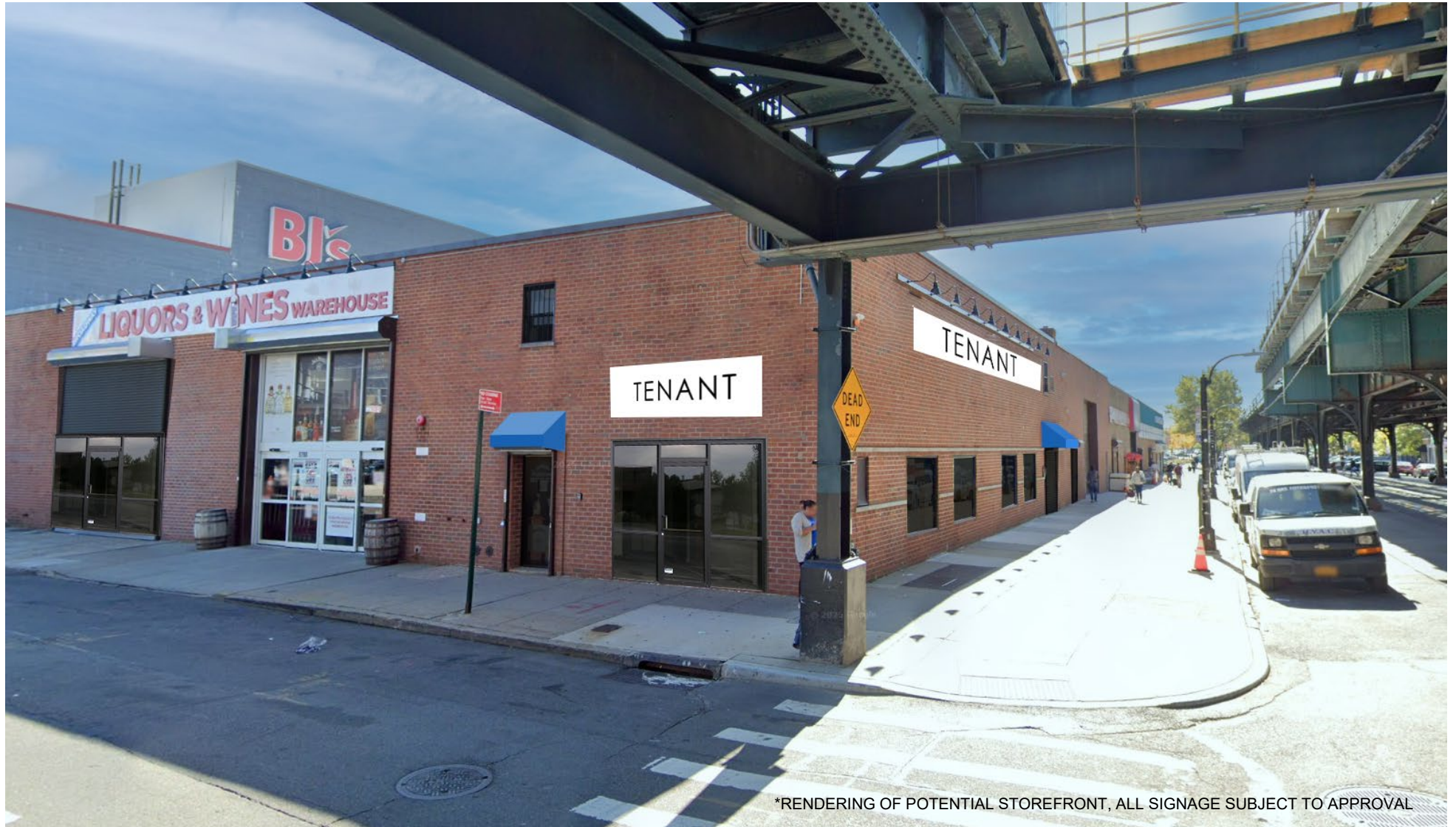


# Prime Corner Retail at Major Commercial Hub

## 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**  
Lic. Associate RE Broker  
