

744 St. Ann's Avenue

Prime Neighborhood Retail Opportunity in Melrose, South Bronx

Northeast Corner of East 156th Street & St. Ann's Avenue



Space

Ground Floor:	13,645 sf
Lower Level:	2,722 sf
Total:	16,367 sf

Frontage

80' on St. Ann's Avenue

Ceiling Heights

14'10" slab to slab

11'9" to cross beam

Site Status

Currently Blink Fitness

Possession

To be arranged

Rent

Upon Request

Neighboring Co-Tenants



Comments

- Corner retail opportunity located at the base of a 641 unit newly developed residential building
- Space can be expanded up to 25,000 sf total between ground floor and lower level
- Walking distance from "The Hub" shopping corridor, Baruch College Bronx Campus and University Heights High School
- Close proximity to the 2 4 5 149th St subway station with an annual ridership of 3,972,763 and the 2 5 Jackson Avenue subway station with an annual ridership of 1,597,307
- Location is well-suited for neighborhood retail uses (grocery stores, fitness, medical uses, etc.)

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Neighborhood Retail Aerial



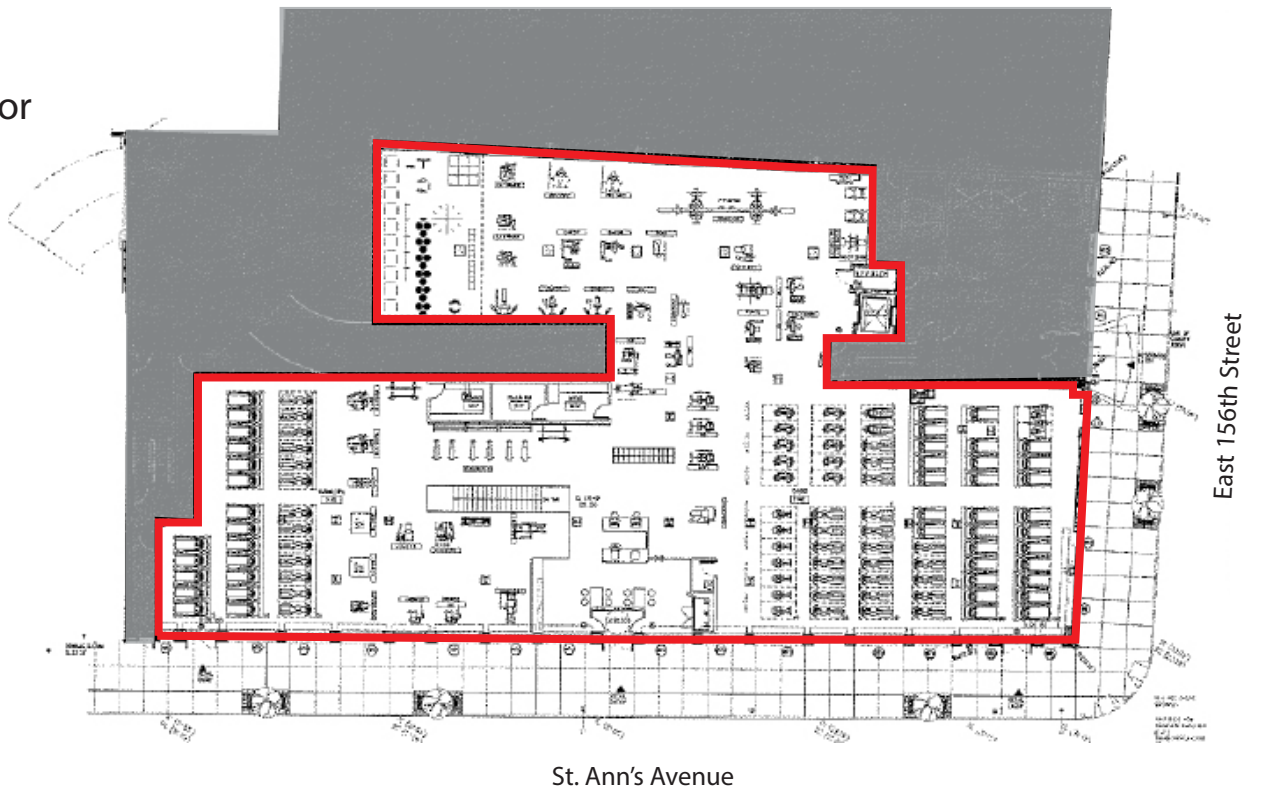
Surrounding Trade Area Grocers

Demographics	.25 Mile	.5 Mile	.75 Mile
Population	11,083	53,539	120,240
Median HH Income	\$29,078	\$24,327	\$25,097
# of Households	3,719	17,975	40,675
Daytime Population	9,504	48,299	108,490

