

# 2135

**COLONIAL AVENUE**  
**1890 PELHAM PARKWAY**  
PELHAM GARDENS, BRONX

Corner of Colonial Avenue & Pelham Parkway

COMMUNITY FACILITY/RETAIL FOR LEASE



#### APPROXIMATE SIZE

Lower Level: 4,000 SF

#### ASKING RENT

\$8,250/Month

#### POSSESSION

Immediate

#### TERM

Negotiable

#### COMMENTS

- New development
- Opportunity at the base of an apartment building
- Private lobby entrance on the ground floor
- T.I. available for qualified tenants
- Corner visibility

#### NEIGHBORS

The Pelham Grand Apartment • Popeyes • Dunkin' Donuts • Kennedy Chicken • Burger King • Subway • Johnny Rags NYC • Lounge 43 • Pelham Bay Mini Market • WA Beauty Supply

#### TRANSPORTATION

6

PROPERTY INFORMATION

#### NOAM AZIZ

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#### DANIEL ZACAİM

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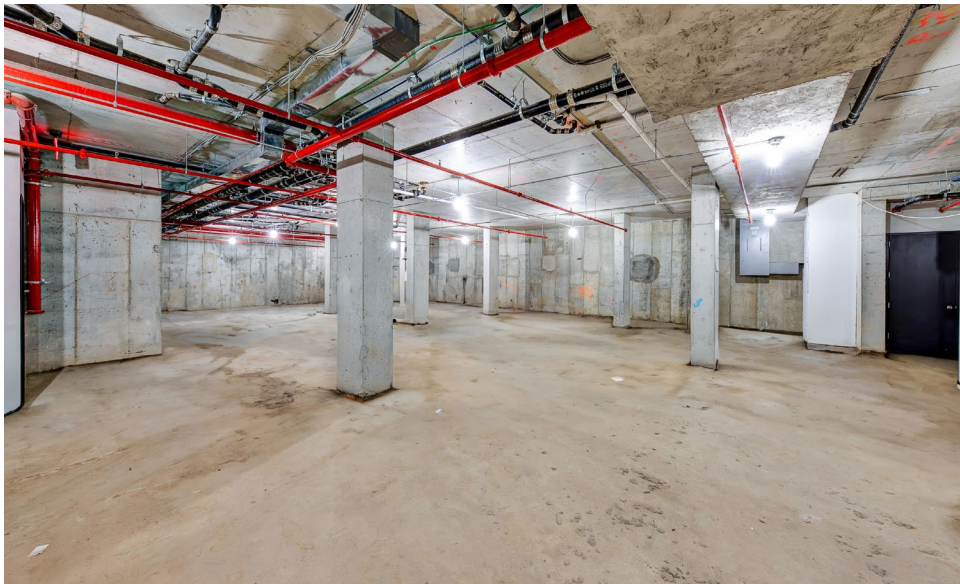
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INTERIOR

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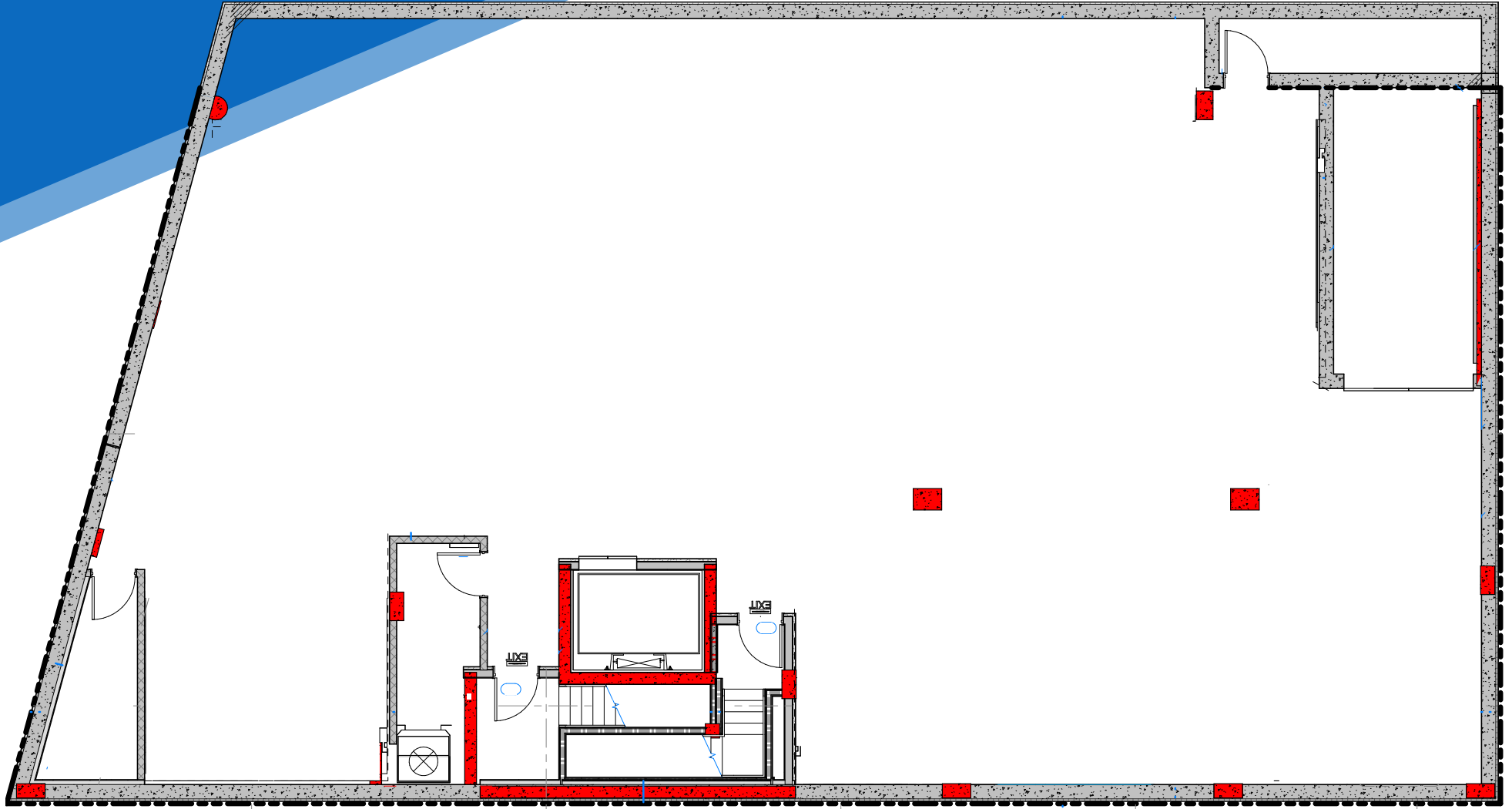
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FLOOR PLAN



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## COMMUNITY FACILITY/RETAIL FOR LEASE



NEIGHBORS

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# MERIDIAN RETAIL LEASING

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