ari@schuckmanrealty.com

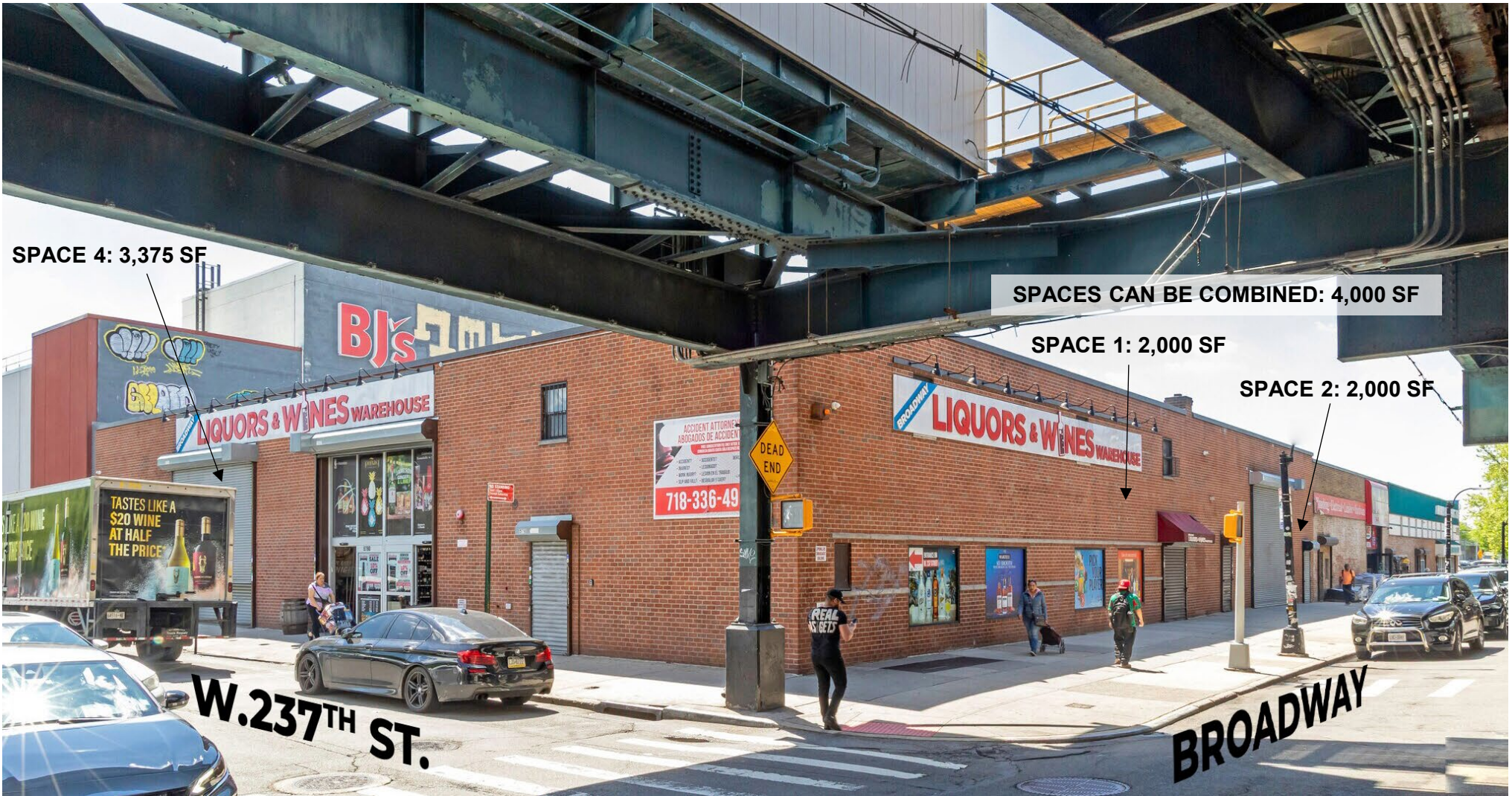
**Steven Hakakian**  
Lic. RE Salesperson  
sh@schuckmanrealty.com

