



HOULIHAN LAWRENCE
COMMERCIAL

Retail For Lease

1901 Southern Blvd, Bronx, NY 10460

Exclusively Represented By:

Jared Stone

Associate Broker

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jstone@houlihanlawrence.com

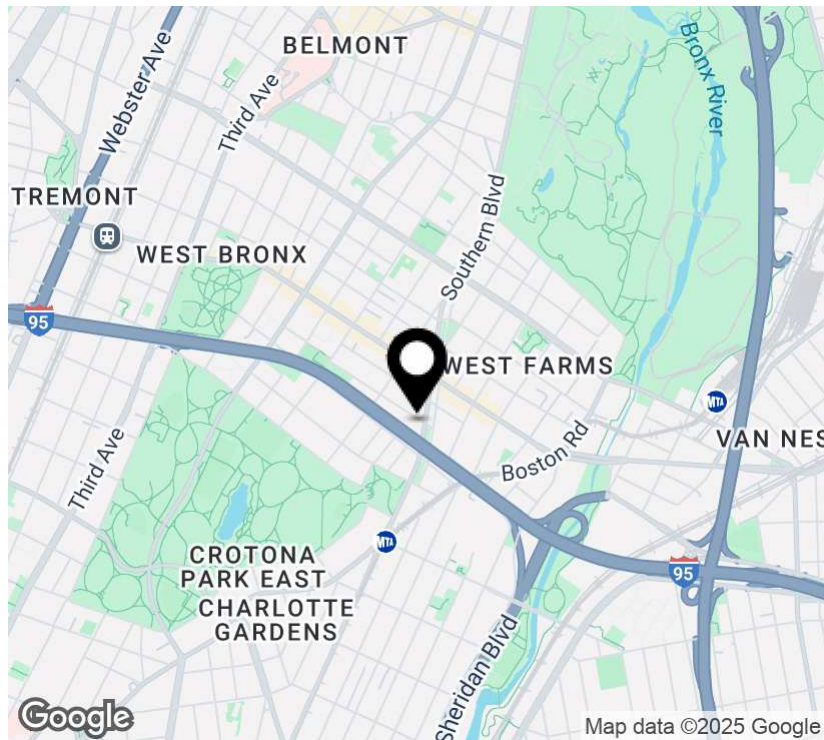
2,058 SF AVAILABLE

1901 Southern Boulevard

Bronx, NY 10460

FOR LEASE

Executive Summary



Lease Rate	\$55.00 SF/Yr
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Offering Summary

Lease Type	MG
SF Available	1,000 - 2,058 SF
Zoning	R7-1, C1-4

Property Overview

Klein Stone Commercial at Houlihan Lawrence exclusively represents a prime retail space for lease at 1901 Southern Blvd, Bronx, NY. This features a versatile 2,058 square feet of white-boxed space, ready for tenant customization, and includes a full basement, providing valuable additional storage or operational area. The space is divisible to 1,000 square feet. Situated in a bustling commercial corridor with strong transportation links and proximity to the Bronx Zoo, this location benefits from significant foot and vehicular traffic. Zoning offers a wide variety of acceptable uses.

Location Overview

Located on bustling Southern Boulevard in the Bronx, 1901 Southern Blvd benefits from exceptional transportation links, with the BX9 and BX19 bus lines stopping steps away and the 2 and 5 subway lines accessible within a 4-minute walk at the E 180 St and 174 St stations. Its proximity to the Cross Bronx Expressway and Southern Boulevard itself ensures convenient vehicular access. The surrounding area is a lively commercial hub with a blend of retail, dining, and service businesses, and benefits from the consistent foot traffic generated by its location on a major avenue and its proximity to attractions like the Bronx Zoo.

