

**PRIME WHITE PLAINS RD, BRONX FLAGSHIP  
RETAIL BUILDING FOR LEASE /SALE OR UP TO  
181,152 BSF DEVOLPMENT PROPERTY OPPORTUNITY**

**51,200 Square Foot Corner White Plains Road-  
High Visibility-Onsite Parking-Institutional-Grade Site 2916-2926  
White Plains Road, Bronx NY 10467**



**Lease aggressively priced below market rent !!**

**Prime White Plains Road 275 Foot Frontage with heavy foot, public transit  
and vehicle traffic. A rare combination of scale, Lease with parking,  
Or Development potential in one of the Bronx's most active corridors**

**This site is well-positioned for possible development or subdivision and Zoning R6, C2-3 for:**

Retail/ Community Center/ Charter Schools/ Grocery / Specialty Food Anchors / Urgent Care / Medical / Multi-Provider Health Systems / Fitness / Wellness Concepts (mid-box to large format) / Educational / Training Institutions / Financial Services / Credit Union Branch Expansion / Fast Casual / High-Volume QSR Concepts (where applicable) / Religious or Institutional Uses requiring scale and access. The Bronx continues to demonstrate strong fundamentals makes this combination well-located corner sites increasingly scarce and highly competitive.



**HOULIHAN LAWRENCE**  
399 Main St, Armonk NY 10504

**For more information pricing or to view this property  
Contact Exclusive Agent: Bruce Wenig 914.844-2478 or  
on-line at [Bwenig@houlihanlawrence.com](mailto:Bwenig@houlihanlawrence.com)  
[www.brucewenig.com](http://www.brucewenig.com)**

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### **Transit Access (Strong Commuter Corridor)**

#### **Subway (2 / 5 Lines – White Plains Rd Line)**

Allerton Ave, Burke Ave, Gun Hill Rd, and Pelham Pkwy stations are all within walking distance (approx. 4–16 minutes), providing direct access to Manhattan, the Bronx, and Brooklyn via the 2/5 express/local lines.

#### **Bus Transit (Frontage on White Plains Road)**

Multiple high-frequency routes run directly along the corridor, including BX39 and BXM11 express service to Midtown, plus BX12, BX30, BX41, and BX31 nearby connections.

**Strong daily commuter flow with direct street-level transit access and high retail exposure along White Plains Road.**

# Prime Bronx End-User, Investment & Development Opportunity

## **Property Highlights:**

- ±51,200 SF existing building (2 stories)
- 37,740 SF lot (3 combined parcels)
- Corner property with exceptional frontage and visibility
- Parking lot with multiple curb cuts
- Flexible Zoning R6 C2-3
- Development Potential
- 113,220 BSF – As-of-Right Development
- 147,186 BSF – City of Yes Development
- 181,152 BSF – Community Facility Development

## **Ideal for End Users:**

- Immediate occupancy with substantial existing space
- Rare on-site parking for customers, staff, and operations
- Ideal for retail, medical, educational, or institutional use
- Long-term upside through future expansion or redevelopment

## **Ideal for Potential Investment or Development:**

- Potential investment with high 9% plus cap rate
- Significant unused air rights
- Strong candidate for mixed-use or community facility development
- Corner exposure on a major commercial corridor
- Positioned for long-term growth and value creation

## **Location Highlights:**

- High-traffic corridor on White Plains Road
- Prime White Plains Road heavy foot, public transit and vehicle traffic
- 275 Ft frontage with excellent visibility and accessibility
- Surrounded by national retailers, local businesses, and dense residential population

## **Opportunity:**

A rare combination of scale, parking, and development potential in one of the Bronx's most active commercial corridors