**Bryan Altamirano**  
Lic. RE Salesperson  
bryan.a@schuckmanrealty.com

# Prime Corner Retail at Major Commercial Hub

## Located at Riverdale Crossing Next to BJ's Wholesale

5790 Broadway Bronx, NY 10463



Contact Exclusive Brokers for More Information

**SCHUCKMAN**  
REALTY INC.  
schuckmanrealty.com

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

**Ari Malul**  
Lic. Associate RE Broker  
ari@schuckmanrealty.com

**Steven Hakakian**  
Lic. RE Salesperson  
sh@schuckmanrealty.com

**Bryan Altamirano**  
Lic. RE Salesperson  
bryan.a@schuckmanrealty.com

# Prime Corner Retail at Major Commercial Hub

## Located at Riverdale Crossing Next to BJ's Wholesale

5790 Broadway Bronx, NY 10463

### PROPERTY INFORMATION

**LOCATION:** 5790 BROADWAY, BRONX, NY 10463

### SPACES AVAILABLE:

- 2,000 SF RETAIL, MEDICAL OR OFFICE
  - 2,000 SF RETAIL, MEDICAL OR OFFICE
- SPACES CAN BE COMBINED FOR 4,000 SF
- 3,375 SF RETAIL, MEDICAL OR WAREHOUSE

**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

**SCHUCKMAN**  
REALTY INC.  
[schuckmanrealty.com](http://schuckmanrealty.com)

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

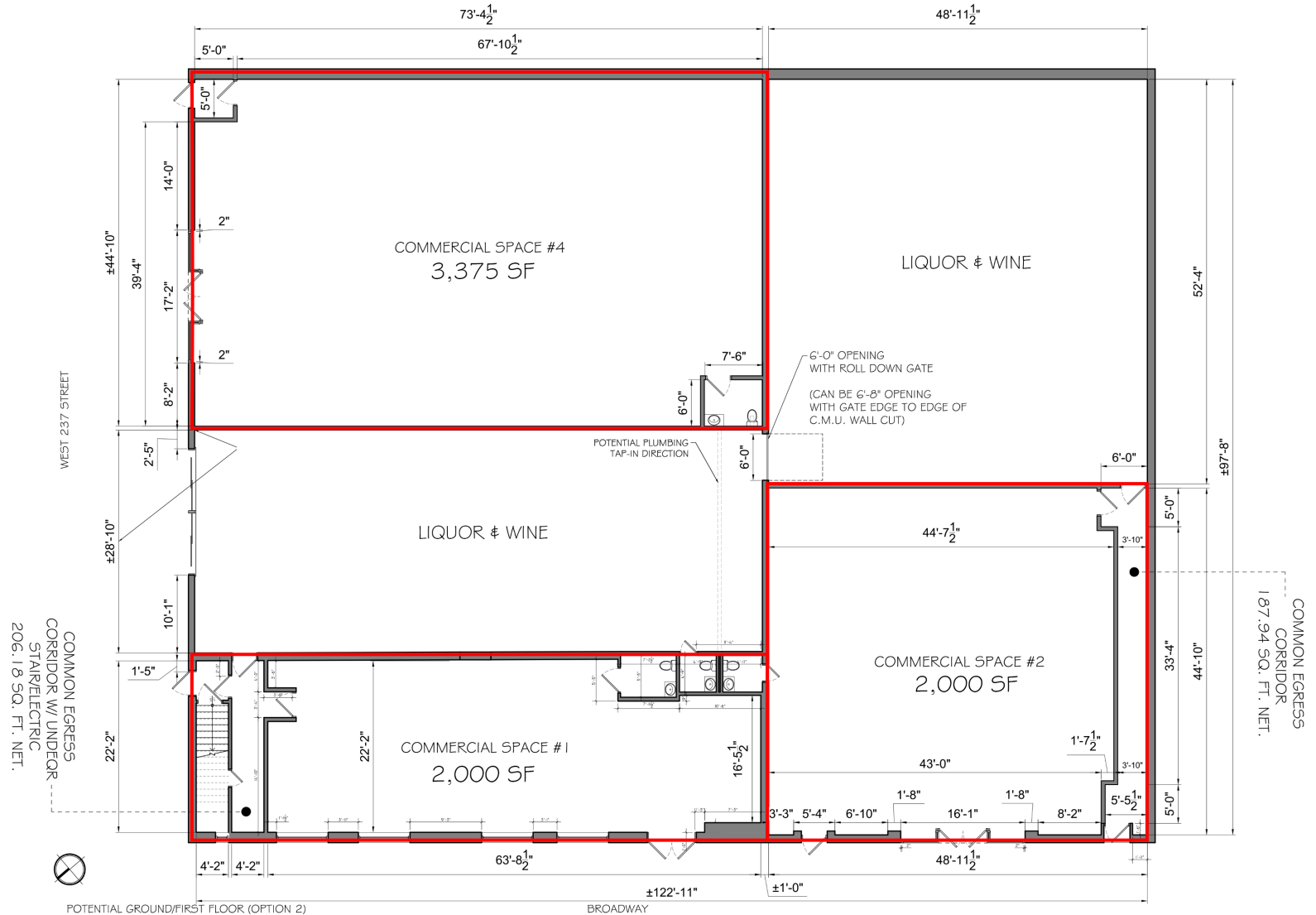
This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

