

Vacant Mott Haven Development Opportunity Prime Bronx Site With Repositioning Potential

410 E 138TH Street, Bronx, NY 10454



PROPERTY HIGHLIGHTS

This vacant development opportunity offers investors and developers the chance to reposition or redevelop a sizable site within the rapidly growing Mott Haven submarket. Supported by strong surrounding residential growth, ongoing neighborhood investment, and excellent transportation access, the property is well-positioned for long-term value creation in one of the Bronx's most active corridors.

PROPERTY DESCRIPTION

BOROUGH	BRONX
NEIGHBORHOOD	MOTT HAVEN
DESCRIPTION	RETAIL
BLOCK AND LOT	02282-0009
LOT DIMENSIONS	50' x 100'
BUILT DIMENSIONS	50' x 96'
TAX ASSESSMENT (25/26)	\$50,124
GROSS SQUARE FOOT	9,728 SF
TAX CLASS	4
FLOOR AREA RATIO/ALLOWED	1.92 / 4.8
ZONING	R6, C1-4

TOTAL AIR RIGHTS

UNUSED AIR RIGHTS	5,472 SF
CURRENT BUILT AREA	9,729 SF
MAX BUILDABLE AREA	15,201 SF

ASKING PRICE

\$3,600,000

INCOME AND EXPENSES

INCOME

COMMERCIAL MONTHLY TOTAL	\$ 20,000.00
HALF OF REAL ESTATE TAX	\$ 25,062.00

GROSS ANNUAL INCOME \$ 265,062.00

EXPENSES

REAL ESTATE TAXES (2025/2026) \$ 50,124.00

TOTAL EXPENSES \$ 50,124.00

NET OPERATING INCOME \$ 214,938.00

PPBSF	\$237
PPSF	\$370
CAP RATE	6%

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COMMERCIAL RENT ROLL

TENANT	RENT (MONTHLY)	STATUS
Kings Discount	\$20,000	Occupied
GROSS TOTAL INCOME	\$240,000	

*Tenants pays half of the tax

*Landlord Termination Rights included in each lease, providing flexibility for future repositioning.

*Available occupied or vacant - flexible delivery at buyer's option.



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.

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Property Demographics

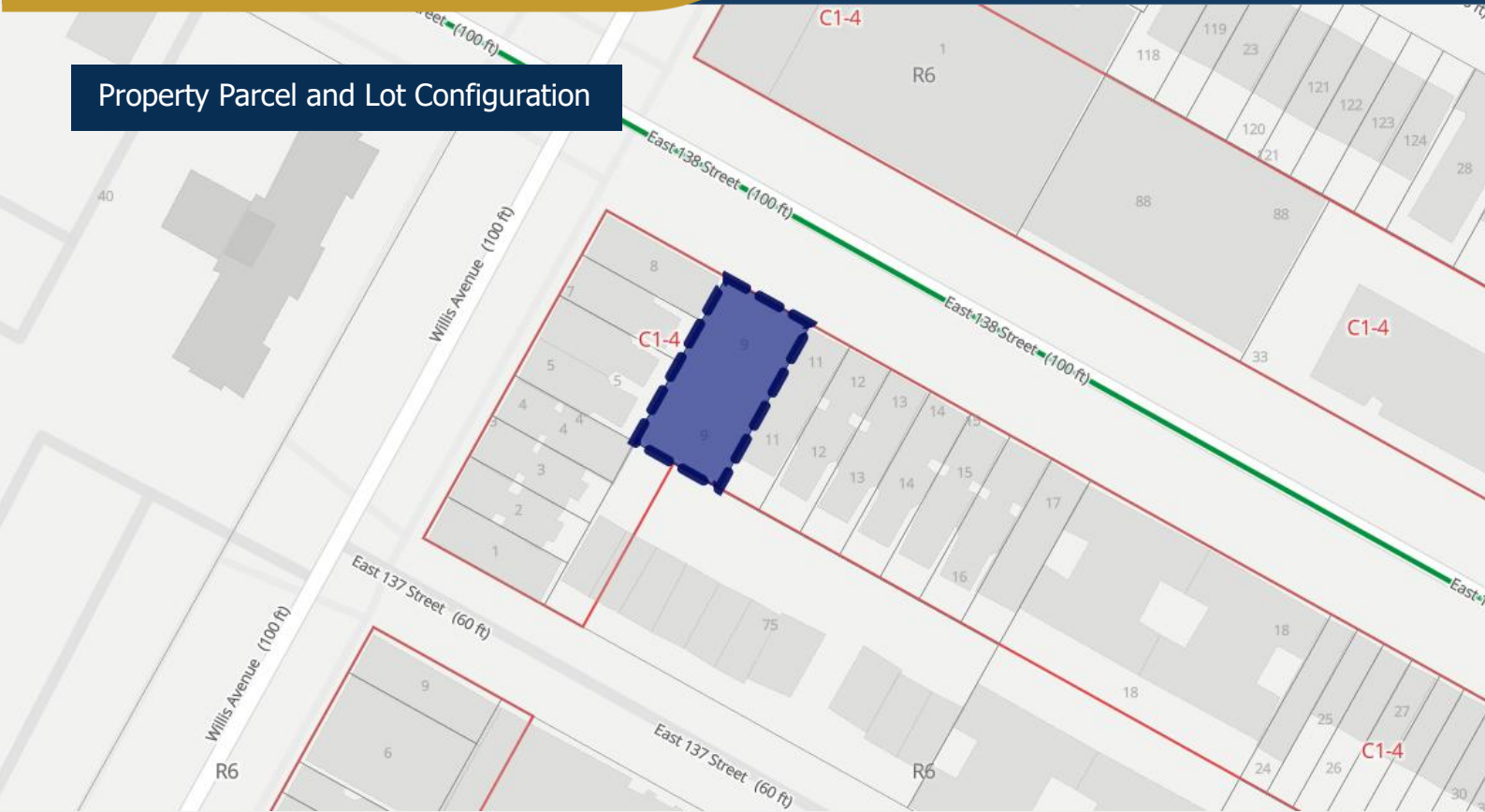
Population	2 miles	5 miles	10 miles
2020 Population	628,378	2,930,225	7,146,059
2025 Population	617,451	2,881,814	7,042,505
2030 Population Projection	628,623	2,922,516	7,121,746
Median Age	37.7	39.4	39.2
Bachelor's Degree or Higher	25%	39%	41%
U.S. Armed Forces	219	822	2,410