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Houlihan Lawrence
800 Westchester Ave. Ste. N517
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Additional Photos



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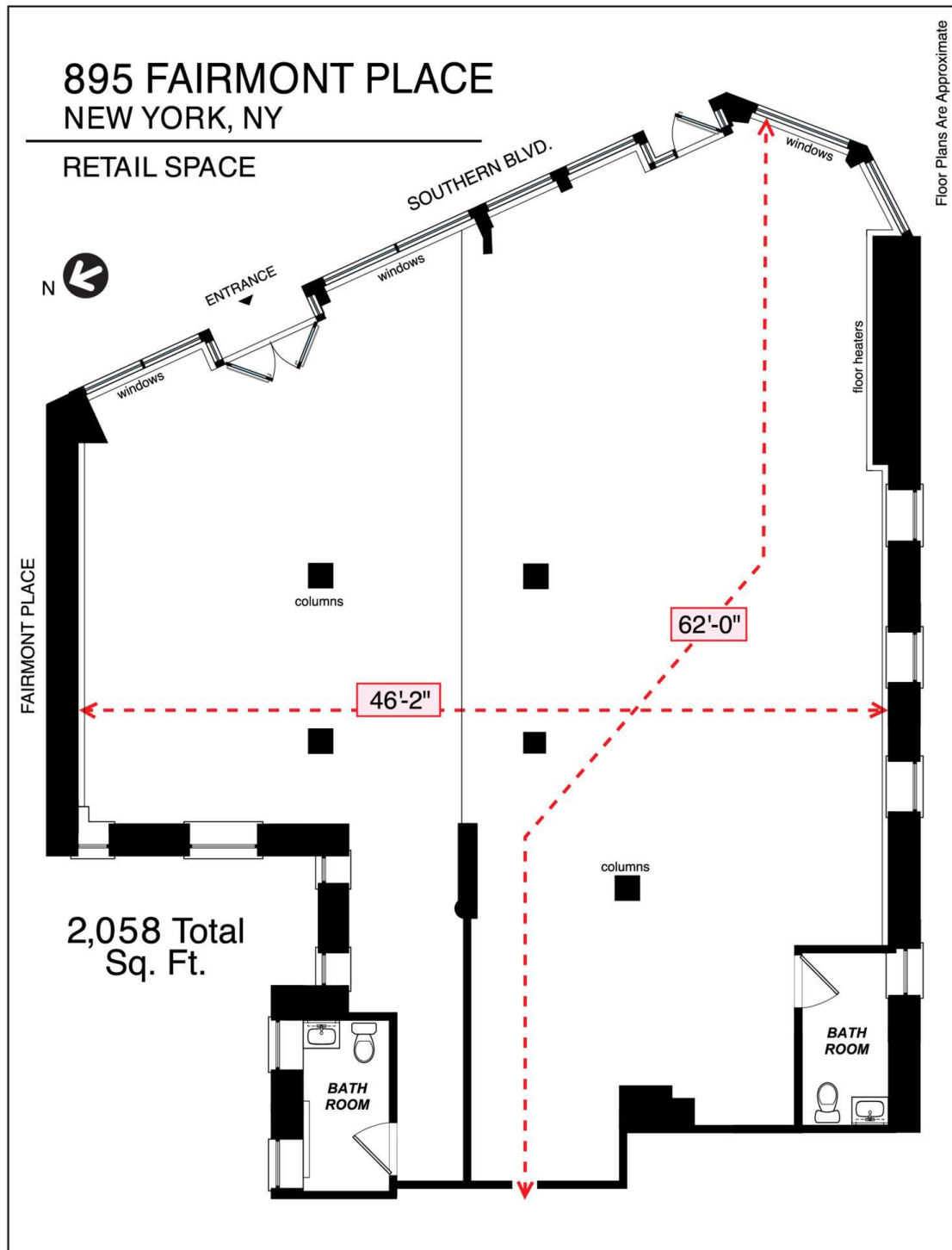


