

4720

THIRD AVENUE MELROSE, BRONX

Between East 188th & 189th Streets

RETAIL/RESTAURANT FOR LEASE

APPROXIMATE SIZE

Ground Floor: 1,209 SF
Basement: 500 SF

ASKING RENT

\$8,000/Month

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

10 FT

COMMENTS

- White-box space move-in ready
- Private dedicated entrance
- ERV and HVAC systems in place
- 400 AMP / 3-Phase electric
- Suitable for a variety of retail, medical and professional uses

NEIGHBORS

Domino's Pizza • Dunkin' • USPS • The Arabella •
Aldi • Applebee's • Chipotle • Starbucks • TJ Maxx •
Cherry Valley Marketplace • Original Botanica

TRANSPORTATION



PROPERTY INFORMATION



CONCEPTUAL RENDERING

NOAM AZIZ

Managing Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI

Senior Associate
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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.

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INTERIOR

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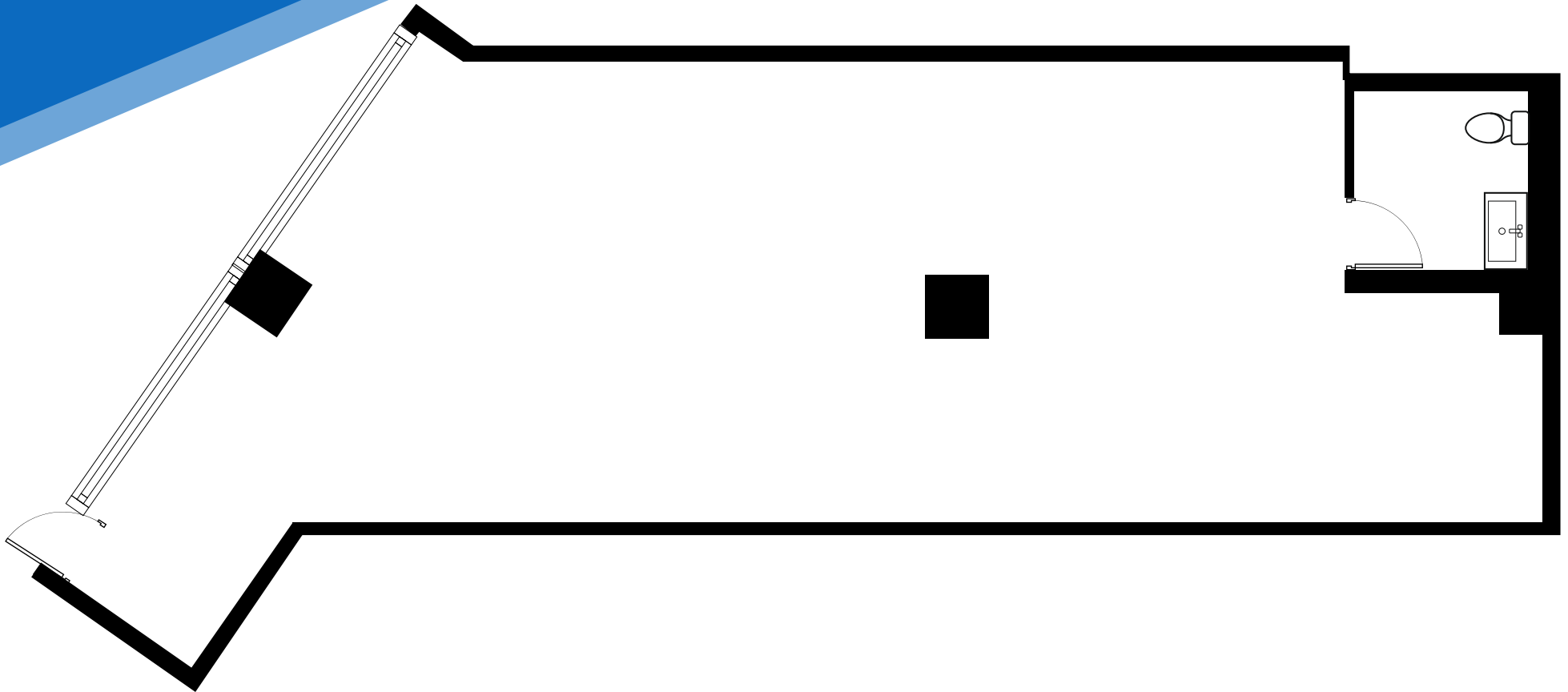
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FLOOR PLAN



