

961

WESTCHESTER AVENUE LONGWOOD, BRONX

Corner of Westchester Avenue & Kelly Street

RETAIL/OFFICE FOR LEASE

APPROXIMATE SIZE

Ground Floor: 3,500 SF (Divisible) Leased

Second Floor: 1,650 SF

Selling Lower Level: 4,500 SF

ASKING RENT

Ground Floor (Retail): \$52 PSF

Second Floor (Community Facility): \$30 PSF

Selling Lower Level \$25 PSF

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

65 FT Wraparound

COMMENTS

- Newly developed building featuring modern, retail, office, and community facility opportunities
- 3,500 SF ground floor leased to "Are Care Physical Therapy PC", bringing an established medical operator to the building
- Second floor community facility space has a private elevator and lobby
- Basement has a dedicated entrance via lobby/elevator
- T.I. available for qualified tenants
- Parking available

NEIGHBORS

Lili's Deli Grocery • Fine & Fare • Sweetgum Apartments • Antia Auto Sales • Daniel's Bike Shop • White Castle • Good Taste Restaurant

TRANSPORTATION

2 5

NOAM AZIZ

Managing Director

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MERIDIAN
RETAIL LEASING

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INTERIOR

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