



MORRISANIA, BRONX

1058 Southern Boulevard

1058 Southern Boulevard, Bronx, NY 10459

RETAIL SPACE FOR LEASE

900^{SF}
GROUND FLOOR

16^{FT}
STREET FRONTAGE

13^{FT}
CEILINGS

PROPERTY DETAILS

SPACE SPECIFICATIONS

1058 Southern Boulevard, Bronx, NY 10459

900 ^{SF}

GROUND FLOOR

13 ^{FT}

CEILINGS

New

GUT RENOVATION

16 ^{FT}

FRONTAGE

Upon Req.

ASKING RENT

PROPERTY HIGHLIGHTS

-
- Space has just completed a full gut renovation — turnkey and move-in ready
-
- Prime ground-floor retail storefront on Southern Boulevard
-
- 16' of frontage facing heavy daily foot and vehicle traffic
-
- Active mixed-use retail building with neighboring national and regional tenants
-
- Steps from Taco Bell, Fabco Shoes, and a daycare center; minutes to Five Below
-
- Strong transit access via Southern Blvd bus routes and nearby 2/5 subway
-
- Ideal for retail, service, medical, or quick-service food use
-

Neighborhood Retail Map

- Taco Bell *
- Checkers *
- Little Caesars *
- Fabco Shoes
- Five Below
- Foot Locker
- JD Sports
- Jimmy Jazz
- SNIPES
- GameStop
- Metro by T-Mobile
- T-Mobile
- Daycare Center
- Cash Loans / Pawn
- Deli & Salad

* Taco Bell, Checkers, and Little Caesars all operate within 1054–1058 Southern Blvd — the subject building.

TRANSPORTATION

- 2 5** Intervale Ave
~8 min
- 2 5** Simpson St
~9 min
- 6** Hunts Point Ave
~12 min
- BX19** Southern Blvd Bus
1 min

RETAIL SPACE FOR LEASE · MORRISANIA, BRONX MAJOR RETAILERS & BUSINESSES WITHIN WALKING DISTANCE



900 SF Ground-Floor Storefront



SOUTHERN BOULEVARD STREET FRONTAGE

\$39,300

Med. HH Income

50,984

Residents

33.3

Median Age

58,000+

POP. DENSITY / SQ MI

AREA DEMOGRAPHICS · ZIP CODE 10459 · MORRISANIA / FOXHURST / CROTONA PARK EAST, BRONX

POPULATION & INCOME PROFILE

Total population (ZIP 10459)
50,984

Total households
17,411

Avg. persons / household
2.83

Median household income
\$39,300

Median home value
\$589,500

Median gross rent
\$1,336 / mo

Cost of living index
158 (US = 100)

Unemployment rate
~14%

RACE & ETHNICITY

Hispanic / Latino
~66%

Black / African American
~24%

White
~5%

Asian
~2%

Other / Two or more
~3%

AGE PROFILE

Median age
33.3 yrs

NY State median age
39.0 yrs

National median age
38.8 yrs

Dominant age group
Late 20s–30s

Population trend
Stable / slight growth

CONSUMER & RETAIL PROFILE

Density
Dense urban — 58,000+ / sq mi

Tenure
Predominantly renters

Commute
Public transit — among highest use in NYC

Market
Active South Bronx retail corridor

Nearby anchor
Bronx-Lebanon Hospital Center

FLOOR PLAN

RETAIL LAYOUT

AVAILABLE

OPEN LAYOUT

900 SF

GROUND FLOOR

16 FT

FRONTAGE

13 FT

CEILINGS

Floor plan is a leasing schematic for marketing purposes only and is not to scale.



SRG

SAFDIE REALTY GROUP

900 SF 1058 SOUTHERN BOULEVARD

RETAIL FOR LEASE

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