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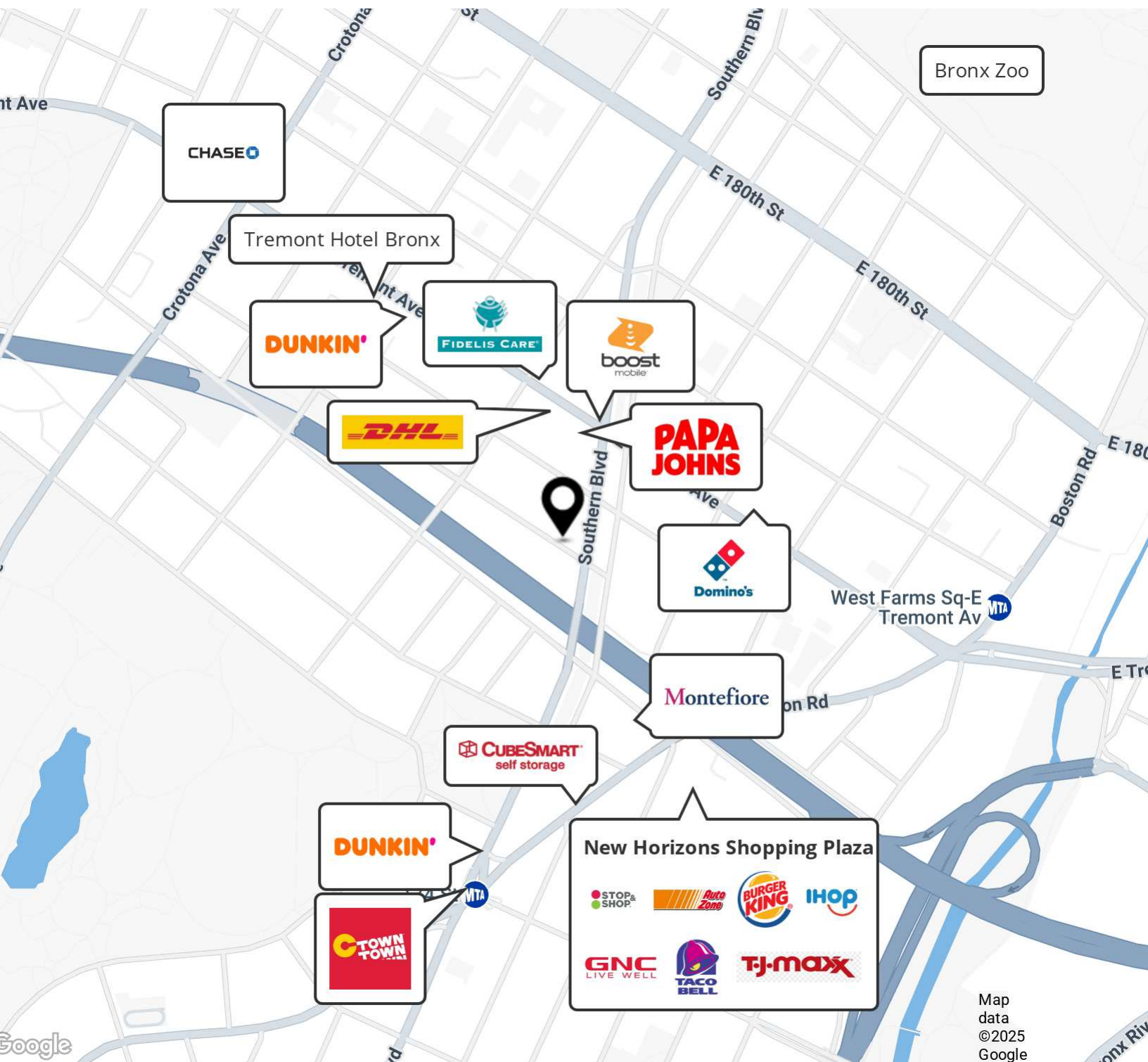


