

4196

PARK AVENUE
WEST BRONX, BRONX

Corner of Park & East Tremont Avenues

COMMUNITY FACILITY FOR LEASE

APPROXIMATE SIZE

3,528 SF

ASKING RENT

\$9,500/Month

POSSESSION

Immediate

TERM

5-15 Years

FRONTAGE

100 FT Wraparound

COMMENTS

- Corner space with maximum exposure
- Former health center with offices built-out
- Close proximity to subway entrances
- All community facility uses considered

NEIGHBORS

CTown Market • Caridad • Popeyes • Salam Limo Service • Super 8 by Wyndham • BP Gas Station • Metro by T-Mobile • Tremont Library • Alexis Furniture • B&N Wine & Liquor

TRANSPORTATION

5



PROPERTY INFORMATION

JAMES FAMULARO
President

DANE HARLOWE
Director
212.468.5966
dharlowe@meridiancapital.com

NOAM AZIZ
Director
212.468.5984
naziz@meridiancapital.com

NATHAN SHABOT
Associate
212.468.5933
nshabot@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



INTERIOR

JAMES FAMULARO
President

DANE HARLOWE
Director
212.468.5966
dharlowe@meridiancapital.com

NOAM AZIZ
Director
212.468.5984
naziz@meridiancapital.com

NATHAN SHABOT
Associate
212.468.5933
nshabot@meridiancapital.com

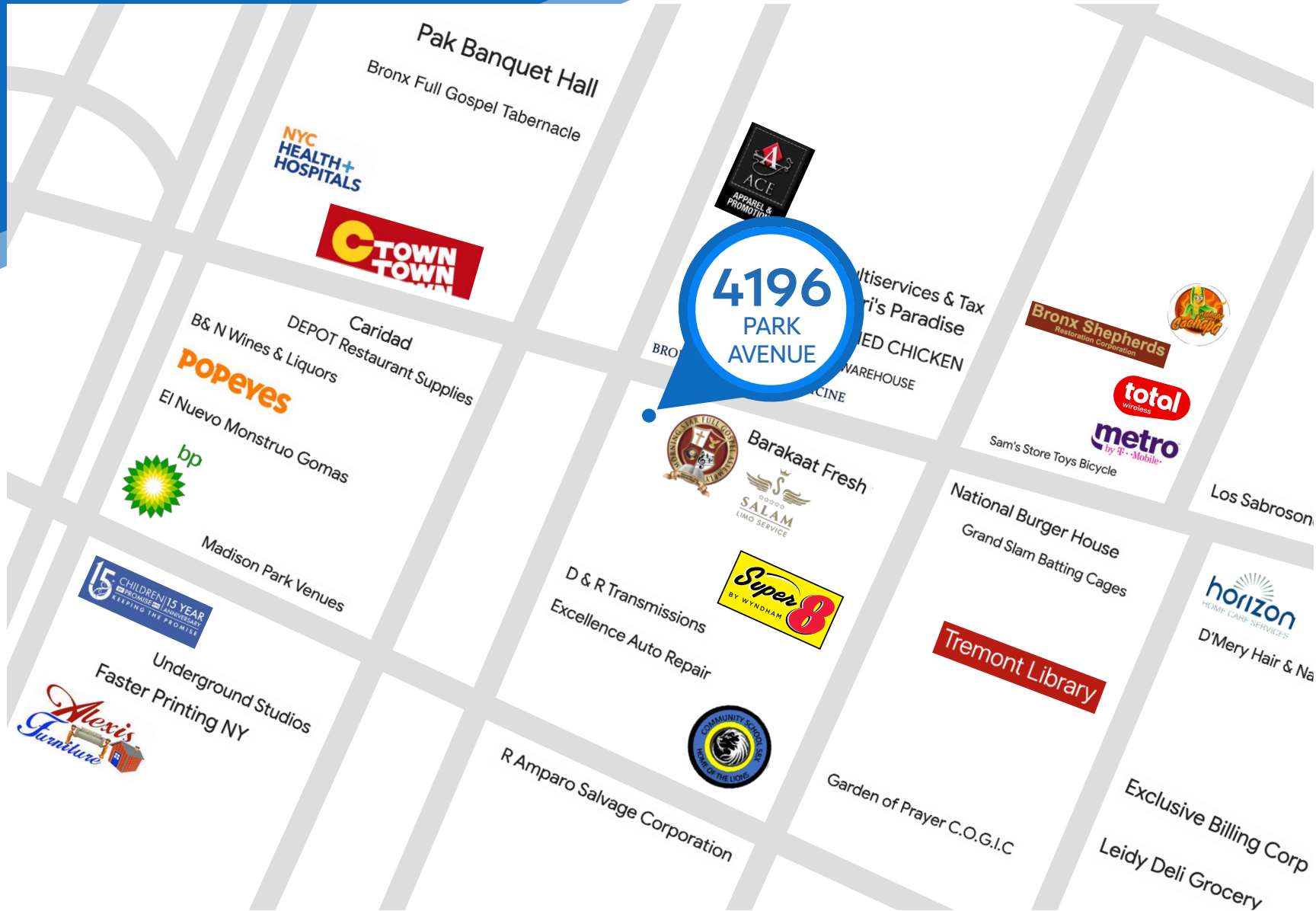


MERIDIAN
RETAIL LEASING

4196 PARK AVENUE

WEST BRONX, BRONX | Corner of Park and East Tremont Avenues

COMMUNITY FACILITY FOR LEASE



NEIGHBORS

JAMES FAMULARO
President

DANE HARLOWE
Director
212.468.5966
dharlowe@meridiancapital.com

NOAM AZIZ
Director
212.468.5984
naziz@meridiancapital.com

NATHAN SHABOT
Associate
212.468.5933
nshabot@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.