

# 3060

## THIRD AVENUE MELROSE, BRONX

Corner of Third Avenue & East 157<sup>th</sup> Street

COMMUNITY FACILITY FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 2,425 SF  
Selling Lower Level: 2,225 SF  
Total SF: 4,650 SF

### ASKING RENT

~~\$19,500/Month~~ Reduced  
\$18,000/Month

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

86 FT Wraparound

### COMMENTS

- DOH approved - brand-new construction featuring a build-to-suit daycare space already customized to meet DOH requirements/licensing standards with elevator and preapproved fire alarm included
- Pre-approved plans for 86 infants/children
- Efficient layout designed for classrooms, activity areas, administrative offices, and support spaces
- Located north of the Hub in the South Bronx, surrounded by dense residential developments and a growing population of young families
- Excellent accessibility nearby subway lines and major thoroughfares, with strong visibility and easy drop-off access
- Rare opportunity to lease a fully daycare-ready space in a high-demand neighborhood

### NEIGHBORS

Aldi • Daisy's Pizza • Foodtown • Key Food • Mattress Firm • Five Below • Shorty's Barber Shop • Blink • Chipotle • Planet Fitness • Wendy's • Wingstop • TD Bank

### TRANSPORTATION

2 5

### JAMES FAMULARO

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PROPERTY INFORMATION

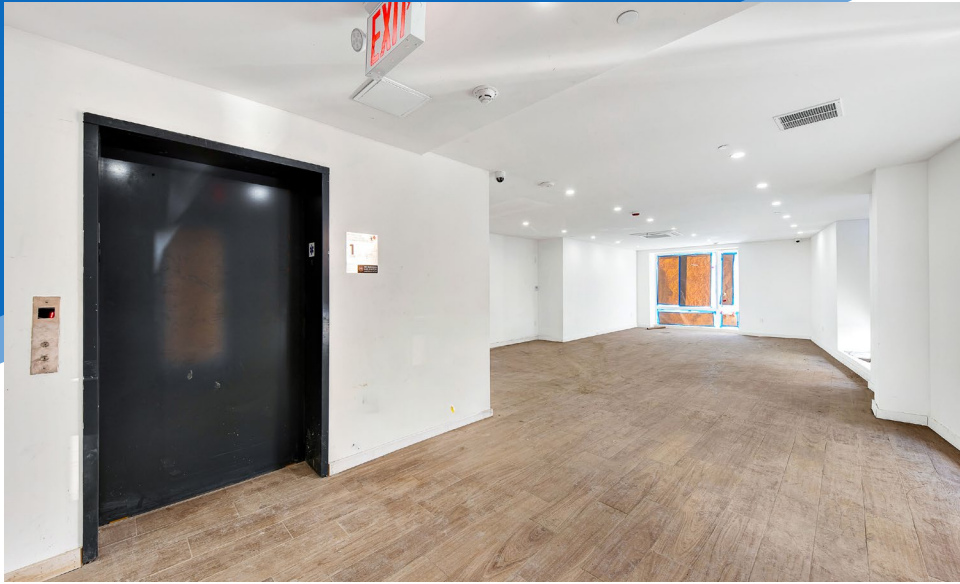


**MERIDIAN**  
RETAIL LEASING

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INTERIOR | GROUND FLOOR

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## COMMUNITY FACILITY FOR LEASE



INTERIOR | LOWER LEVEL

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FLOOR PLAN | GROUND FLOOR



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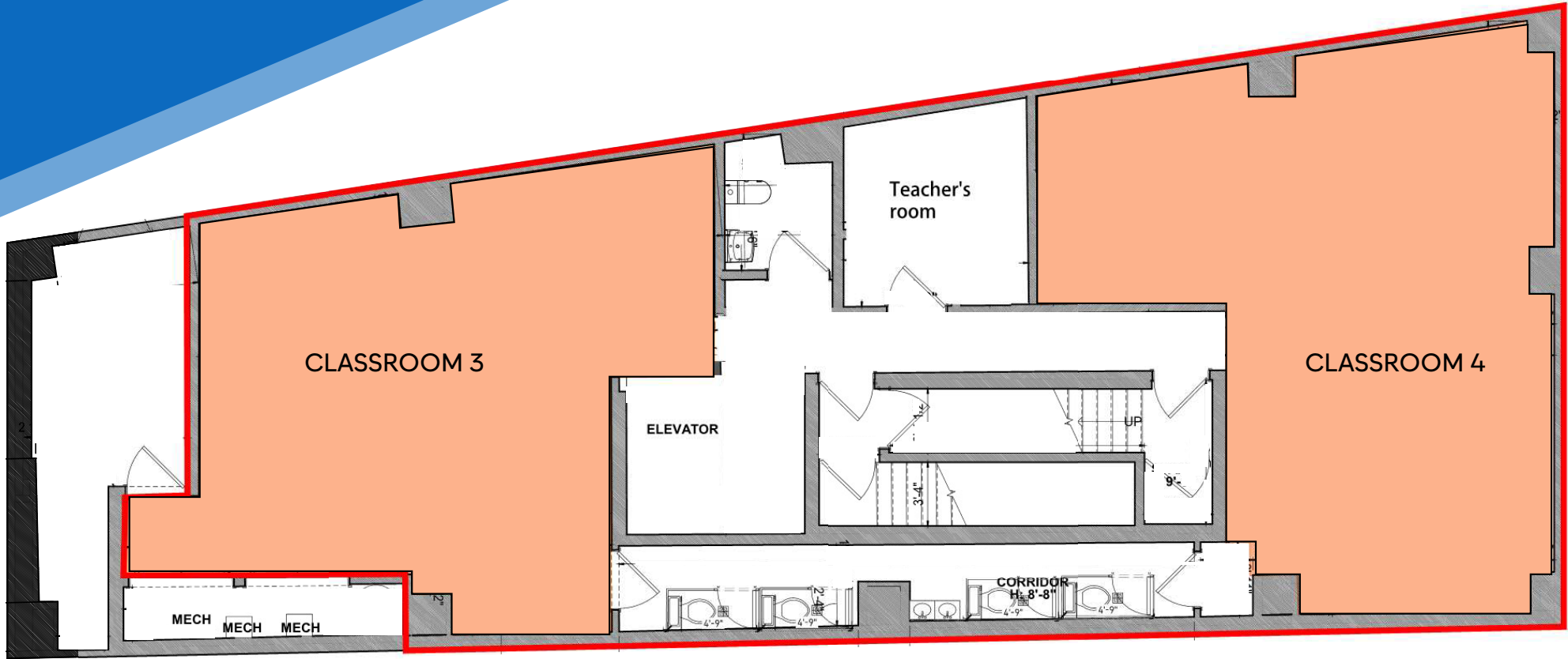
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FLOOR PLAN | LOWER LEVEL