# Prime Corner Retail at Major Commercial Hub

## Located at Riverdale Crossing Next to BJ's Wholesale

5790 Broadway Bronx, NY 10463

### FLOOR PLAN



Contact Exclusive Brokers for More Information

# Prime Corner Retail at Major Commercial Hub

## Located at Riverdale Crossing Next to BJ's Wholesale

5790 Broadway Bronx, NY 10463



Contact Exclusive Brokers for More Information

**SCHUCKMAN**  
REALTY INC.  
schuckmanrealty.com

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

**Ari Malul**  
Lic. Associate RE Broker  
ari@schuckmanrealty.com

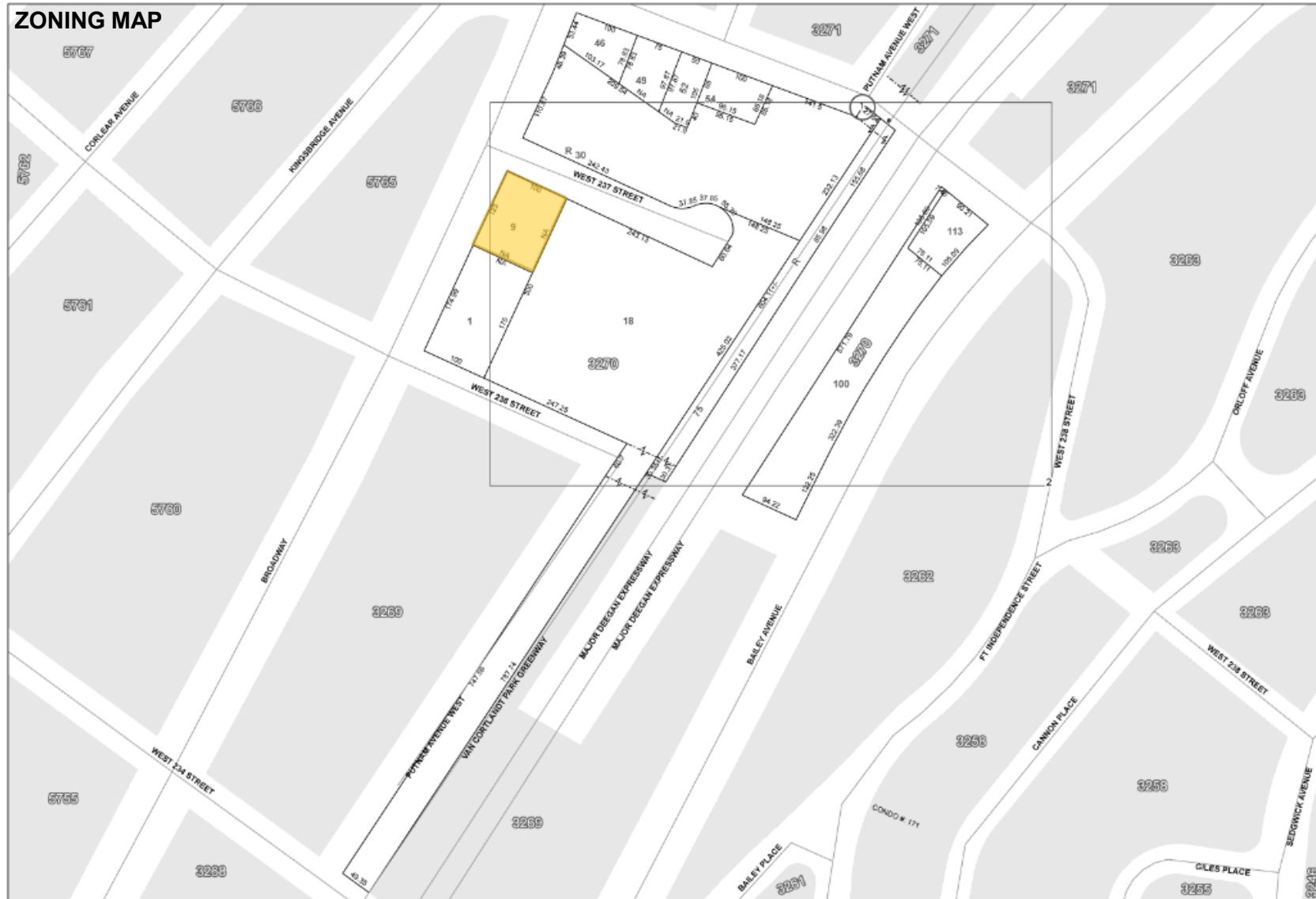
**Steven Hakakian**  
Lic. RE Salesperson  
sh@schuckmanrealty.com

