

FOR LEASE

PRIME RETAIL STOREFRONT

STONEFIELD
REAL ESTATE



771 **EAST TREMONT AVENUE**
BRONX, NY 10460

» PRIME RETAIL CORRIDOR

» CO-TENANCY WITH FOOT LOCKER

» 32' OF FRONTAGE

» 18' CEILING HEIGHT



4,640
RSF AVAILABLE

OPPORTUNITY HIGHLIGHTS

HIGH-TRAFFIC EAST TREMONT AVENUE STOREFRONT

A 4,640 RSF ground-floor storefront offering approximately 32 feet of glass frontage, approximately 18-foot ceilings and a long, predominantly open retail floor. The premises is immediately adjacent to Foot Locker along an active commercial corridor and includes rear vehicular loading access, an existing restroom and a separate rear stock and work area.



1 4,640 RSF OPEN RETAIL FLOOR

The long, predominantly open premises provides a substantial selling floor with clear visibility throughout the space.

2 APPROXIMATELY 32 FEET OF GLASS FRONTAGE

The storefront provides direct East Tremont Avenue exposure, natural light and a prominent platform for tenant signage.

3 APPROXIMATELY 18-FOOT CEILINGS

The reported ceiling height creates substantial interior volume for merchandising, lighting and branded retail installations.

4 REAR VEHICULAR LOADING ACCESS

Rear drive-through access provides a dedicated route for deliveries and loading directly into the premises.

5 FOOT LOCKER ADJACENCY

The storefront is immediately adjacent to Foot Locker within a busy corridor occupied by national and neighborhood retailers.

LEASING OVERVIEW

SPACE	SIZE (RSF)	RENT	LEASE TYPE	POSSESSION
Ground Floor	4,640	Upon Request	Triple Net	Immediate

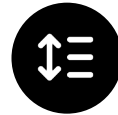
ADDITIONAL RENT	TRIPLE NET
Real Estate Taxes	\$12.54 / RSF
Building Operating Expenses	\$1.64 / RSF
Utilities	Separately Metered

PREMISES OVERVIEW



FRONTAGE

Approx. 32 feet of glass frontage



CEILING HEIGHT

Approx. 18 foot ceilings



FLOOR PLATE

Long, predominantly open retail layout



SIGNAGE

Broad façade signage available



HVAC

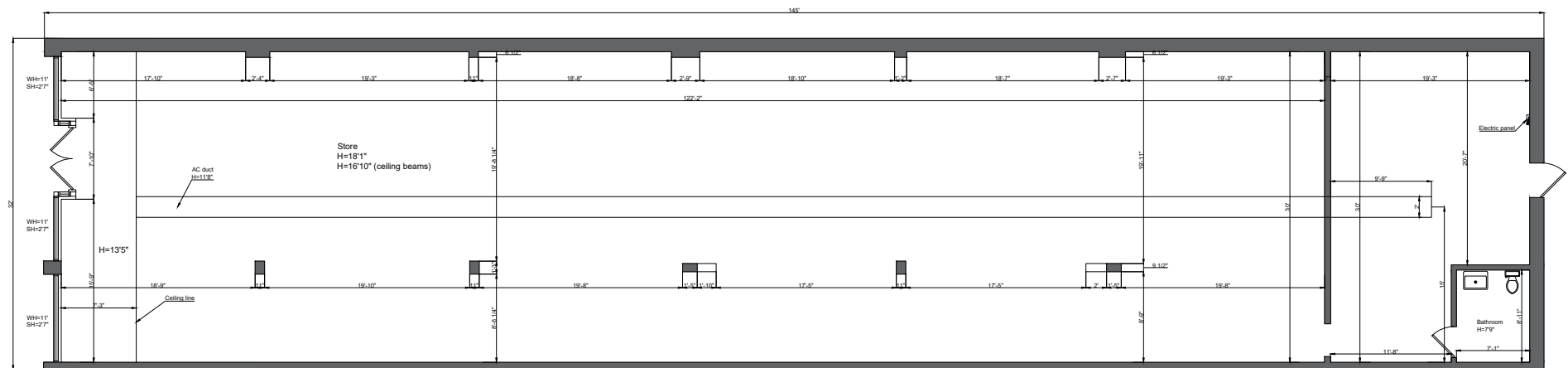
Existing ducted HVAC distribution



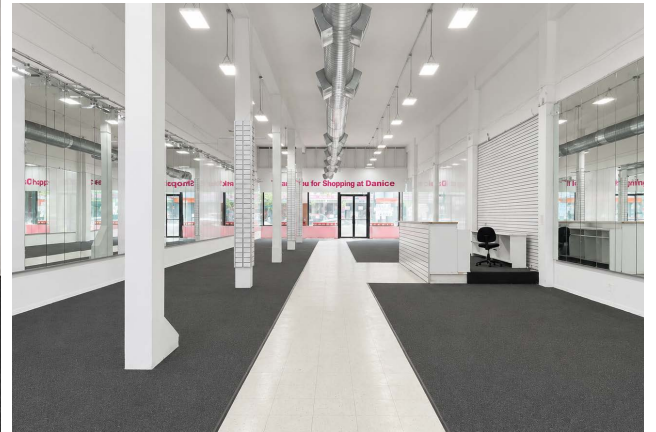
REAR SUPPORT

Stock/work area, private restroom and rear loading access

EAST TREMONT AVENUE



PHOTOS



RETAIL MAP



DISCLAIMER

This Leasing Brochure is intended solely as a general summary of the property and the available leasing opportunity. It is not exhaustive and should not replace an independent investigation by any prospective tenant or its advisors. Stonefield Real Estate LLC and the property owner make no representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein, including, without limitation, square footage, floor plans, zoning, permitted uses, building systems, condition, operating expenses, or suitability for any particular use. All information has been obtained from sources believed to be reliable but has not been independently verified. References to square footage are approximate. Prospective tenants are responsible for verifying all information and conducting their own due diligence. The landlord reserves the right to modify or withdraw the available space, change any proposed terms, or reject any proposal at any time without notice or obligation. Any lease transaction is subject to landlord approval and the execution of a mutually acceptable lease agreement.

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