

# 3240

THIRD AVENUE  
MELROSE, BRONX

Between East 161<sup>st</sup> & 163<sup>rd</sup> Streets

RETAIL FOR LEASE

#### APPROXIMATE SIZE

600 SF + Basement

#### ASKING RENT

\$4,000/Month

#### POSSESSION

Immediate

#### TERM

Negotiable

#### FRONTAGE

10 FT

#### COMMENTS

- Former pawn shop
- High foot traffic in a dense residential area
- Strong co-tenancy
- Gas and vent can be installed

#### NEIGHBORS

ASPCA • C Town Market • Essen Health Care • Boricua College • Foodtown • St. Peter & Paul School • Learning Through Play Pre-K Center • Auto Parts International

#### TRANSPORTATION

2 5



PROPERTY INFORMATION

#### NOAM AZIZ

Director  
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#### NATHAN SHABOT

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