



3651 BRUCKNER BOULEVARD

PELHAM BAY, BRONX



MERIDIAN
RETAIL LEASING

3651

BRUCKNER BOULEVARD PELHAM BAY, BRONX

Corner of Bruckner Boulevard & Amendola Place

RETAIL/OFFICE FOR LEASE

APPROXIMATE SIZE

Ground Floor: 9,000 SF

ASKING RENT

~~\$65 PSF~~ Reduced

\$50 PSF

POSSESSION

Immediate

TERM

5-15 Years

FRONTAGE

125 FT Wraparound

COMMENTS

- Prime opportunity in the Bronx in a new development/ Class A building with brand-new construction
- Direct Access to major bus routes and subway lines
- 15-foot high ceilings with an open layout
- Visibility from the Bruckner Expressway, with millions of cars passing through annually
- Ownership is open to providing TI and full build-outs for qualified tenants
- Open to logical divisions

NEIGHBORS

Dunkin • Burger King • Kennedy's Chicken & Burgers • Lounge 43 • The Alley Pizza Lounge • Popeyes • Subway • Ms Deli Grocery • Lee Xing • The Alley Pizza Lounge • Empire Bagels • Chirping Chicken • Dave's Smash Burgers • Novelty Eats

TRANSPORTATION

6 Bx5 Bx12 Bx23 Bx24 Bx29 Bx31

NOAM AZIZ

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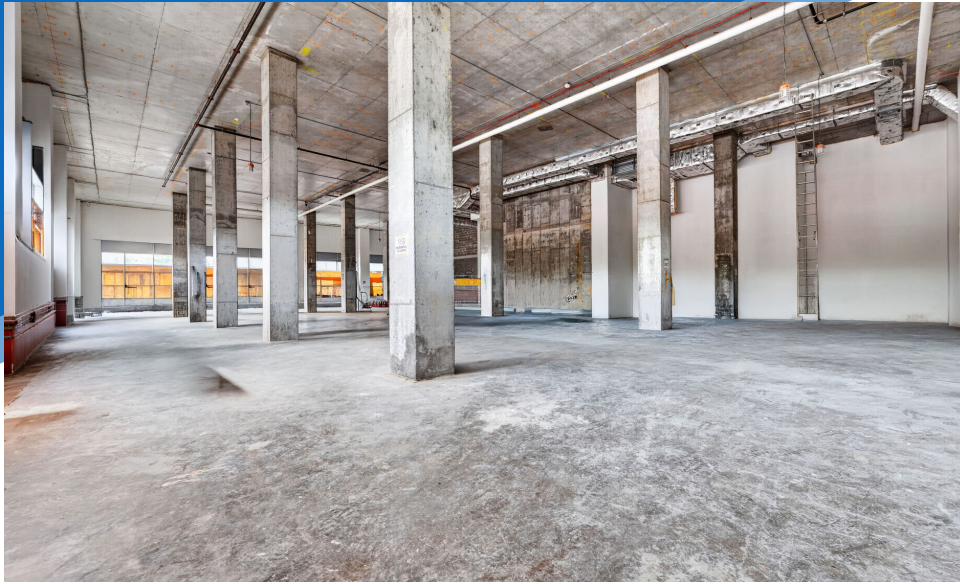
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INTERIOR

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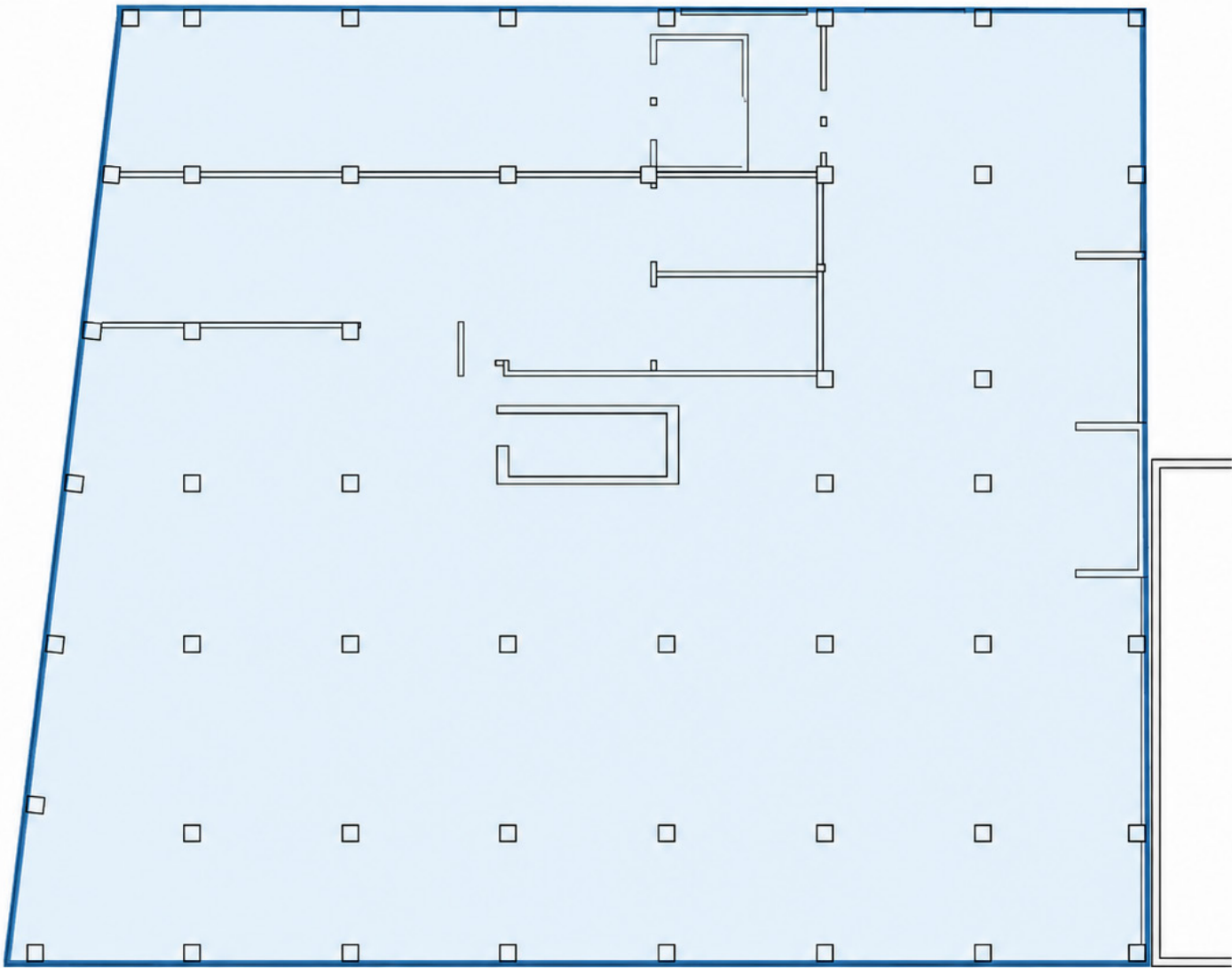
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GROUND FLOOR

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