

# 654 COURTLANDT AVE BRONX, NY

## 770 SF GROUND FLOOR RETAIL FOR LEASE



**770 SF**  
FOR LEASE

WALK TO  
BX41, BX32,  
BX21, BX19,  
BX2 BUSES

CLOSE TO  
**2** **5**  
SUBWAYS

**\$4,000**  
RENT PER MONTH

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

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Contact Exclusive Agent:

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## TRANSPORTATION



WALKABLE TO  
BX41, BX32, BX21,  
BX19, BX2 BUSES



3 MIN WALK TO  
149<sup>TH</sup> ST STATION  
(0.1 M)



11 MIN WALK TO  
METRO NORTH  
MELROSE STATION  
(0.8 MILES)



9 MIN DRIVE TO  
MAJOR DEEGAN  
(0.9 M)

## DEMOGRAPHICS

	0.5 MILES	0.75 MILES	1 MILE
POPULATION	48,798	108,387	189,922
NUMBER OF HOUSEHOLDS	19,120	41,963	73,212
AVERAGE HH INCOME	\$56,207	\$62,801	\$61,219
TOTAL HH EXPENDITURE	\$1.3 B	\$2.97 B	\$5.16 B
ANNUAL RETAIL EXPENDITURE	\$639.97 M	\$1.44 B	\$2.52
ANNUAL DINE-IN/TAKE-OUT EXPENDITURE	\$60.82 M	\$139.59 M	\$242.63 M