

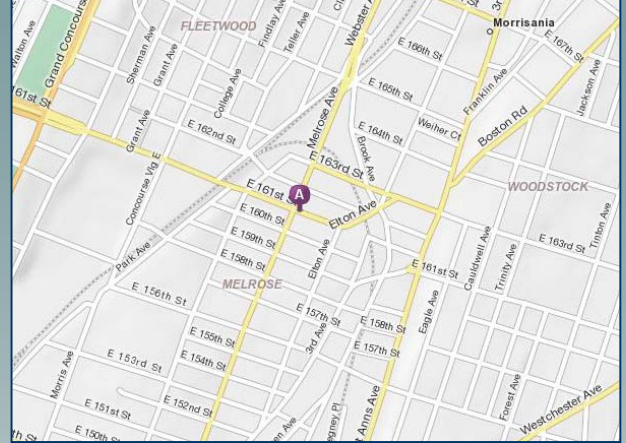
Bronx, NY

406 161st Street



FOR LEASE: Retail Space

East 161st Street & Melrose Place



800 SF - 6,000 SF Available

\$22 PSF - Base Year

Located at the intersection of East 161th Street & Melrose Place in the Melrose Commons section of the Bronx, this building is only blocks from the "Hub."

Great opportunity for retailer to satisfy the increasing consumer demand in this flourishing, high-traffic area, or for an office user who needs a strong street presence. Nearby retailers include Rite Aid, Staples, Nine West, Sleepy's, Little Caesars & Subway. Great access via subway and bus lines.

New development in the area includes Boricua College's expansion, which opens this fall: a new campus with a 14-story tower, 350-seat theater, museum, library, cultural center and 800 housing units.

By Radius	1/8-Mile	1/4-Mile	1/2-Mile
Median HH Income	\$19,471	\$22,775	\$25,468
Average HH Income	\$29,266	\$32,860	\$34,913
Population	2,246	7,249	52,615
Total Households	654	2,242	18,612
Aggregate Retail Sales	\$3,745,611	\$34,354,734	\$142,074,758

Contact Owner's Exclusive Agents (Brokers Protected)

Walker Malloy & Company, Inc.



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