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Retailer Map



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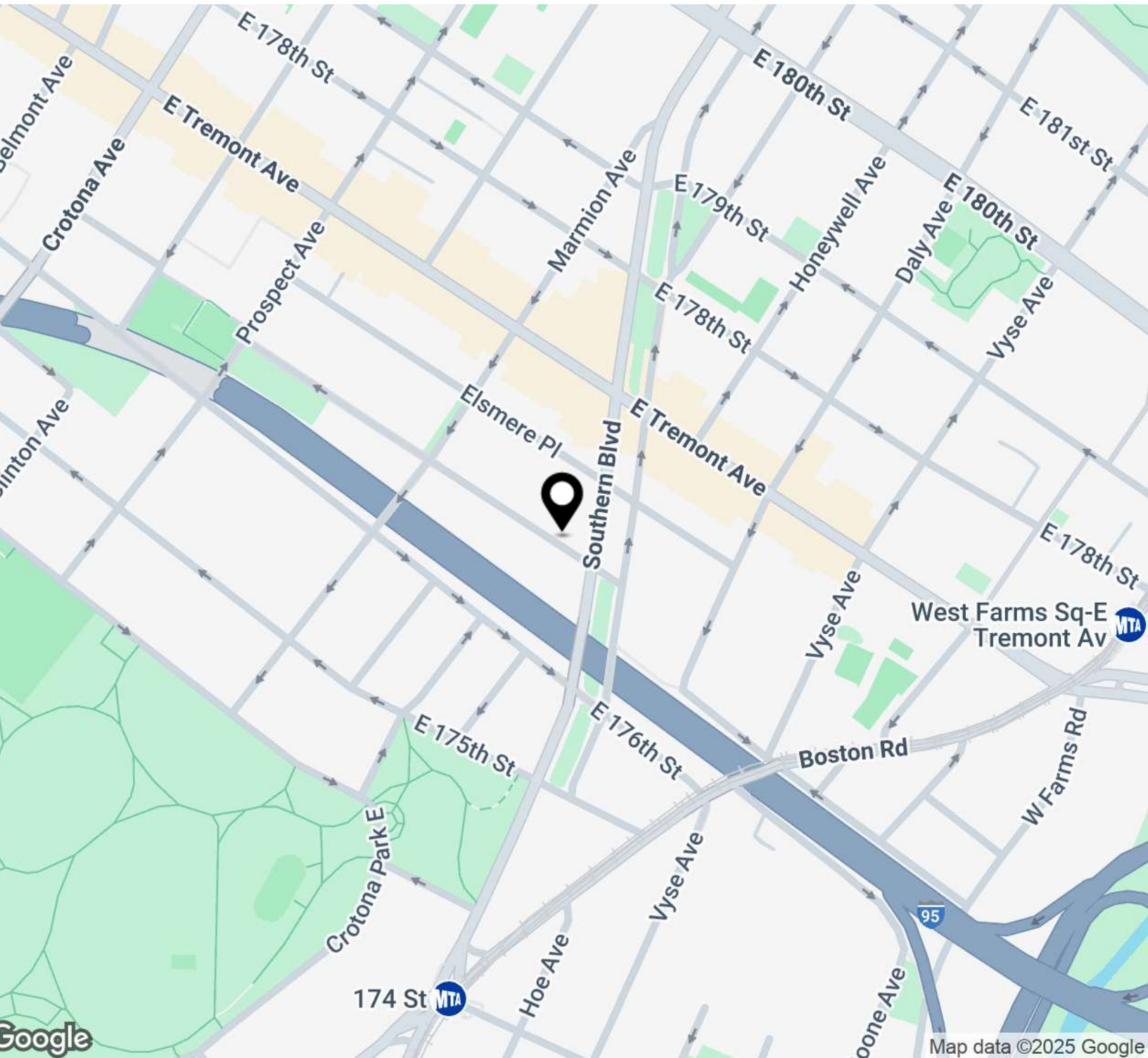


