

# 990 GERARD AVE BRONX, NY

**3,000 RSF + MEZZANINE**  
CORNER OF 164<sup>TH</sup> ST & GERARD AVE  
RETAIL SPACE FOR LEASE



**7-STORY,  
185-UNIT**  
RESIDENTIAL BUILDING  
ABOVE

**NEWLY  
RENOVATED**  
RETAIL SPACE

**11'**  
CEILINGS

5 MIN WALK TO  
**B D 4**  
161<sup>ST</sup> ST STATION

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

Contact Exclusive Listing Agent:  
**MIA ABDOU**  
914.968.8500 x326  
mabdou@rmfriedland.com

# 990 GERARD AVE

## BRONX, NY

### FLOOR PLAN



### DEMOGRAPHICS

	0.5 MILES	0.75 MILES	1 MILE
POPULATION	66,441	125,019	233,026
NUMBER OF HOUSEHOLDS	24,461	120,309	82,451
AVERAGE HH INCOME	\$71,478	\$66,025	\$65,461
TOTAL HH EXPENDITURE	\$1.842 B	\$3.31 B	\$6.08 B
TOTAL RETAIL EXPENDITURE	\$887.67 M	\$1.61 B	\$2.93 B
ANNUAL HEALTH CARE EXPENDITURE	\$160.84 M	\$299.8 M	\$538.81 M

# 990 GERARD AVE BRONX, NY



## TRANSPORTATION



5 MIN WALK (0.2M)  
TO BX1, BX2 BUSES



5 MIN WALK (0.2 M)  
TO B, D, 4 SUBWAYS



9 MIN DRIVE (1 M)  
TO I-87