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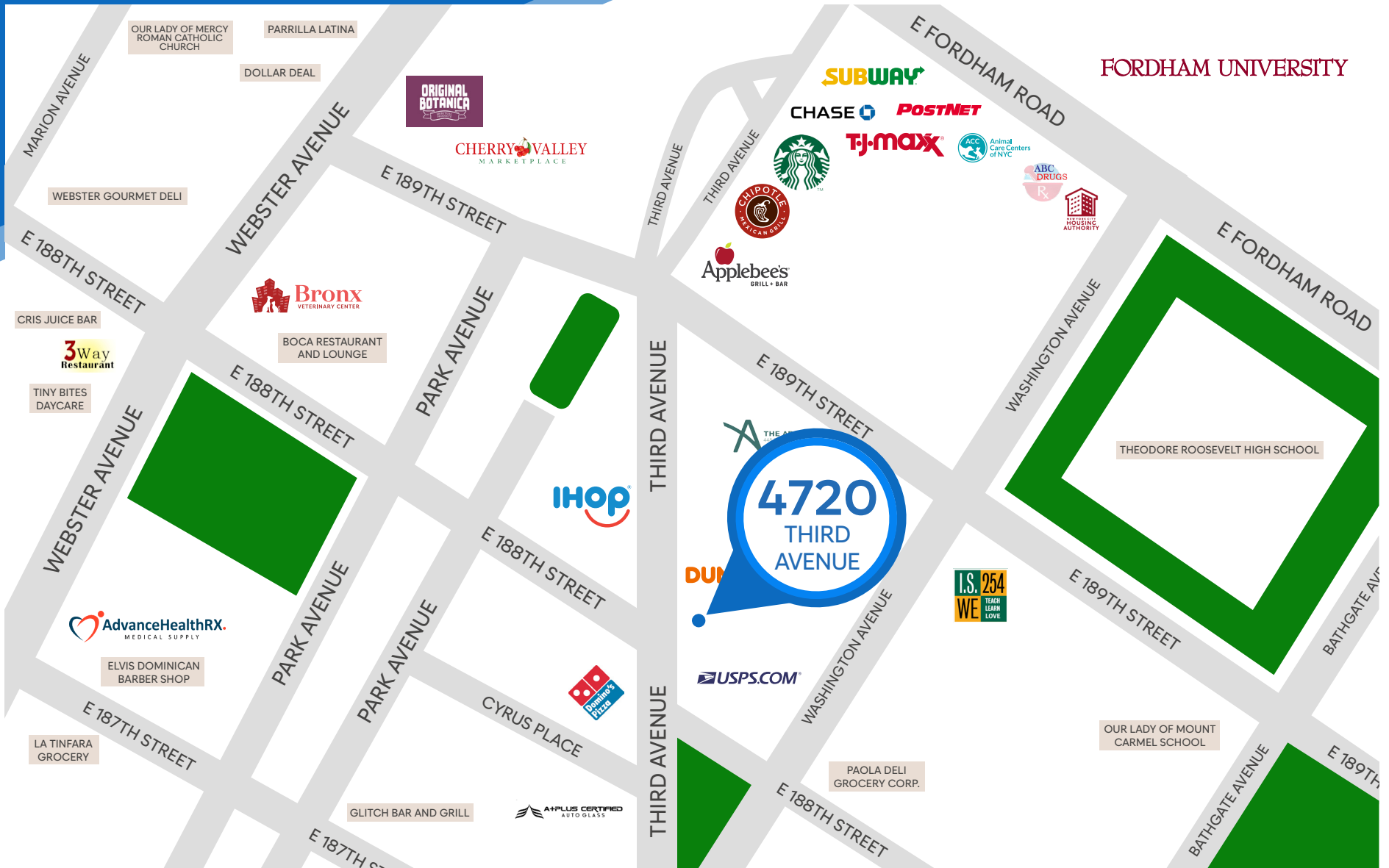
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