

# 921 Melrose Avenue

Bronx, NY

10,000 RSF EXISTING DAYCARE CENTER FOR LEASE



5 CLASSROOMS  
COMMERCIAL KITCHEN  
PRIVATE PLAYGROUND  
THERAPY ROOM(S)  
STAFF LOUNGE  
4 OFFICES  
ASKING \$36/RSF MG

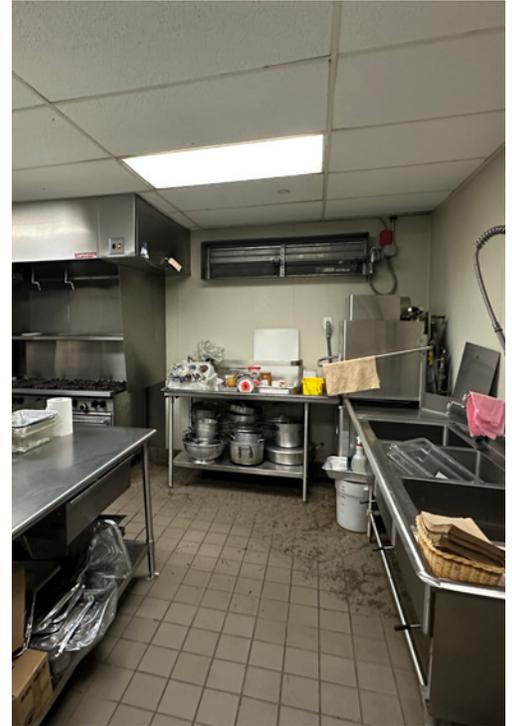
**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

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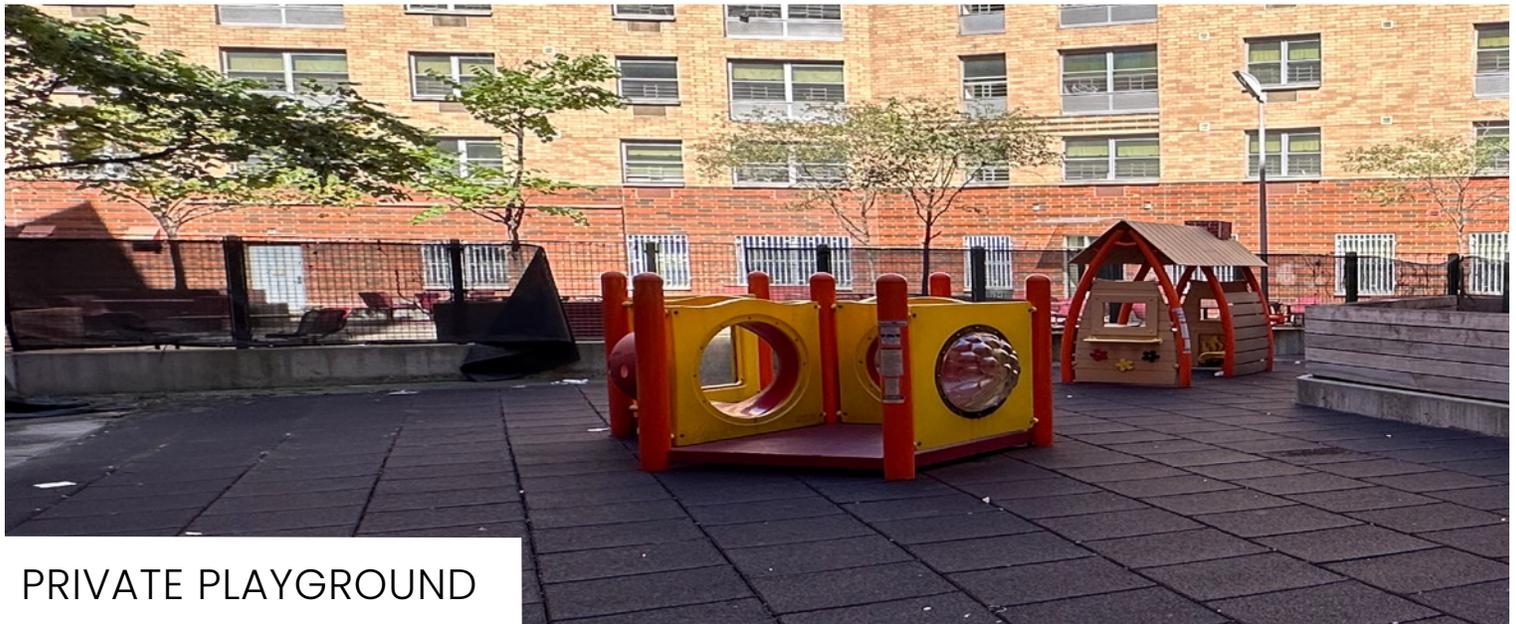
Contact Exclusive Agent:  
**STEPHEN KAUFMAN**  
914.968.8500 x315  
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COMMERCIAL KITCHEN



