

3669
E. TREMONT
AVENUE

THROGS NECK
BRONX | NY
DRIVE-THRU

13,214 SF
LOT SIZE



CONCEPTUAL RENDERING

3669 EAST TREMONT AVENUE

Positioned along the highly trafficked East Tremont Avenue corridor in the Bronx, 3669 East Tremont Avenue offers a prime retail opportunity in one of the borough's most active neighborhood shopping districts. Surrounded by a strong residential population, national retailers, local businesses, and steady daily foot traffic, the property benefits from exceptional visibility and accessibility.

Its prominent frontage and convenient location near major thoroughfares make it an ideal setting for retail, dining, wellness, or service-oriented concepts looking to establish a presence in a vibrant and growing community.

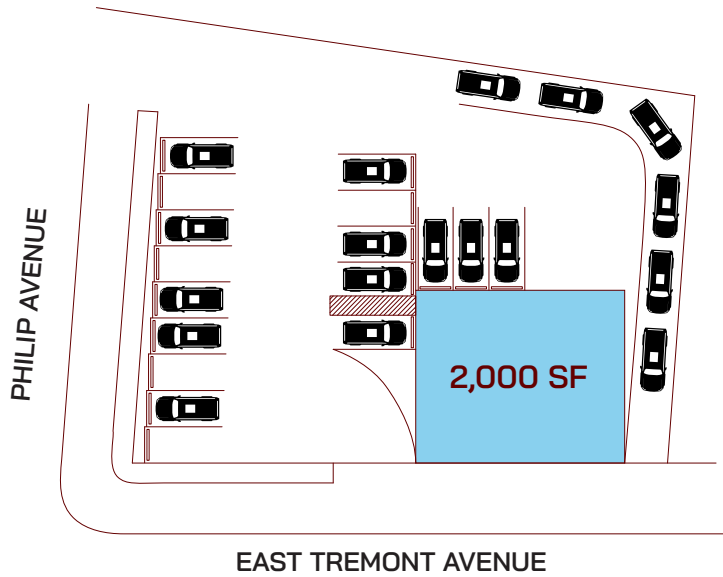
- Ground lease opportunity in the heart of a heavily populated retail trade area, with strong national and local tenants neighboring the property
- Corner property with wraparound frontage of over 230 FT
- Site at signalized intersection
- Multiple points of entry and exits
- Drive-thru opportunity with various building sizes ranging from 2,000 SF to 3,500 SF with plenty of parking



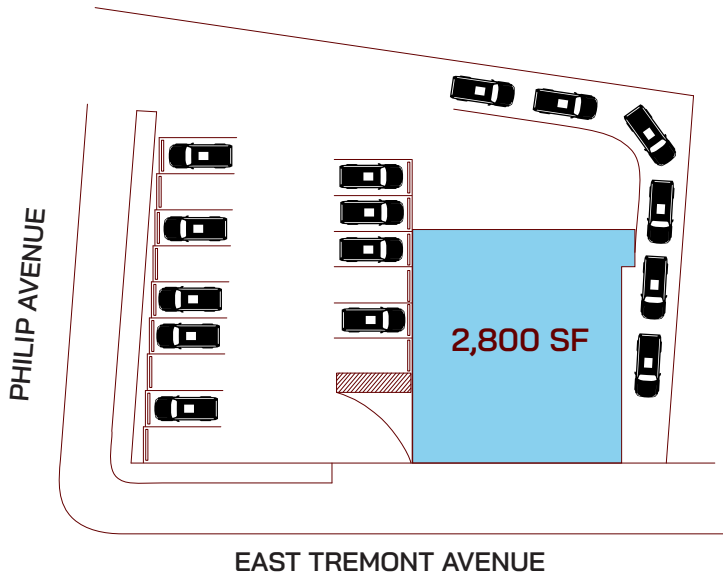
NEIGHBORING TENANTS



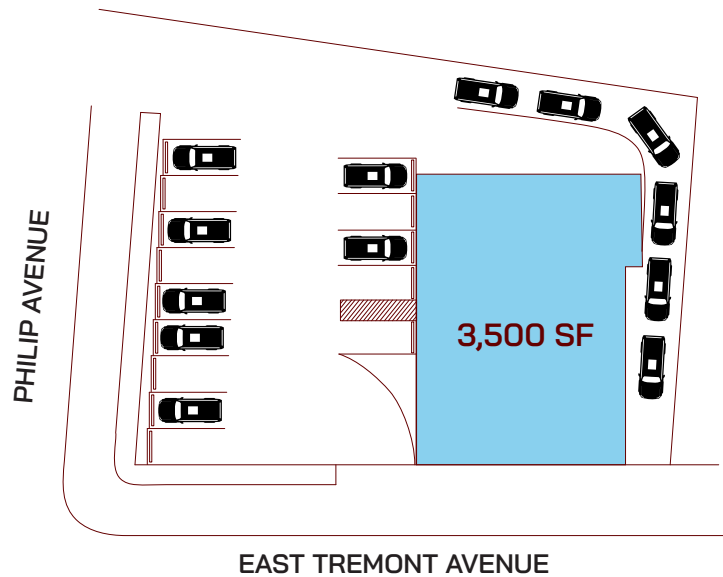
OPTION 1 - 2,000 SF



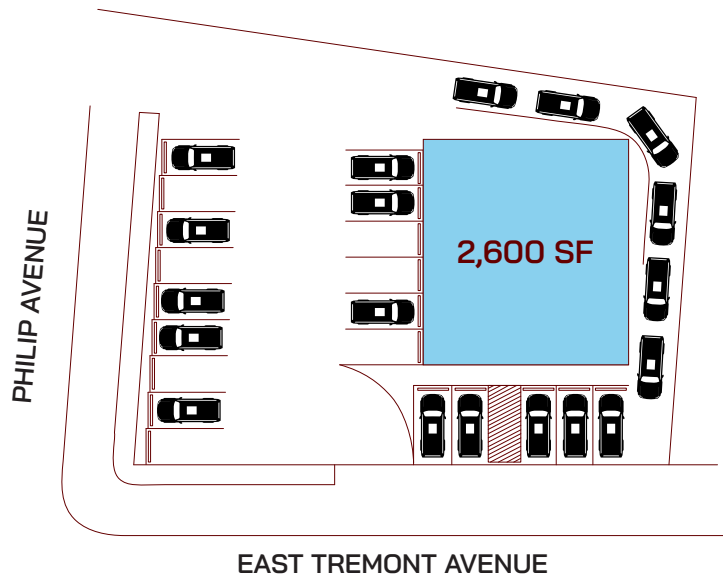
OPTION 2 - 2,800 SF



OPTION 3 - 3,500 SF



OPTION 4 - 2,600 SF



SPACE DETAILS

APPROXIMATE LOCATION
Located on the corner of East Tremont Avenue & Philip Avenue

LOT SIZE
13,214 SF

BLOCK/LOT
Block: 5437 / Lot: 24, 25, 27

FRONTAGE
126' on East Tremont Avenue
104'-7" on Philip Avenue

POSSESSION
Arranged

SITE STATUS
Pad Site

RENT
Upon Request

DEMOGRAPHICS

TOTAL BUSINESSES

1 mile	41,011
2 miles	155,874

TOTAL POPULATION

1 mile	41,011
2 miles	155,874

DAYTIME POPULATION

1 mile	34,450
2 miles	138,970

TOTAL HOUSEHOLDS

1 mile	15,350
2 miles	57,761

AVERAGE HHI

1 mile	\$101,926
2 miles	\$86,865



CONTACT EXCLUSIVE AGENTS

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