

# PRIME RETAIL FOR RENT

B"H

2809 THIRD AVENUE  
MOTT HAVEN, BRONX

100 FEET OF FRONTAGE IN THE **BRONX HUB**



## Address

2809 Third Avenue  
Mott Haven, Bronx, New York , 10455

## Availability

Unit 1 - Approx. 1,500 Sq. Ft  
Unit 2 - Approx. 250 Sq. Ft

## Possession

Immediate

## Asking Rent

Please Inquire

## Comments

Prime corner retail space in The Hub  
- Can be vented  
- Opportunity for 100' of wrap around frontage  
- All Uses Considered

## For More Information,

### Please Contact:

Ed Elysee  
(857)869-0366  
ee@klosedllc.com

Adam Hajibai  
(516)712-8871  
ah@klosedllc.com

## Neighbors

Chase, Duane Reade, Walgreens, Sleepys, Ray-  
mour & Flanigan

**KLOSED**  
PROPERTIES

11 Middle Neck Rd. Suite 201 | Great Neck, NY 11021

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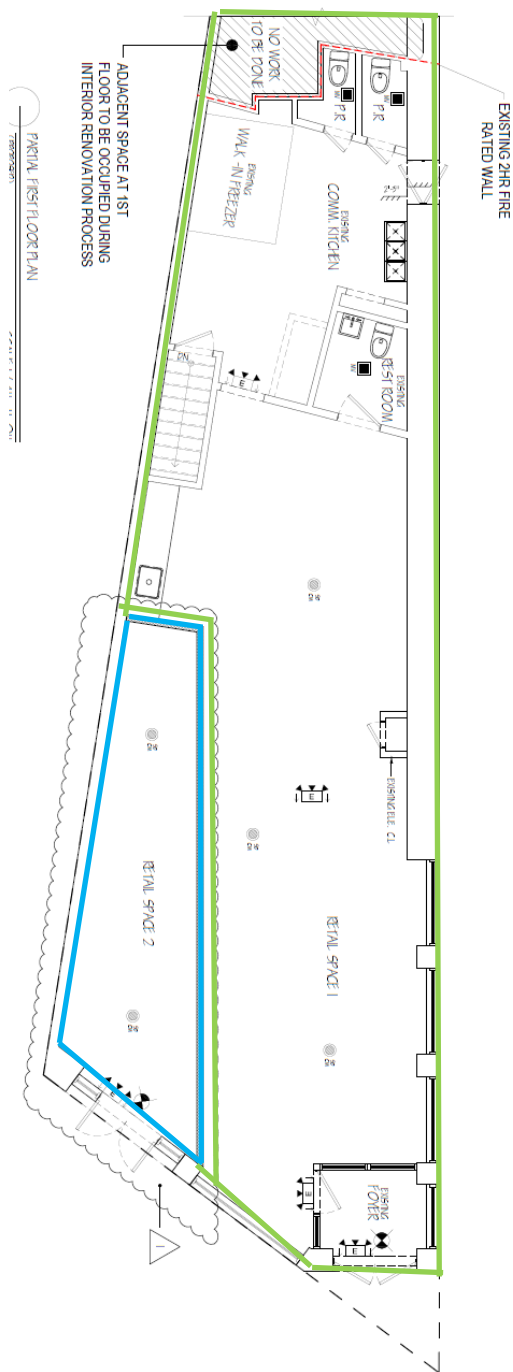
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## Floor Plan

Unit 1 - 1,500 Sq. Ft

Unit 2 - 250 Sq. Ft



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## Location Highlights

A rare opportunity to lease a space in The Hub, the heart of retail in the Bronx. With 200,000 pedestrians in this business district every day, it is the second-busiest place in New York City after Times Square. The area is characterized by high foot traffic, easy access to transit, and low vacancy rates. Just steps from the property, The Roberto Clemente Plaza, pedestrian plaza is near completion. In 2010, DOT proposed to improve the plaza environment through a \$12.7 million capital project that would increase green space and seating zones.



## Retail Map



**Subject Property : 2809 Third Avenue**

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