

Wide-Frontage Commercial Space -High-Traffic Retail Corridor

806 East Tremont Avenue - 1, Bronx, NY 10460



PROPERTY DESCRIPTION:

This is a Wide-Frontage Commercial retail Store for Lease in a High-Traffic Retail Corridor on East Tremont Avenue in the Bronx.

This Space is suitable for any Street Retail or Office use right in the middle of East Tremont Ave. between Prospect Avenue & Marmion Avenue. High Traffic Street with Approx. traffic count of 15,168. All uses will be considered....Great for dry use....Food OK, Landlord will allow for Hood/Venting to be installed if required.

This is a single occupant, 3-Floor building, High-Ceilings, 25' Frontage on E. Tremont Ave., Ground floor is the Main Retail/Office use area. Other 2 floors have a full 1600 sq/ft Loft-Like layout perfect for extra merchandise storage or Private office use. This Location would be perfect for Car Audio equipment store, Clothing, Gifts, Pharmacy, Salon, Food, Martial Arts fitness center, Learning education center or any use you deem fit.

Close to all Major Highways.....2 Min for Cross Bronx Expressway right over the George Washington Bridge. Space is currently occupied with Retail Clothing Tenant who has been there over 30+ years and has ran his course. Current tenant is Month-to-Month and space will be made available immediately.

Neighboring Tenants include: Dunkin Donuts, Rent-A-Center, Foot Locker, Rainbow Clothing, VIM and various other local retailers.

Landlord offering easy, negotiable lease terms with immediate occupancy and adequate



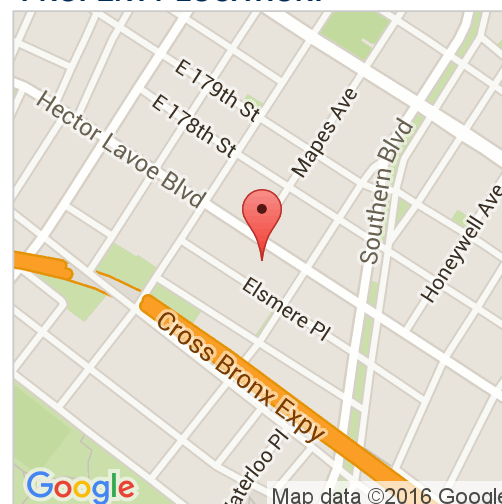
CONTACT INFO:

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PROPERTY INFO:

Rent:	\$4,950
Space Size:	1,600 sqft
Property Type:	Retail
Lease Type:	Direct
Price Per Sqft:	\$37.08
Available:	Now
Listing Id:	776004

PROPERTY LOCATION:



build-out time if needed.

.***NO BROKERS FEE***

Call or Text Tommy @ 646-397-7115 to set up a showing.

Managing Director of Commercial Leasing @ Metro Plus Realty specializing in properties located in NYC & the surrounding Metro Area.

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