIS 1,080-SQUARE-FOOT GROUND-FLOOR RETAIL STOREFRONT OFFERS EXCEPTIONAL VISIBILITY, STRONG PEDESTRIAN TRAFFIC, AND IMMEDIATE ACCESS TO PUBLIC TRANSPORTATION IN THE HEART OF CONCOURSE VILLAGE.

THE SPACE FEATURES AN OPEN, FLEXIBLE FLOOR PLAN THAT CAN ACCOMMODATE A VARIETY OF RETAIL, SERVICE, MEDICAL, OR OFFICE USES. LARGE STOREFRONT WINDOWS PROVIDE ABUNDANT NATURAL LIGHT AND OUTSTANDING MERCHANDISING OPPORTUNITIES, WHILE PROMINENT STREET FRONTAGE OFFERS EXCELLENT SIGNAGE EXPOSURE TO BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.

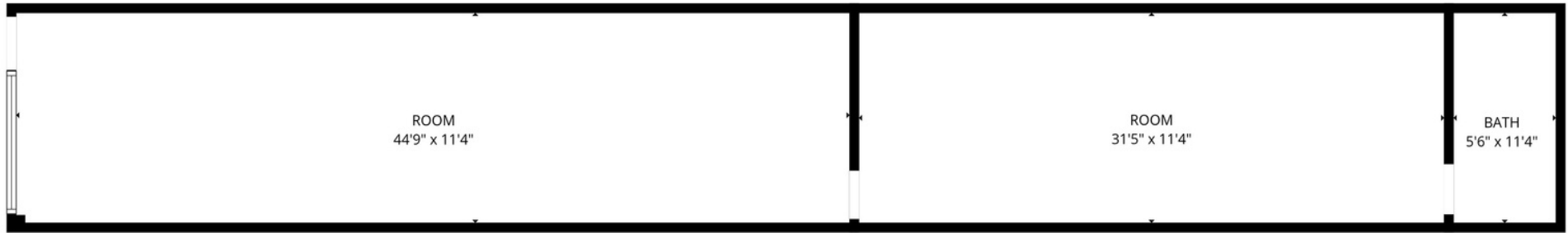
LOCATED JUST STEPS FROM THE 167TH STREET SUBWAY STATION (4, B & D LINES), THE PROPERTY IS SURROUNDED BY DENSE RESIDENTIAL NEIGHBORHOODS, NATIONAL RETAILERS, LOCAL BUSINESSES, RESTAURANTS, SCHOOLS, AND MAJOR EMPLOYMENT CENTERS INCLUDING THE BRONX COUNTY COURTHOUSE AND YANKEE STADIUM. THE COMBINATION OF HIGH DAILY FOOT TRAFFIC, CONVENIENT TRANSIT ACCESS, AND A THRIVING NEIGHBORHOOD MAKES THIS AN OUTSTANDING OPPORTUNITY FOR BUSINESSES SEEKING LONG-TERM GROWTH AND VISIBILITY.

STORE FOR LEASE PRIME BRONX RETAIL



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FLOOR PLAN

PROPERTY HIGHLIGHTS

- Prime street-level retail storefront
- 1,080 SF available
- Excellent storefront visibility
- High pedestrian & vehicular traffic
- Open floor plan
- Large display windows
- Private restroom
- Immediate occupancy

PRIME LOCATION

- Heart of Concourse Village
- Steps from 167 St Subway Station (4, B & D Lines)
- Minutes to Yankee Stadium
- Near Bronx County Courthouse
- Close to Grand Concourse
- Dense residential neighborhood
- Established retail corridor
- Strong daytime and neighborhood customer base

STORE FOR LEASE
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CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION

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