

Prime Corner Retail at Major Commercial Hub

Located at Riverdale Crossing Next to BJ's Wholesale

5790 Broadway - Bronx, NY 10463



*RENDERING OF POTENTIAL STOREFRONT, ALL SIGNAGE SUBJECT TO APPROVAL

Contact Exclusive Brokers for More Information

SCHUCKMAN
REALTY INC.
schuckmanrealty.com

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Ari Malul

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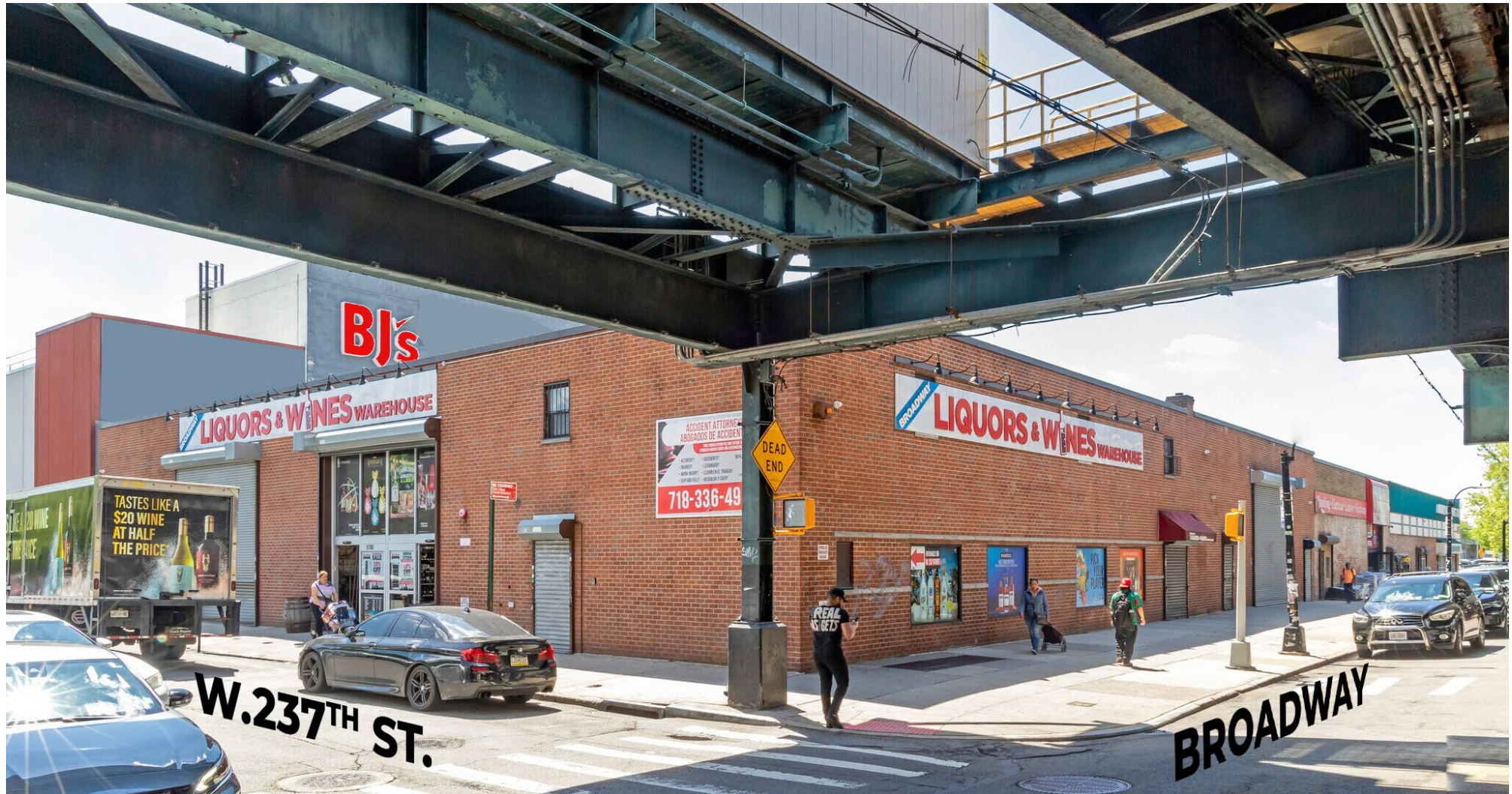
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PROPERTY INFORMATION

LOCATION: 5790 BROADWAY, BRONX, NY 10463

SPACES AVAILABLE:

- 5,000 SF RETAIL, MEDICAL OR OFFICE
- 1,349 SF (DIVISIBLE) RETAIL, MEDICAL OR OFFICE

RENT: UPON REQUEST

POSSESSION: ARRANGED

PROPERTY HIGHLIGHTS:

- PRIME CORNER LOCATION, ADJACENT TO BJ'S WHOLESALE CLUB WHICH ANCHORS THE RIVERDALE CROSSING SHOPPING CENTER.
- EXCEPTIONAL VISIBILITY AND FRONTAGE ALONG BROADWAY. ADJACENT TO AN ELEVATED SUBWAY LINE AND THE 238TH MTA STATION.
- STRATEGIC CO-TENANCY WITH BJ'S WHOLESALE CLUB AND NATIONAL AND REGIONAL TENANTS.
- RARE OPPORTUNITY IN A SUPPLY-CONSTRAINED, HIGH-DEMAND TRADE AREA WITH LONG-TERM RETAIL FUNDAMENTALS.



