



# 3651 BRUCKNER BOULEVARD

PELHAM BAY, BRONX



**MERIDIAN**  
RETAIL LEASING

# 3651

## BRUCKNER BOULEVARD PELHAM BAY, BRONX

Corner of Bruckner Boulevard & Amendola Place

RETAIL/OFFICE FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 9,000 SF

### ASKING RENT

\$12,500/Month Each

### TERM

5-15 Years

### POSSESSION

Immediate

### FRONTAGE

125 FT Wraparound

### POSSIBLE DIVISIONS

Space A: 3,000 SF

Space B: 3,000 SF

Space C: 3,000 SF

### COMMENTS

- Prime opportunity in the Bronx in a new development/ Class A building with brand-new construction
- Direct Access to major bus routes and subway lines
- 15-foot high ceilings with an open layout
- Visibility from the Bruckner Expressway, with millions of cars passing through annually
- Ownership is open to providing TI and full build-outs for qualified tenants

### NEIGHBORS

Dunkin' • Burger King • Kennedy's Chicken & Burgers • Lounge 43 • The Alley Pizza Lounge • Popeyes • Subway • Ms Deli Grocery • Lee Xing • The Alley Pizza Lounge • Empire Bagels • Chirping Chicken • Dave's Smash Burgers • Novelty Eats

### TRANSPORTATION

6 Bx5 Bx12 Bx23 Bx24 Bx29 Bx31

### NOAM AZIZ

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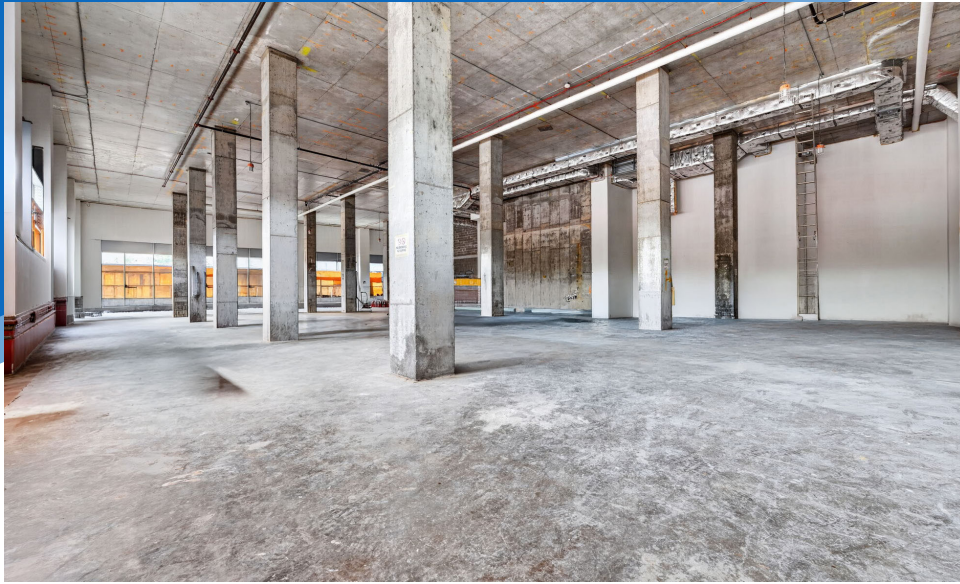
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INTERIOR

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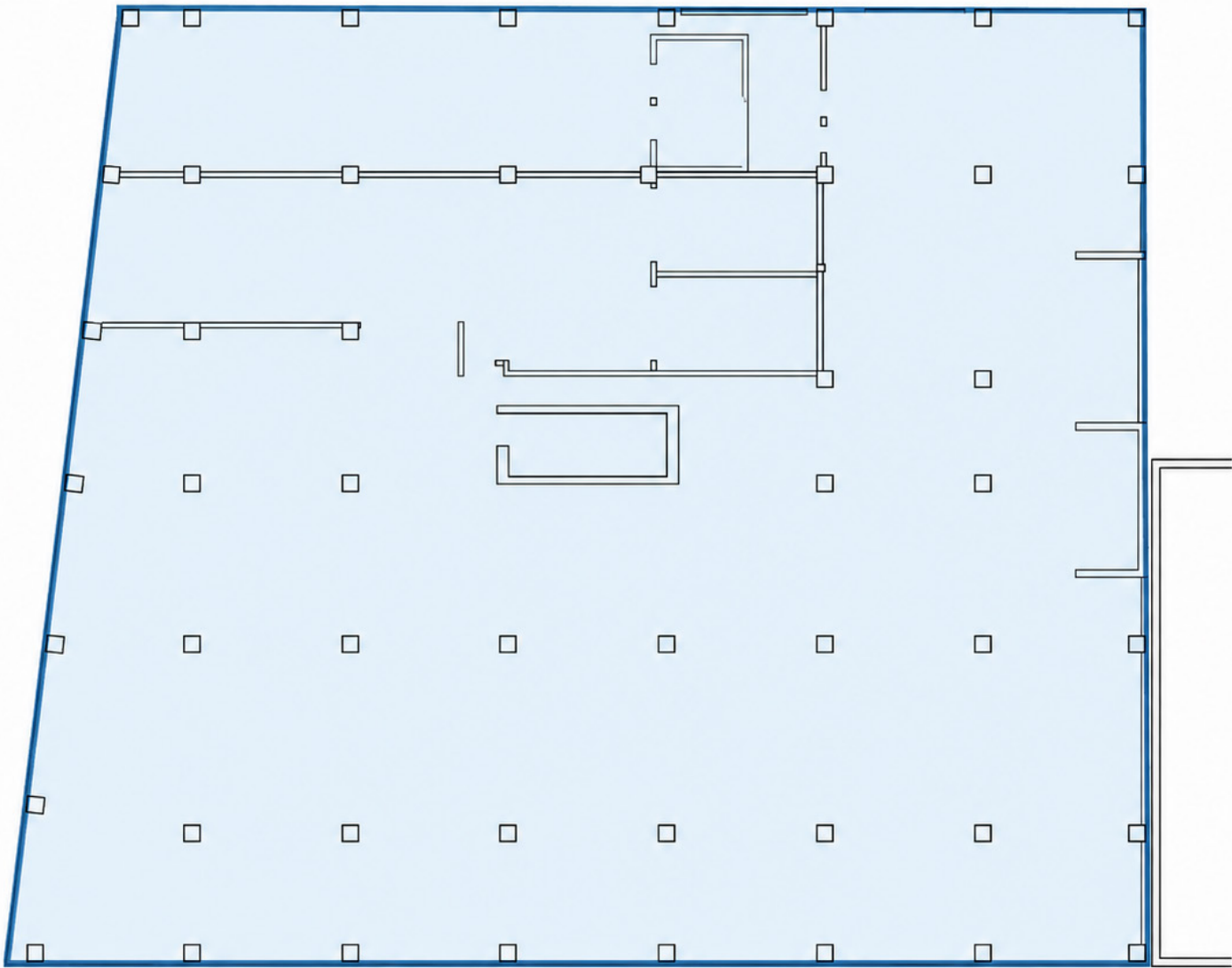
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GROUND FLOOR

