



MORRISANIA, BRONX

1058 Southern Boulevard

1058 Southern Boulevard, Bronx, NY 10459

RETAIL SPACE FOR LEASE

900^{SF}
GROUND FLOOR

16^{FT}
STREET FRONTAGE

13^{FT}
CEILINGS

PROPERTY DETAILS

SPACE SPECIFICATIONS

1058 Southern Boulevard, Bronx, NY 10459

900 ^{SF}

GROUND FLOOR

13 ^{FT}

CEILINGS

New

GUT RENOVATION

16 ^{FT}

FRONTAGE

Upon Req.

ASKING RENT

PROPERTY HIGHLIGHTS

-
- Space has just completed a full gut renovation — turnkey and move-in ready
-
- Prime ground-floor retail storefront on Southern Boulevard
-
- 16' of frontage facing heavy daily foot and vehicle traffic
-
- Active mixed-use retail building with neighboring national and regional tenants
-
- Steps from Taco Bell, Fabco Shoes, and a daycare center; minutes to Five Below
-
- Strong transit access via Southern Blvd bus routes and nearby 2/5 subway
-
- Ideal for retail, service, medical, or quick-service food use
-

Neighborhood Retail Map

- Taco Bell *
- Checkers *
- Little Caesars *
- Fabco Shoes
- Five Below
- Foot Locker
- JD Sports
- Jimmy Jazz
- SNIPES
- GameStop
- Metro by T-Mobile
- T-Mobile
- Daycare Center
- Cash Loans / Pawn
- Deli & Salad

* Taco Bell, Checkers, and Little Caesars all operate within 1054–1058 Southern Blvd — the subject building.

TRANSPORTATION

- 2 5** Intervale Ave
~8 min
- 2 5** Simpson St
~9 min
- 6** Hunts Point Ave
~12 min
- BX19** Southern Blvd Bus
1 min

RETAIL SPACE FOR LEASE · MORRISANIA, BRONX MAJOR RETAILERS & BUSINESSES WITHIN WALKING DISTANCE



900 SF Ground-Floor Storefront



SOUTHERN BOULEVARD STREET FRONTAGE

\$39,300

Med. HH Income

50,984

Residents

33.3

Median Age

58,000+

POP. DENSITY / SQ MI

AREA DEMOGRAPHICS · ZIP CODE 10459 · MORRISANIA / FOXHURST / CROTONA PARK EAST, BRONX

POPULATION & INCOME PROFILE

Total population (ZIP 10459)
50,984

Total households
17,411

Avg. persons / household
2.83

Median household income
\$39,300

Median home value
\$589,500

Median gross rent
\$1,336 / mo

Cost of living index
158 (US = 100)

Unemployment rate
~14%

RACE & ETHNICITY

Hispanic / Latino
~66%

Black / African American
~24%

White
~5%

Asian
~2%

Other / Two or more
~3%

AGE PROFILE

Median age
33.3 yrs

NY State median age
39.0 yrs

National median age
38.8 yrs

Dominant age group
Late 20s–30s

Population trend
Stable / slight growth

CONSUMER & RETAIL PROFILE

Density
Dense urban — 58,000+ / sq mi

Tenure
Predominantly renters

Commute
Public transit — among highest use in NYC

Market
Active South Bronx retail corridor

Nearby anchor
Bronx-Lebanon Hospital Center

FLOOR PLAN

RETAIL LAYOUT

AVAILABLE

OPEN LAYOUT

900 SF

GROUND FLOOR

16 FT

FRONTAGE

13 FT

CEILINGS

Floor plan is a leasing schematic for marketing purposes only and is not to scale.



SRG

SAFDIE REALTY GROUP

900 SF 1058 SOUTHERN BOULEVARD

RETAIL FOR LEASE

1058 Southern Boulevard, Bronx, NY 10459

For Pricing: +1 (917) 803-7025 | 1 (917) 792-1262

EDMUND SHAMMAH

www.safdierealtygroup.com

Edmund@safdierealtygroup.com

+1 (917) 803-7025

JOSEPH KAFIF

www.safdierealtygroup.com

joeyk@safdierealtygroup.com

(917) 792-1262