

3025

THIRD AVENUE

MELROSE, BRONX

Between East 155th & 156th Streets

RETAIL/OFFICE FOR LEASE

APPROXIMATE SIZE

Second Floor: 1,000 SF

ASKING RENT

~~\$3,250/Month~~ Reduced
\$3,000/Month

POSSESSION

Immediate

TERM

5-10 Years

FRONTAGE

30 FT

COMMENTS

- Flexible second floor space available
- In close proximity to national co-tenancy
- Motivated ownership group
- Directly across from Department of Finance
- Ideal for boutique retail, office, or medical uses

NEIGHBORS

Skylight Deli & Grill • Kennedy Fried Chicekn & Pizza • Subway • Dunkin Donuts • Daisy's Pizza •
Finest Deli • Indian Grill Halal Food & Fried Chicken •
Flava Of The Bronx • Jimmy John's • Mcdonald's

TRANSPORTATION

5

NOAM AZIZ

Managing Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAİM

Associate
212.468.5910
dzacaim@meridiancapital.com

AARON ASHERIAN

Associate
212.468.5912
aasherian@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

3025 THIRD AVENUE

MELROSE, BRONX | Between East 155th and 156th Streets

RETAIL/OFFICE FOR LEASE



INTERIOR

NOAM AZIZ

Managing Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAİM

Associate
212.468.5910
dzacaim@meridiancapital.com

AARON ASHERIAN

Associate
212.468.5912
aasherian@meridiancapital.com



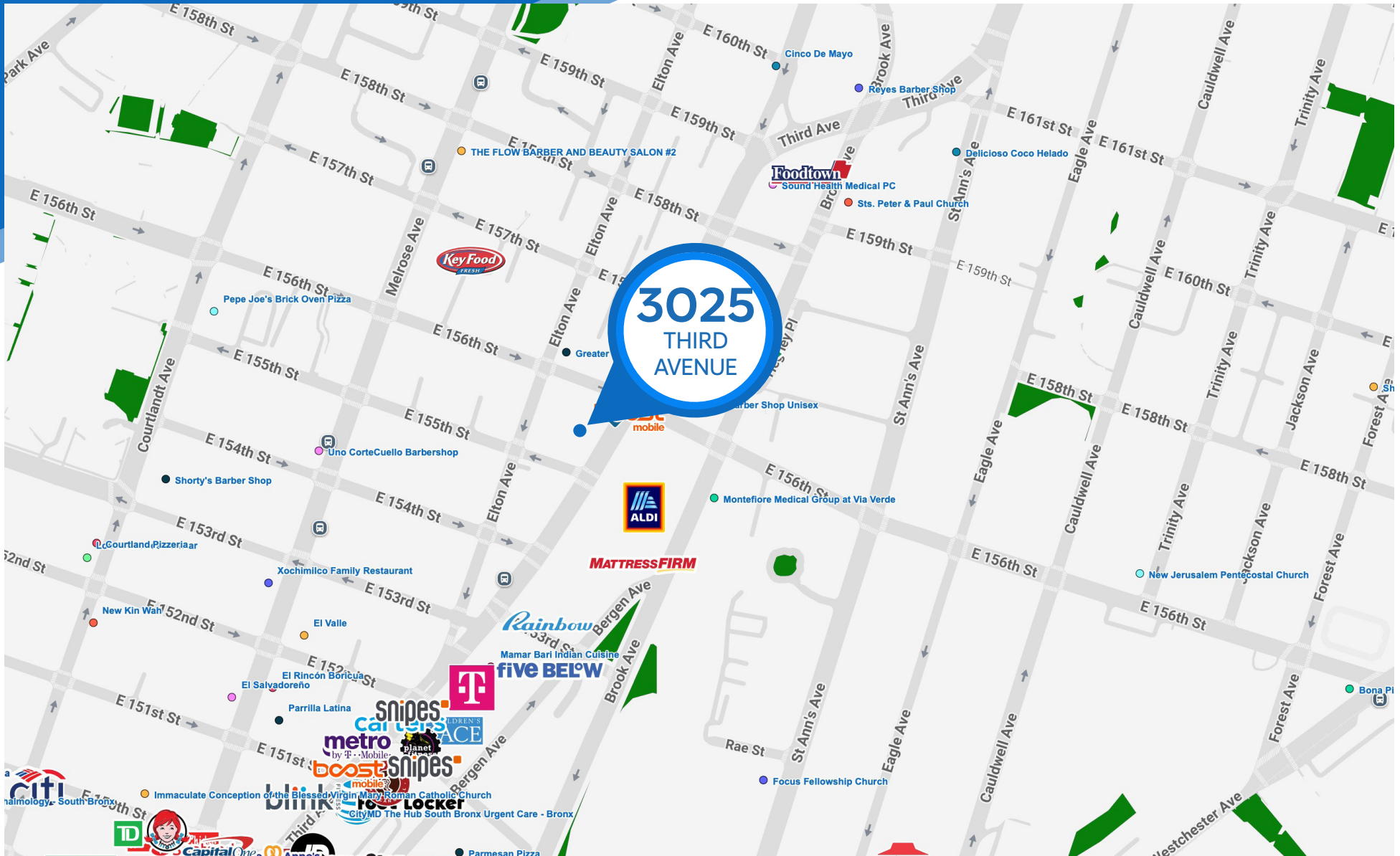
MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

3025 THIRD AVENUE

MELROSE, BRONX | Between East 155th and 156th Streets

RETAIL/OFFICE FOR LEASE



NEIGHBORS

NOAM AZIZ

Managing Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAİM

Associate
212.468.5910
dzacaim@meridiancapital.com

AARON ASHERIAN

Associate
212.468.5912
aasherian@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.