

# FOR LEASE 12,552 RSF

GROUND FLOOR RETAIL IN BRAND NEW DEVELOPMENT  
521 E TREMONT AVE | BRONX, NEW YORK



HEALTH CLINIC 522 E TREMONT



**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY DETAILS

SPACE AVAILABLE: 12,552 RSF Divisible

RENTAL RATE: Upon Request

### ADDITIONAL INFORMATION:

- 211 unit building
- TCO expected Q1 2028
- Co-Tenant: Health Center for CHN
- Signage available
- Easy access to Bx4, Bx41-SBS, Bx36, Bx15, #2, #5, B & D Trains, Metro North, and I-95
- Frontage: 115'¼" on Tremont Ave & 151'11" on Third Ave
- 17 surface parking spaces

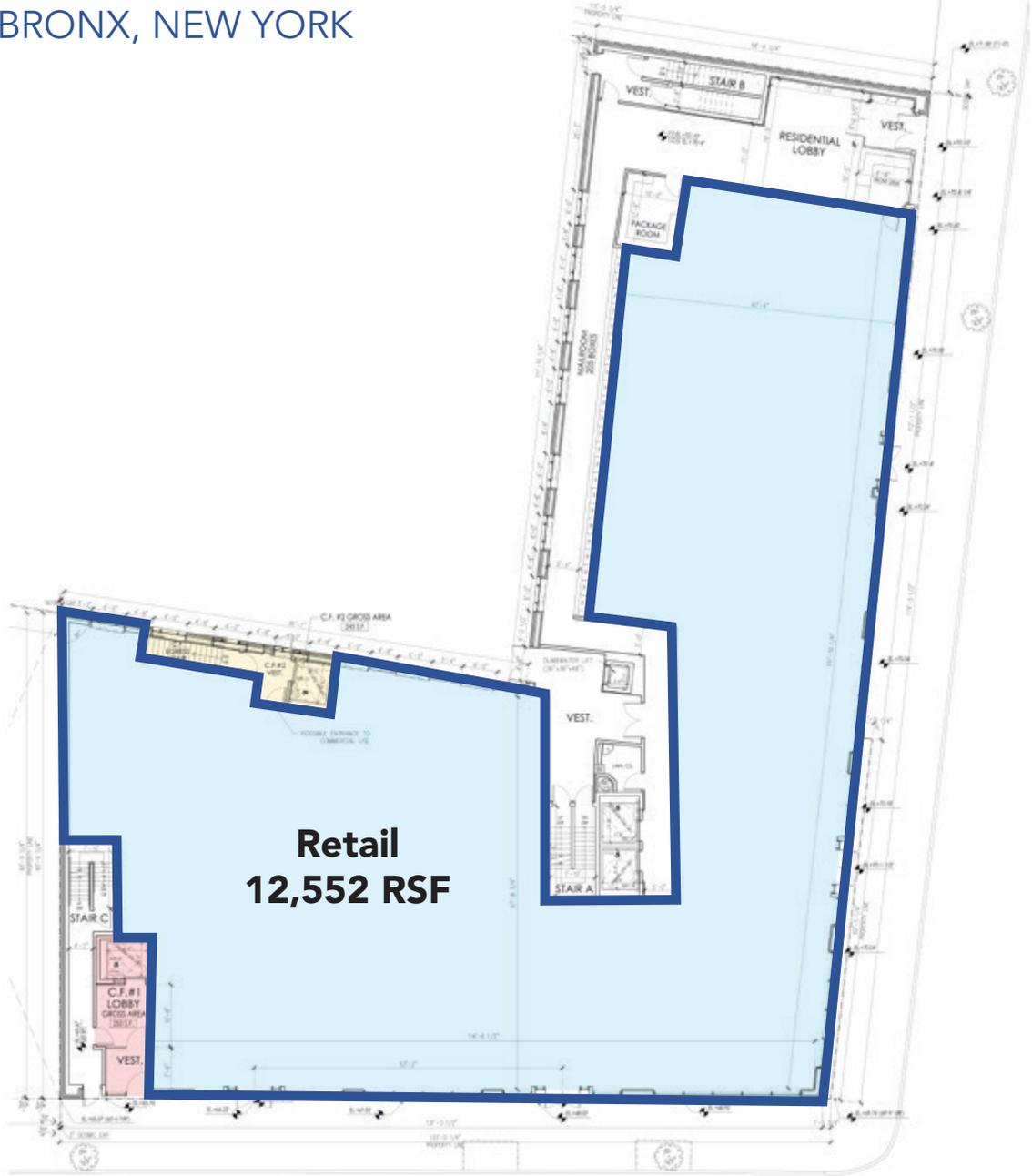
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## FLOORPLAN

BATHGATE AVENUE



THIRD AVENUE

EAST TREMONT AVENUE

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AERIAL

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DEMOGRAPHICS	.25 MILE	.5 MILE	1 MILE
POPULATION	9,156	44,867	226,741
# OF HOUSEHOLDS	2,988	14,936	75,250
AVERAGE HH INCOME	\$35,944	\$53,093	\$55,458
ANNUAL RETAIL EXPENDITURE	\$49.04 M	\$314.56 M	\$1.63 B

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