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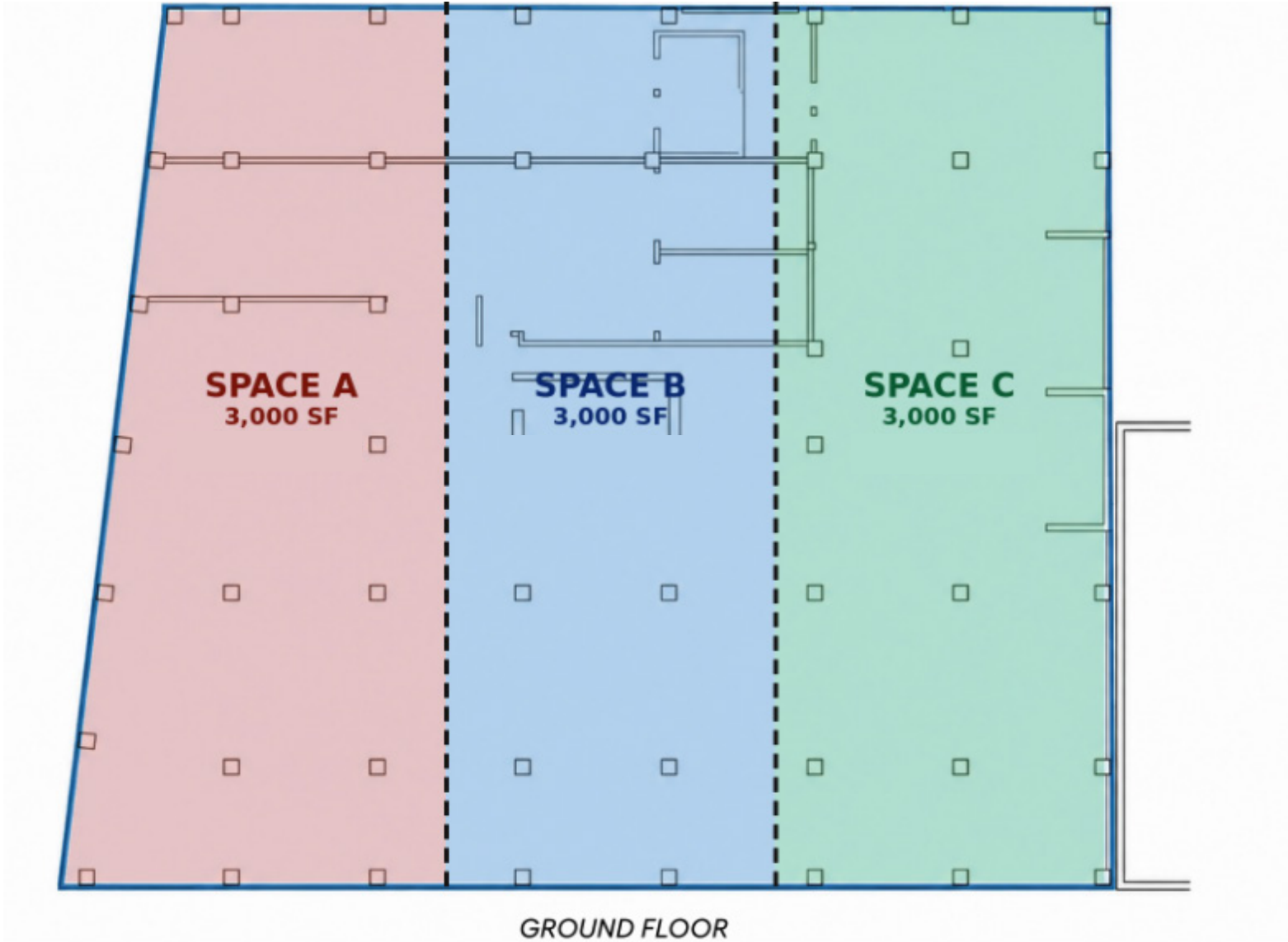
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