



RETAIL SPACE FOR LEASE

**597 E 138th St**

Bronx, NY 10454



VIEW ACTIVE LISTING

**BRONX, NY 10454**

**597 E 138<sup>TH</sup> STREET**

**SPACE HIGHLIGHTS**

<b>SPACE</b>		<b>Ground Floor Space</b>
<b>AVAILABLE SPACE</b>	851 SF	<b>DESCRIPTION</b>  Former Electronic Store - Available for Immediate Occupancy This 851 Sqft space in the busy E 138th St. Retail Shopping Area offers high ceilings and heavy foot traffic, perfect for retail or office use. The landlord is considering various business types, excluding cannabis-related operations.  The lease is Modified Gross, with heat and water included. Tenants will cover a pro rata tax share of 45.46%.  An excellent opportunity for businesses looking to thrive in a high-visibility location.
<b>PROPERTY TYPE</b>	Retail	
<b>LOCATION</b>	St Ann's Ave and Joe Perez Way	
<b>CEILING HEIGHT</b>	10 FT	
<b>FRONTAGE</b>	10 FT	
<b>ZONING</b>	R6, C1-4	
<b>OCCUPANCY</b>	Vacant	
<b>ASKING PRICE</b>	<b>\$3,000 / Month</b> <b>\$42.5 PPSF</b>	<b>HIGHLIGHTS</b> <ul style="list-style-type: none"><li>• Heavy Foot Traffic</li><li>• E 138th St. Retail Shopping Area</li><li>• High Ceilings</li><li>• Modified Gross Lease</li><li>• Heat &amp; Water included</li><li>• Pro rata Tax share 45.46%</li></ul>

**BRONX, NY 10454**

**597 E 138<sup>TH</sup> STREET**

**FLOORPLAN**



**BRONX, NY 10454**

**597 E 138<sup>TH</sup> STREET**

**GALLERY**



**BRONX, NY 10454**

**597 E 138<sup>TH</sup> STREET**

**NEIGHBORHOOD DEMOGRAPHICS**



**96,282**

POPULATION (2023)  
WITHIN 1-MILE  
RADIUS



**89,795**

POPULATION (2028)  
WITHIN 1-MILE  
RADIUS



**36 Yrs**

AVERAGE  
POPULATION  
AGE



**(6.74%)**

PROJECTED  
POPULATION  
GROWTH '23-'28



**\$27,070**

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS



**5,327**

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS



**\$3,2 bn**

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

- Pastelello House Deli
- Jalisco Tacos
- Ray's Pizza
- Jalisco Tacos
- Prince Deli & Grocery
- Baitoa Deli Grocery
- Fresh Taco
- Pio Pio 4
- Cypress Gourmet Deli
- El Jaguar
- Morabakery
- Cypress Gourmet Deli
- St Ann's Cafe
- Liang's Garden
- Nacho Deli Grocery Corp
- Dunkin'
- Tex's Chicken & Burgers
- Hacienda Agave
- 710 Caridad Express
- Dunkin'

### TRANSPORTATION

- 2 Min Walk at Cypress Ave NY MTA Subway 6 (0.1 mi)
- 3 Min Walk at Book Ave NY MTA Subway 6 (0.3 mi)
- 11 Min Walk at 3 Ave 138 St NY MTA Subway 6 (0.6 mi)
- 11 Min Walk at East 143 St-St Marys Street NY MTA Subway 6 (0.6 mi)
- 17 Min Walk at 3 Ave 149 St NY MTA Subway 2,5 (0.9 mi)

- 6
- 6
- 6
- 6
- 2 5



NEW YORK, NY 10075

22 E 80<sup>TH</sup> STREET

CONTACT



JEREMY WILLIAMS  
(347) 334-2641  
JEREMY@EXRNY.COM