AREA TENANTS



...and many more

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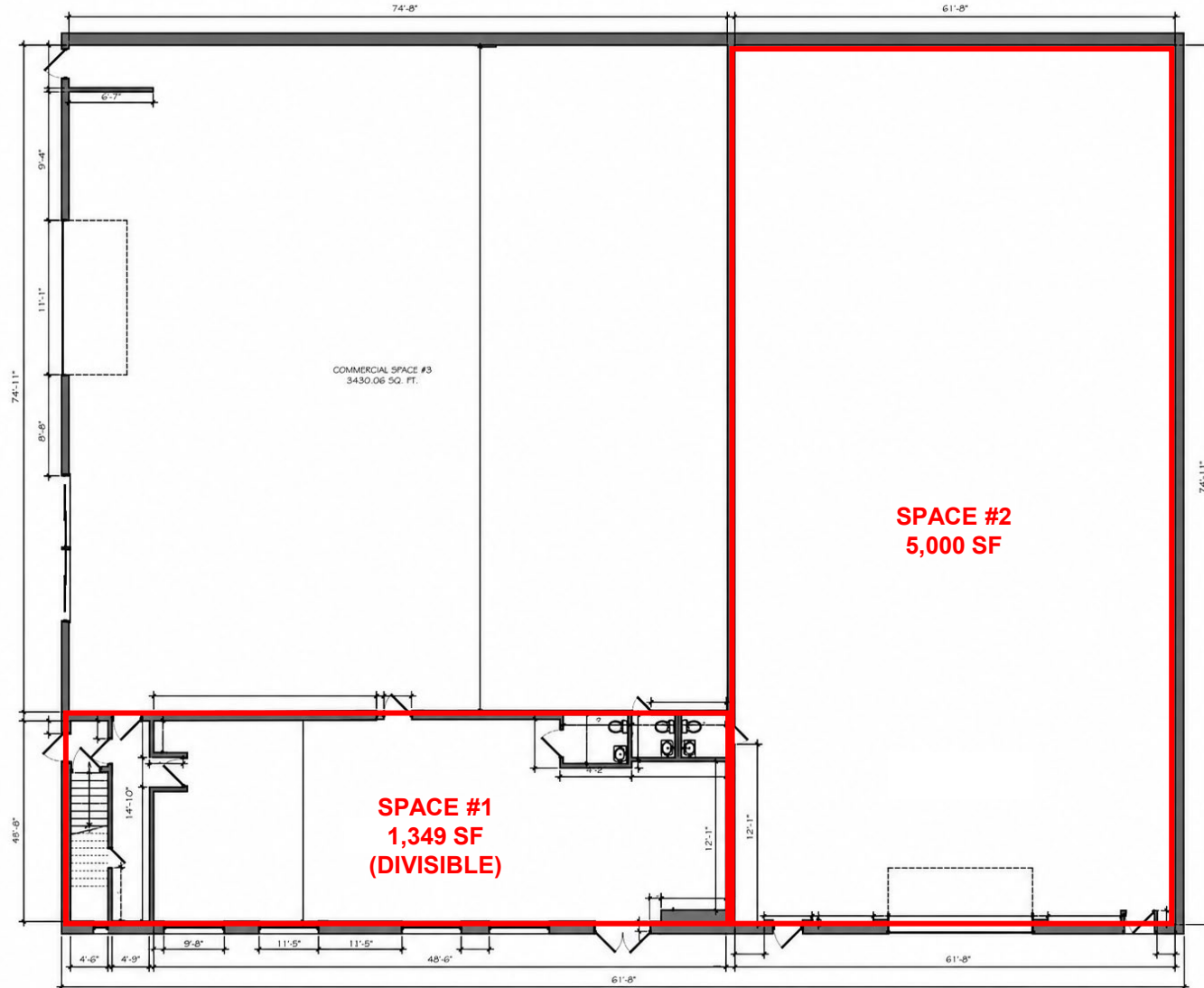
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FLOOR PLAN