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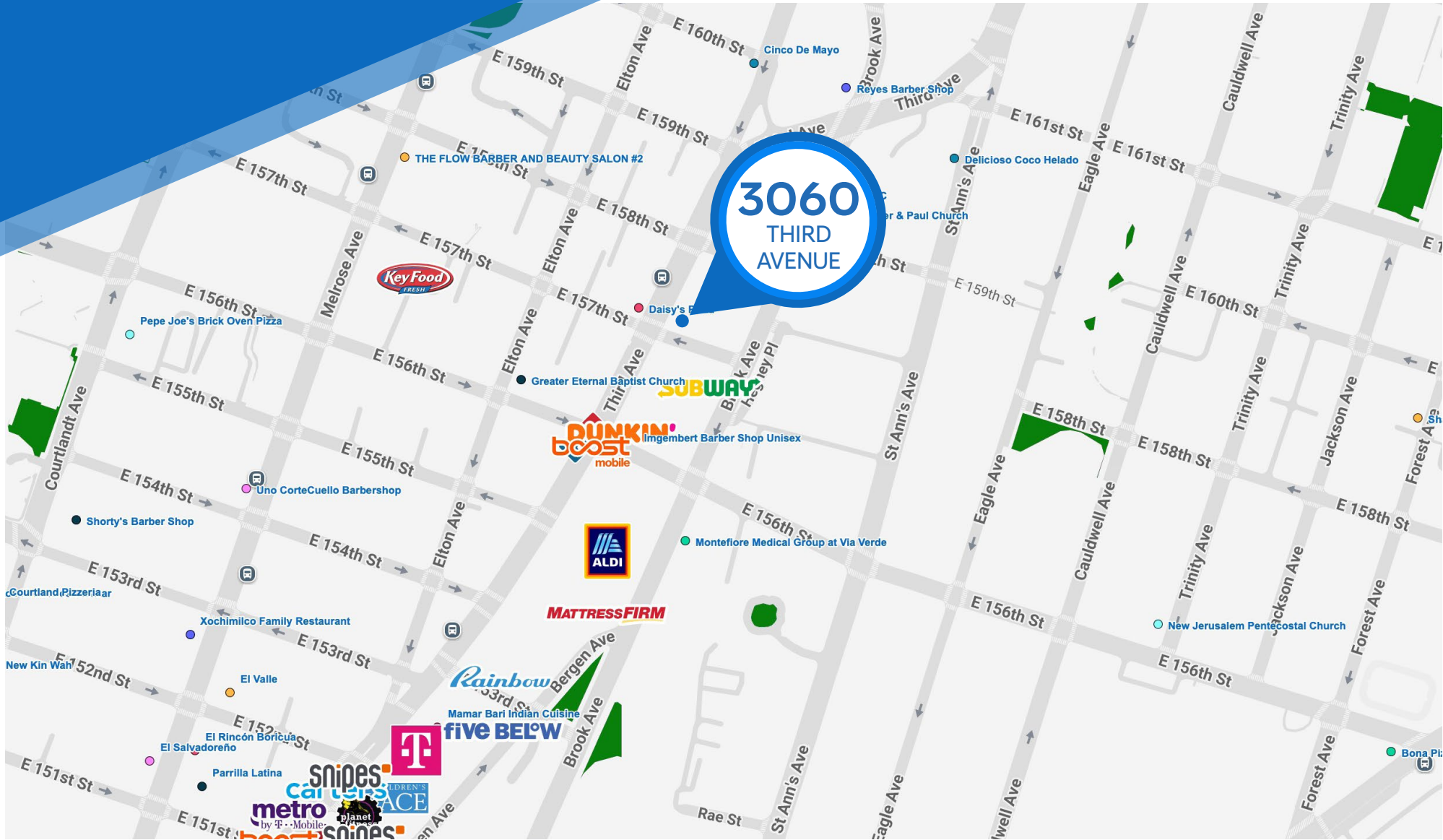
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NEIGHBORS



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