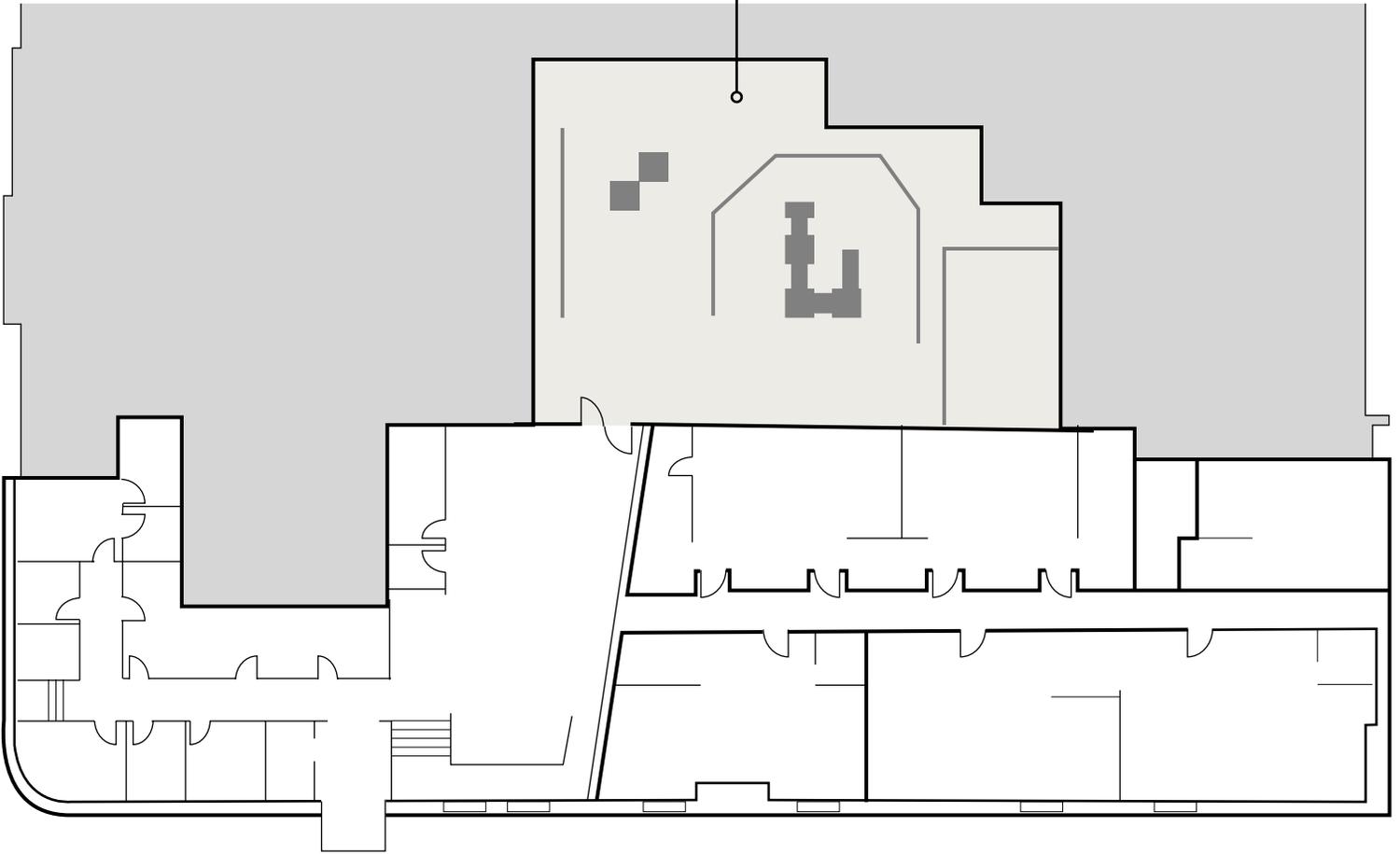
PRIVATE PLAYGROUND

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Outdoor  
Playground

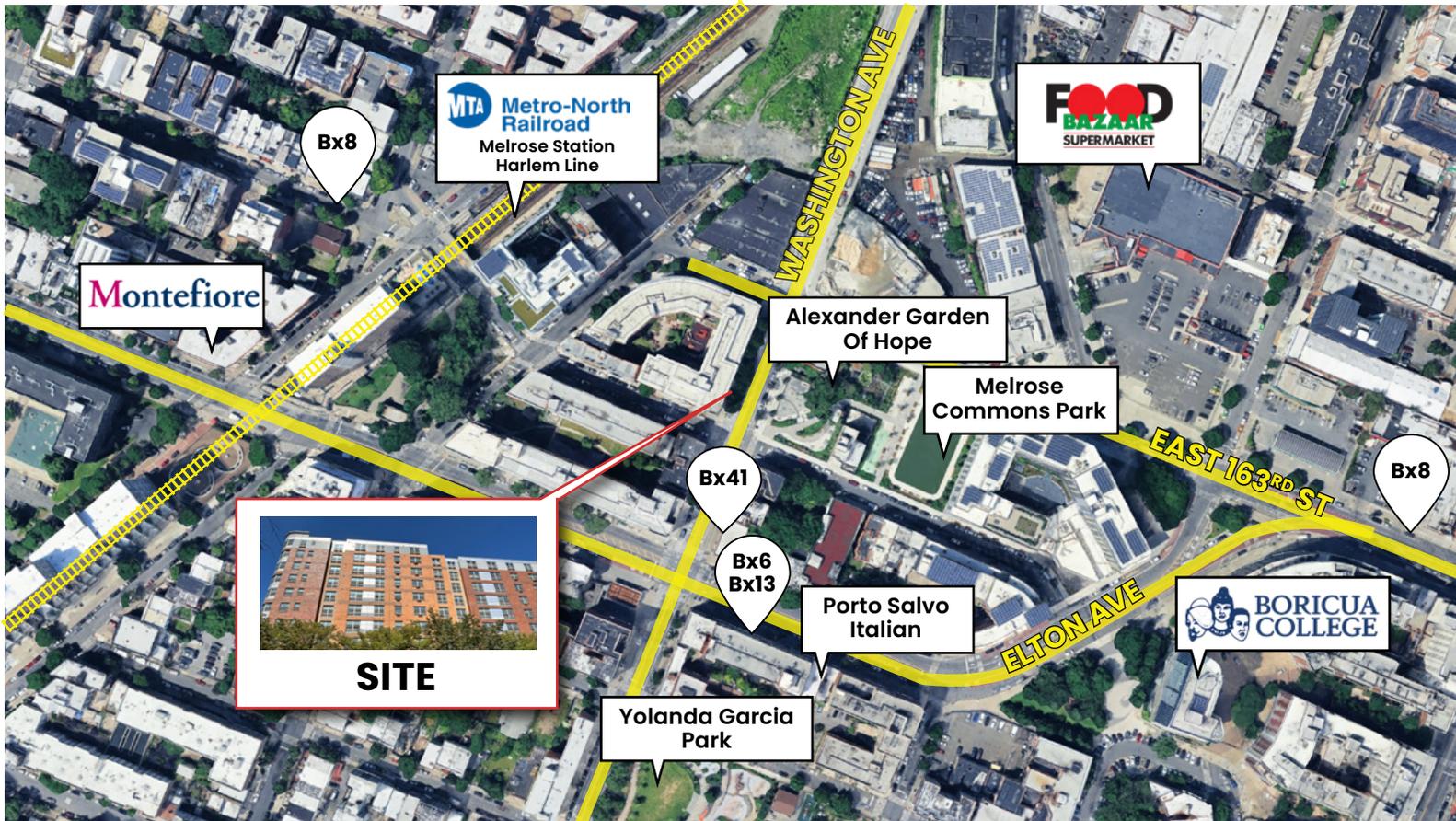
## FLOOR PLAN



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## AREA MAP



## TRANSPORTATION

	STEPS TO Bx41, Bx6, Bx13 BUSES		MELROSE STATION 2 MIN WALK (0.1 M)		I-87 11 MIN DRIVE (1.1 M)		I-278 12 MIN DRIVE (1.8 M)
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## DEMOGRAPHICS

POPULATION	20,302	48,925	81,486
NUMBER OF HOUSEHOLDS	7,339	18,782	31,076
AVERAGE HH INCOME	\$118,311	\$108,147	\$106,649
TOTAL HH EXPENDITURE	\$745.45 M	\$1.87 B	3.09 M
ANNUAL RETAIL EXPENDITURE	\$352.26 M	\$887.01 M	\$1.47 B
	0.5 MILES	0.75 MILES	1 MILE