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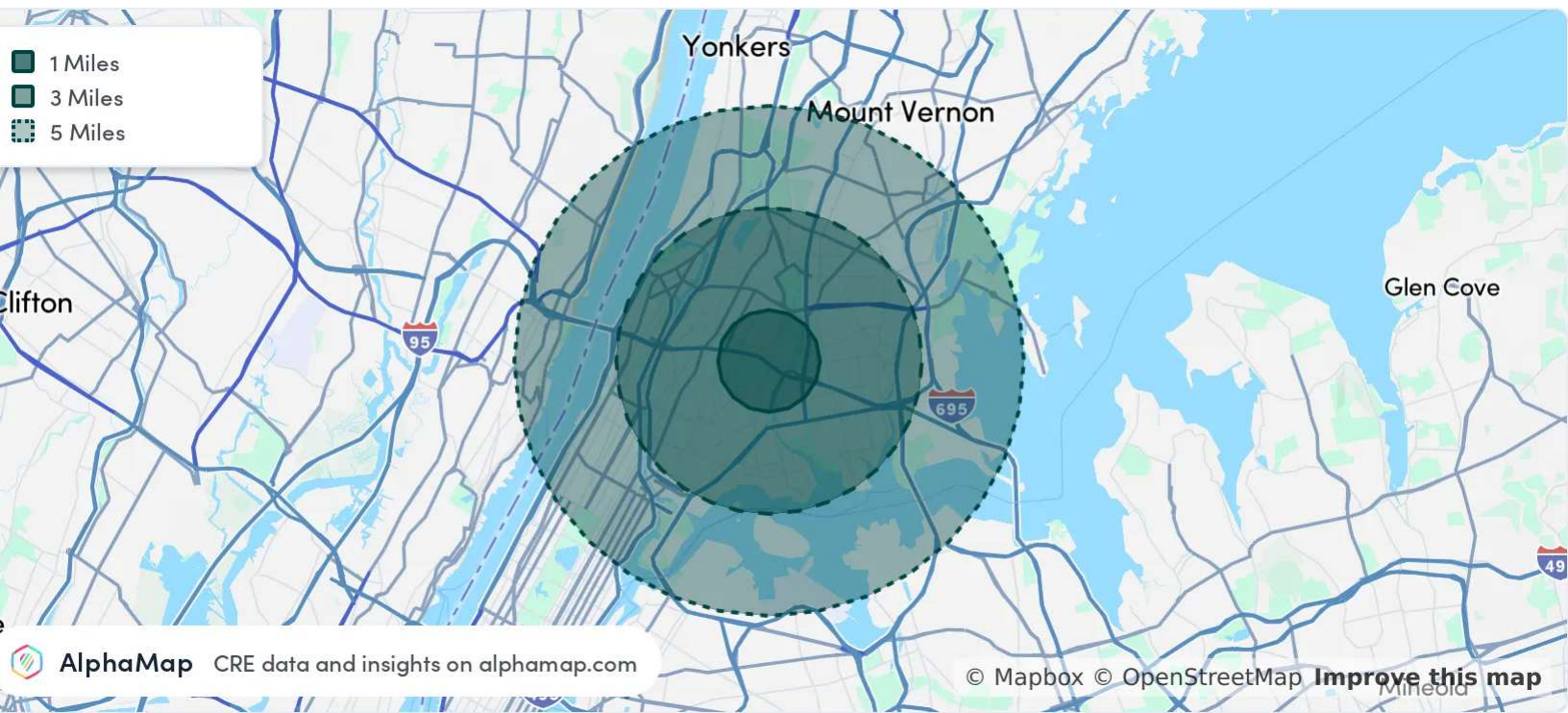


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Area Analytics



Population	1 Mile	3 Miles	5 Miles
Total Population	138,880	1,238,949	2,027,410
Average Age	36	38	39
Average Age (Male)	35	36	38
Average Age (Female)	37	39	41

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	48,817	441,942	754,368
Persons per HH	2.8	2.8	2.7
Average HH Income	\$54,824	\$63,633	\$77,125
Average House Value	\$567,819	\$537,935	\$635,056
Per Capita Income	\$19,580	\$22,726	\$28,564

Map and demographics data derived from AlphaMap

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