HOULIHAN LAWRENCE

399 Main St, Armonk NY 10504

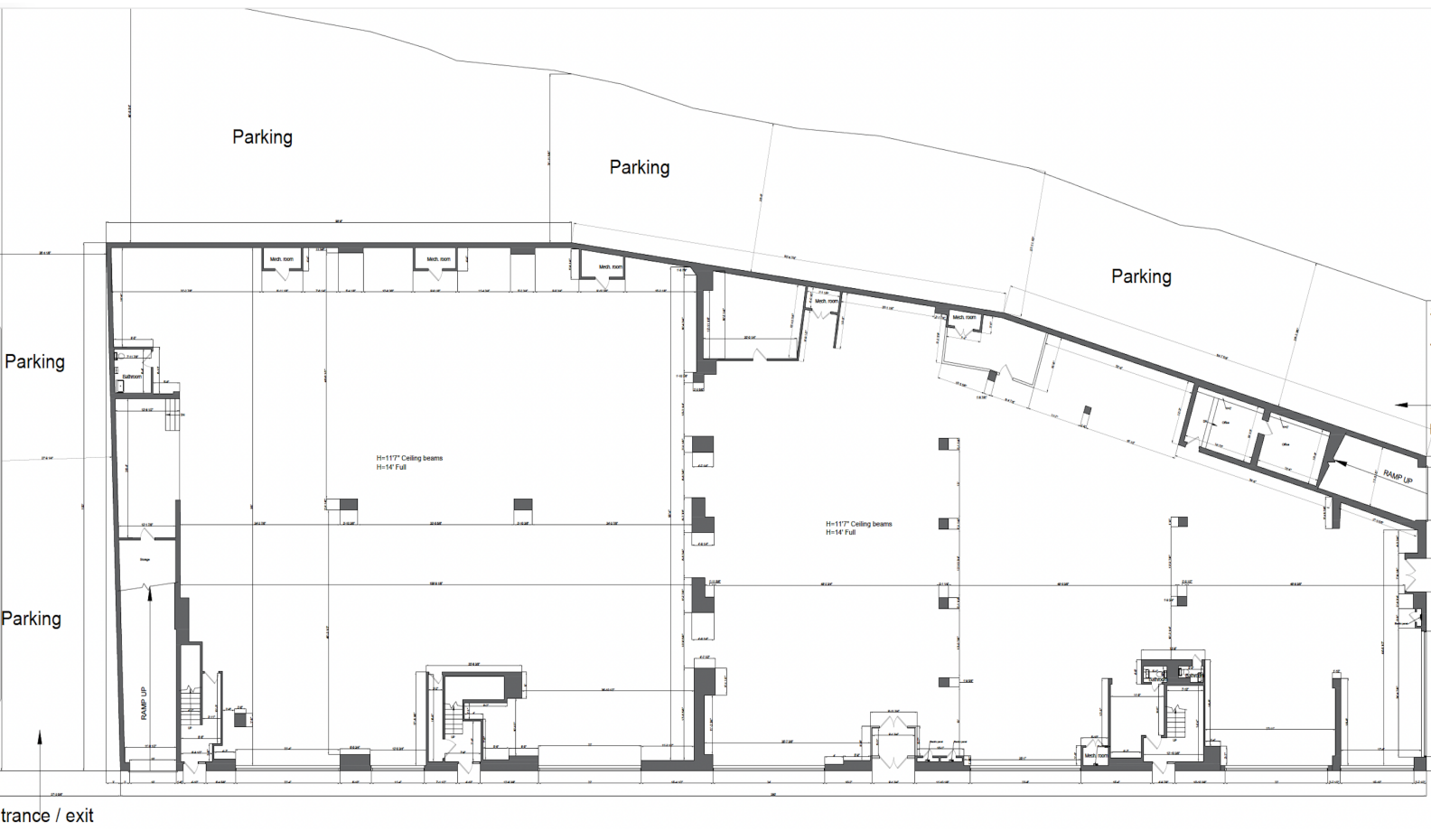
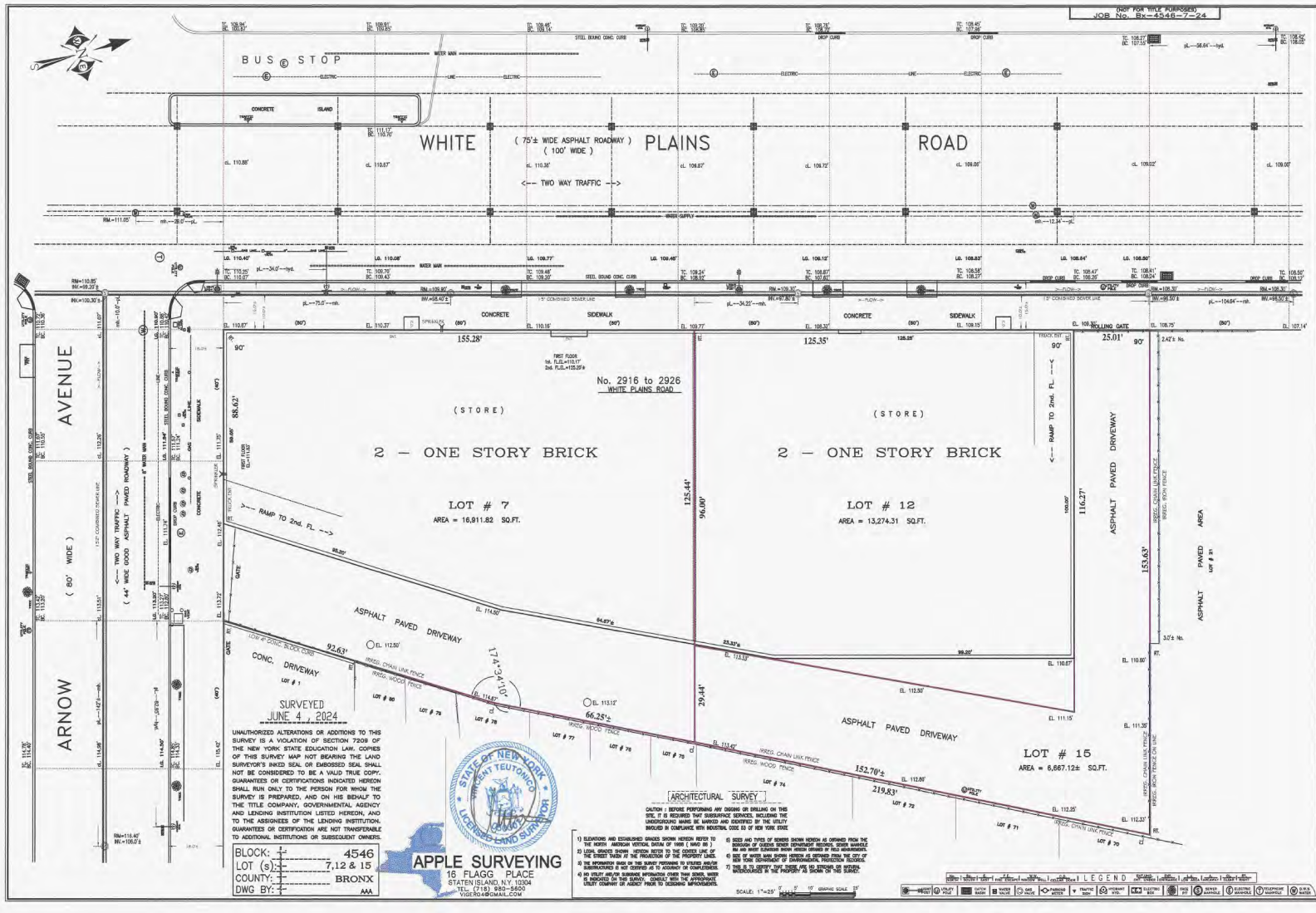
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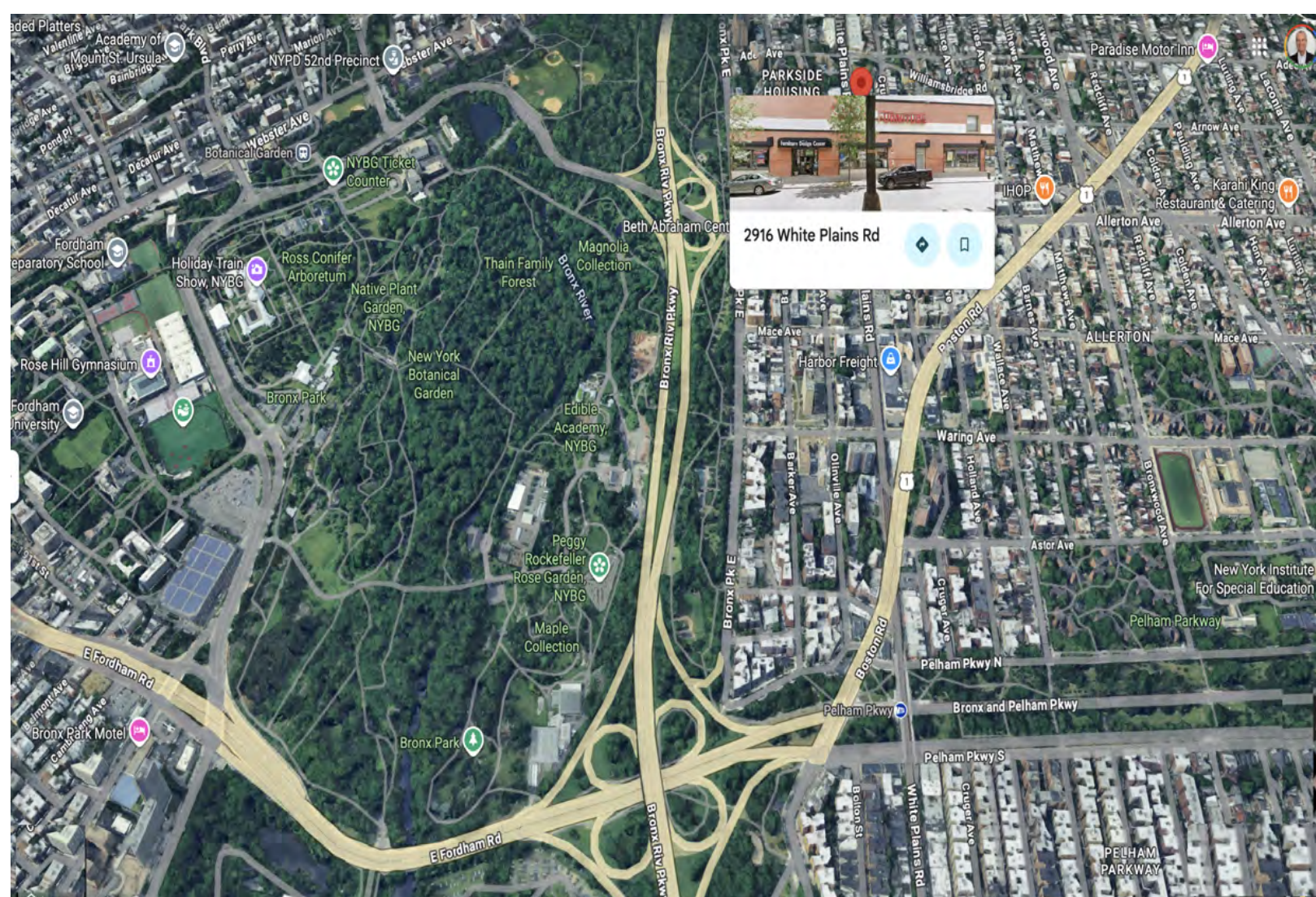
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## **PRIME BRONX DEVELOPMENT / OWNER-USER OPPORTUNITY** **INVESTMENT PROFILE:**

Corner Commercial Property | White Plains Road Exposure | Strong  
Redevelopment Upside up to 181,152 BSF. Zoning R6, C2-3.

This is a rare opportunity to acquire a large, highly visible site combining scale, parking, and long-term upside in one of the Bronx's most established and active commercial corridors.

Flexible zoning allowing multiple use scenarios and redevelopment potential.

The property is well-positioned for both immediate end-user occupancy and future value creation through redevelopment or repositioning.

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