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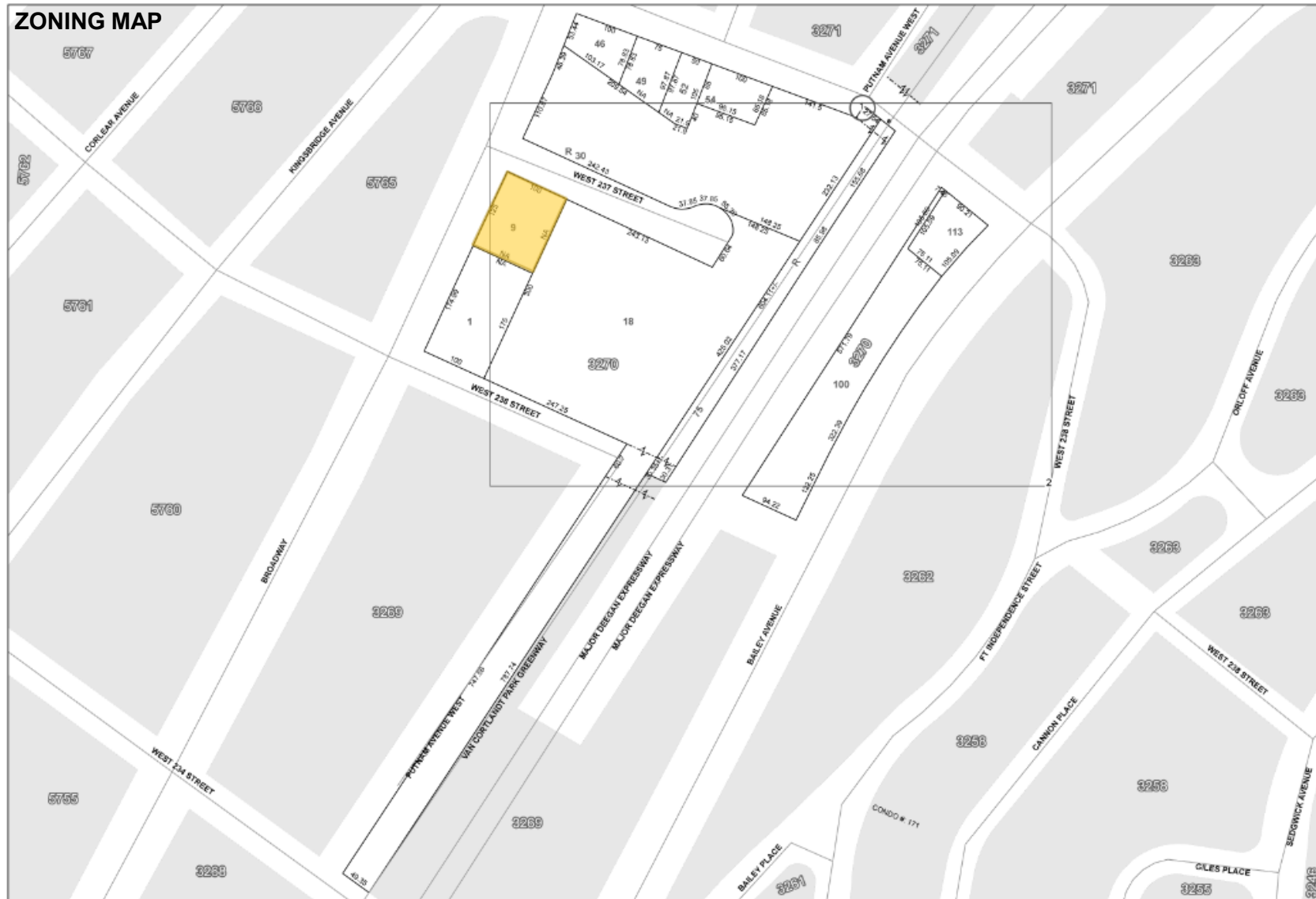
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DEMOGRAPHICS

Population	0.25 miles	0.5 miles	1 mile
2010 Population	6,238	31,525	95,147
2020 Population	7,638	34,242	99,469
2025 Population	7,598	34,365	97,872
2030 Population	7,453	33,877	96,189
2010-2020 Annual Rate	2.05%	0.83%	0.45%
2020-2025 Annual Rate	-0.10%	0.07%	-0.31%
2025-2030 Annual Rate	-0.38%	-0.29%	-0.35%
Households			
2010 Total Households	2,551	12,513	38,202
2020 Total Households	2,825	13,276	39,466
2025 Total Households	2,844	13,470	39,615
2030 Total Households	2,825	13,519	39,607
2010-2020 Annual Rate	1.03%	0.59%	0.33%
2020-2025 Annual Rate	0.13%	0.28%	0.07%
2025-2030 Annual Rate	-0.13%	0.07%	0.00%
2025 Average Household Size	2.58	2.41	2.38
Wealth Index	48	56	70
Median Household Income			
2025 Median Household Income	\$72,788	\$63,707	\$64,359
2030 Median Household Income	\$78,369	\$69,343	\$69,795
2025-2030 Annual Rate	1.49%	1.71%	1.63%
Average Household Income			
2025 Average Household Income	\$90,035	\$89,501	\$96,730
2030 Average Household Income	\$98,090	\$98,991	\$106,430