Households	2 miles	5 miles	10 miles
2020 Households	242,798	1,187,034	2,851,710
2025 Households	234,710	1,157,846	2,786,998
2030 Household Projection	239,508	1,179,764	2,828,522
Owner Occupied Households	24,371	248,615	749,954
Renter Occupied Households	215,137	931,148	2,078,568
Total Specified Consumer Spending	\$4.7B	\$30.6B	\$79.4B

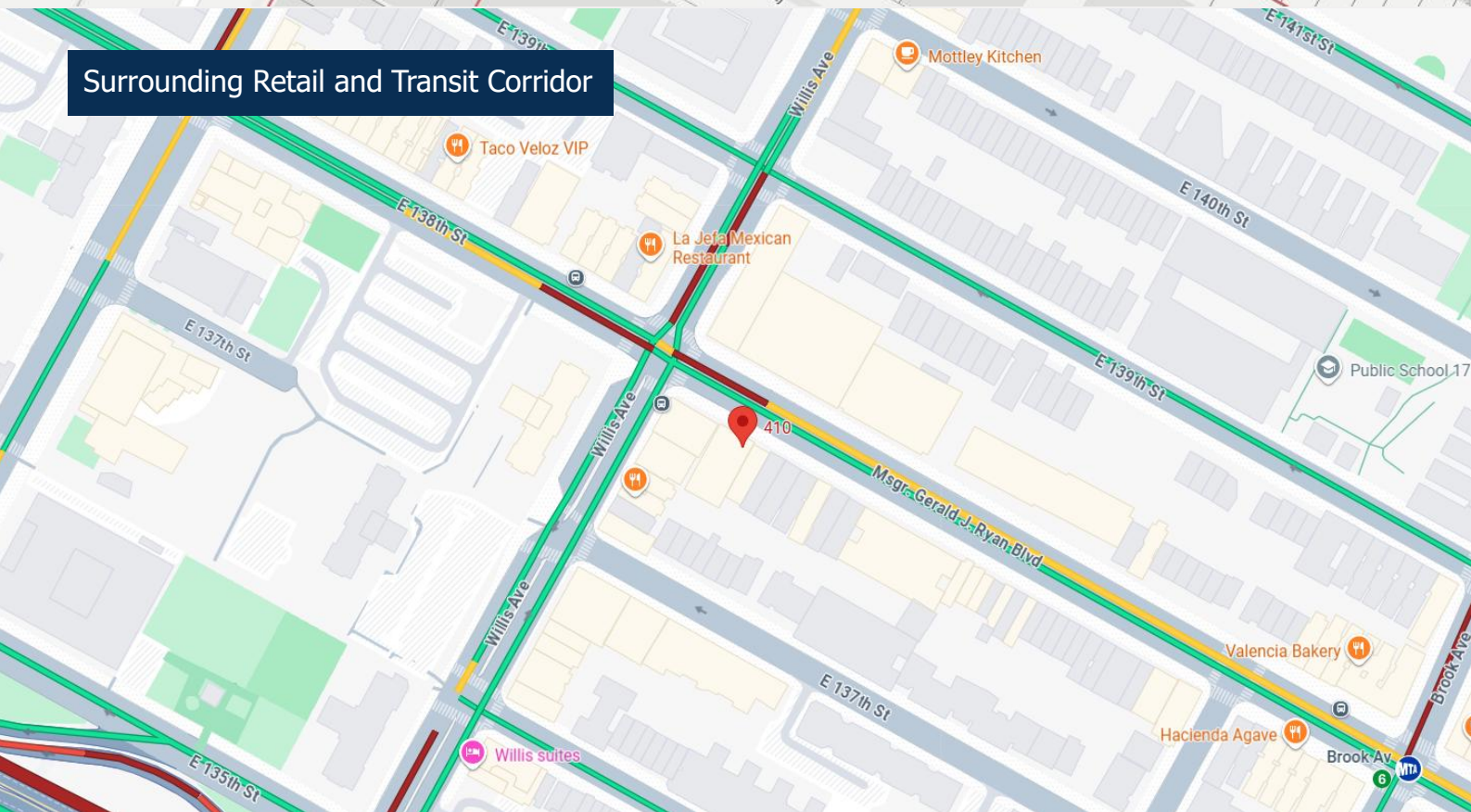
Income	2 miles	5 miles	10 miles
Avg Household Income	\$69,616	\$108,150	\$117,866
Median Household Income	\$42,339	\$70,741	\$82,434
< \$25,000	83,658	266,732	547,162
\$25,000 - \$50,000	46,844	181,732	402,561
\$50,000 - \$75,000	33,485	156,450	360,476
\$75,000 - \$100,000	21,400	114,703	280,135
\$100,000 - \$125,000	12,666	88,866	238,233
\$125,000 - \$150,000	8,136	62,877	175,003
\$150,000 - \$200,000	12,802	89,131	252,119
\$200,000+	15,720	197,355	531,309

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Property Parcel and Lot Configuration



Surrounding Retail and Transit Corridor



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FOR MORE INFORMATION, PLEASE CONTACT

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