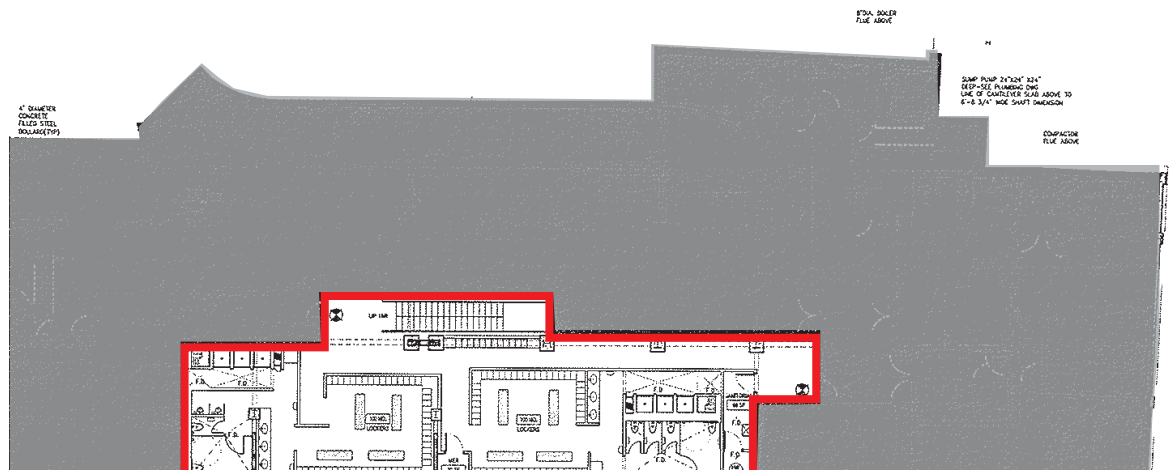


Floor Plans

Ground Floor
13,645 sf

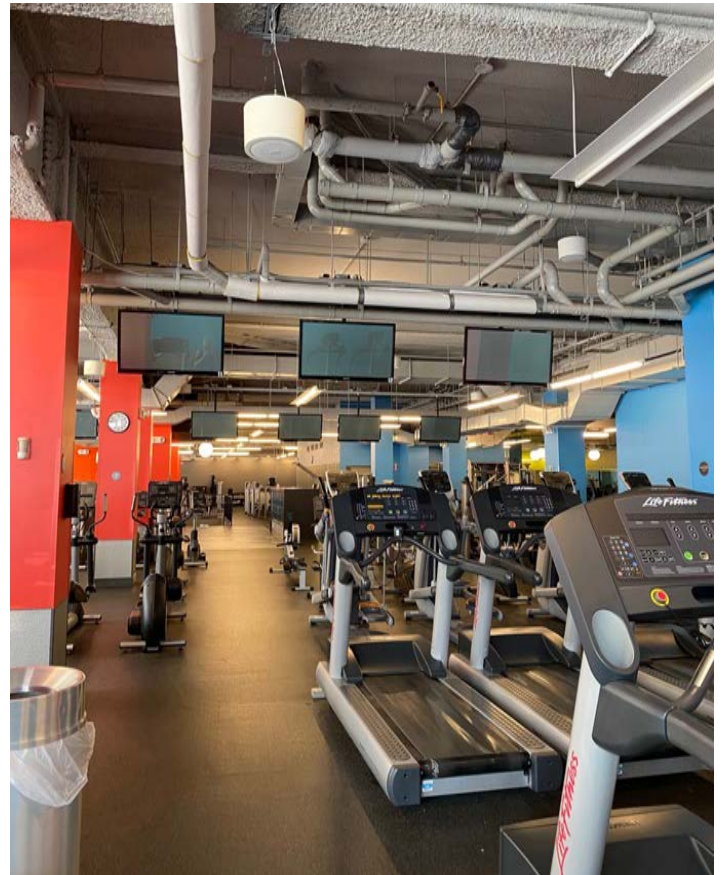
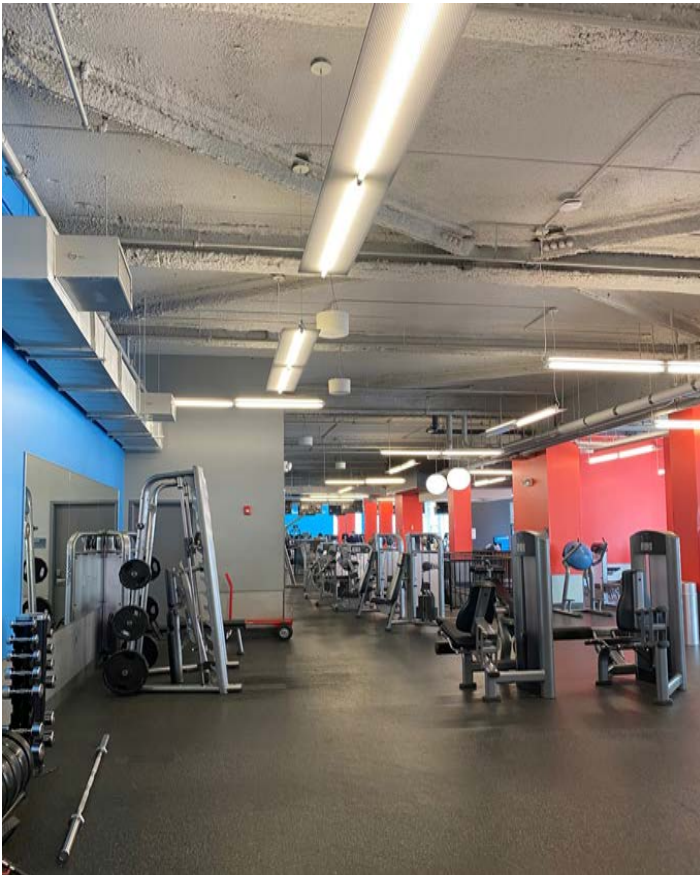


Lower Level
2,722 sf



744 St. Ann's Avenue

Interior Photos



744 St. Ann's Avenue

Exterior Photos



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