

## FEATURED COMMERCIAL PROPERTY

### 2853 3rd Avenue

149th Street & Melrose Avenue

Prime Retail Property

Available for Lease

**Possession** Arranged

**Term** Arranged

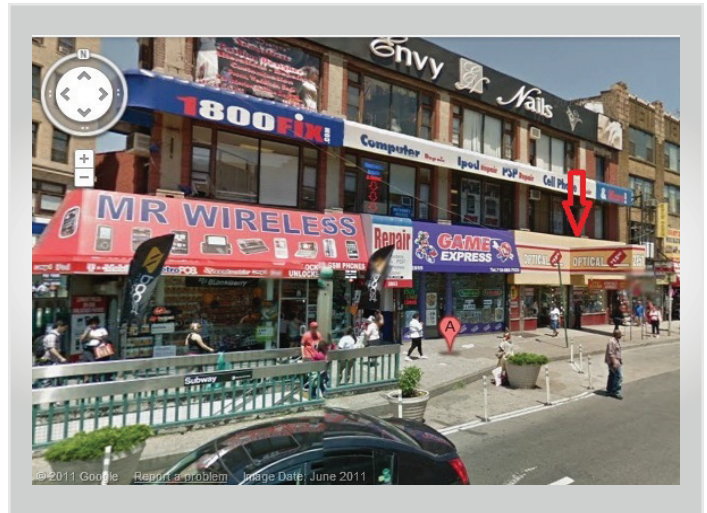
**Features** Subway Station at 149th St. has the 2nd highest ridership in The Bronx, with 7 buses also feeding this Location **2 5**

Major Office / Retail construction: A new \$50 million, mixed-use development in the heart of one of New York City's most sought after retail corridors. This 170,000-sf project in the Bronx will feature a 260-car parking garage. Tenants include Rite Aid, Forman Mills, Staples Office Superstore, and the NYC Department of Finance "Bronx Business Center" on the 2nd Floor.

Add. Major tenants at "The Hub" Include: Modell's, CVS, Duane Reade, Jennifer Convertibles, Foot Locker, Conway, Sleepy's, Radio Shack, KFC, McDonalds, Burger King, Pretty Girl, Jimmy Jazz, Porta Bella, Dr. Jay's, Cookies, Payless, Baskin Robbins, 3 Banks, Et Al

Demographics: Major Recent Residential Development Not Recorded. January 2007 Mayor Bloomberg announced a Major Residential Development in the Immediate

**Rent** **\$13,500 per month**



FOR MORE INFORMATION  
PLEASE CONTACT:

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A commission in accordance with our principal's schedule of rates and conditions will be paid, when received by us, to the procuring broker who, having executed and delivered our brokerage agreement to us, consummates a lease or sublease which has been executed by both the landlord and tenant, approved as required, and duly consented to by the overlandlord in the event of a sublease. This writing does not constitute, and shall not be construed as, an employment; and no commission shall be deemed earned, due or payable unless and until a lease or sublease (as the case may be) is fully consummated. Although all information furnished herein is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be inferred as to the accuracy thereof, and it is submitted subject to errors, omissions, change of rental and other conditions, prior lease, or withdrawal without notice.