**Bryan Altamirano**  
Lic. RE Salesperson  
bryan.a@schuckmanrealty.com

# Prime Corner Retail at Major Commercial Hub

## Located at Riverdale Crossing Next to BJ's Wholesale

5790 Broadway Bronx, NY 10463



Contact Exclusive Brokers for More Information

**SCHUCKMAN**  
REALTY INC.  
schuckmanrealty.com

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

**Ari Malul**  
Lic. Associate RE Broker  
ari@schuckmanrealty.com

**Steven Hakakian**  
Lic. RE Salesperson  
sh@schuckmanrealty.com

**Bryan Altamirano**  
Lic. RE Salesperson  
bryan.a@schuckmanrealty.com

# Prime Corner Retail at Major Commercial Hub

## Located at Riverdale Crossing Next to BJ's Wholesale

5790 Broadway Bronx, NY 10463



Contact Exclusive Brokers for More Information

**SCHUCKMAN**<sup>®</sup>  
REALTY INC.  
[schuckmanrealty.com](http://schuckmanrealty.com)

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

**Ari Malul**  
Lic. Associate RE Broker  
[ari@schuckmanrealty.com](mailto:ari@schuckmanrealty.com)

**Steven Hakakian**  
Lic. RE Salesperson  
[sh@schuckmanrealty.com](mailto:sh@schuckmanrealty.com)

**Bryan Altamirano**  
Lic. RE Salesperson  
[bryan.a@schuckmanrealty.com](mailto:bryan.a@schuckmanrealty.com)

# Prime Corner Retail at Major Commercial Hub

## Located at Riverdale Crossing Next to BJ's Wholesale

5790 Broadway Bronx, NY 10463



Contact Exclusive Brokers for More Information

**SCHUCKMAN**<sup>®</sup>  
REALTY INC.  
[schuckmanrealty.com](http://schuckmanrealty.com)

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

**Ari Malul**  
Lic. Associate RE Broker  
[ari@schuckmanrealty.com](mailto:ari@schuckmanrealty.com)

**Steven Hakakian**  
Lic. RE Salesperson  
[sh@schuckmanrealty.com](mailto:sh@schuckmanrealty.com)

**Bryan Altamirano**  
Lic. RE Salesperson  
[bryan.a@schuckmanrealty.com](mailto:bryan.a@schuckmanrealty.com)

# Prime Corner Retail at Major Commercial Hub

## Located at Riverdale Crossing Next to BJ's Wholesale

5790 Broadway Bronx, NY 10463



Contact Exclusive Brokers for More Information

**SCHUCKMAN**  
REALTY INC.  
[schuckmanrealty.com](http://schuckmanrealty.com)

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

**Ari Malul**  
Lic. Associate RE Broker  
[ari@schuckmanrealty.com](mailto:ari@schuckmanrealty.com)

**Steven Hakakian**  
Lic. RE Salesperson  
[sh@schuckmanrealty.com](mailto:sh@schuckmanrealty.com)

**Bryan Altamirano**  
Lic. RE Salesperson  
[bryan.a@schuckmanrealty.com](mailto:bryan.a@schuckmanrealty.com)

# Prime Corner Retail at Major Commercial Hub

## Located at Riverdale Crossing Next to BJ's Wholesale

5790 Broadway Bronx, NY 10463

### 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%
<b>Households</b>			
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
<b>Median Household Income</b>			
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%
<b>Average Household Income</b>			
2025 Average Household Income	\$90,035	\$89,501	\$96,730
2030 Average Household Income	\$98,090	\$98,991	\$106,430



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

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.