



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



2095 SOUTHERN BLVD.

BRONX, NY 10460

Ground Lease or Built to Suit Retail Land for Lease

Densely Populated and
Heavily Trafficked Location.

Type
Land / Retail

SQUARE FOOT
 **19,500_{RSF}**

ZONING
 **R7-1/
C1-4**

PARCEL ID
 **3108**
BLOCK

 **8**
LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

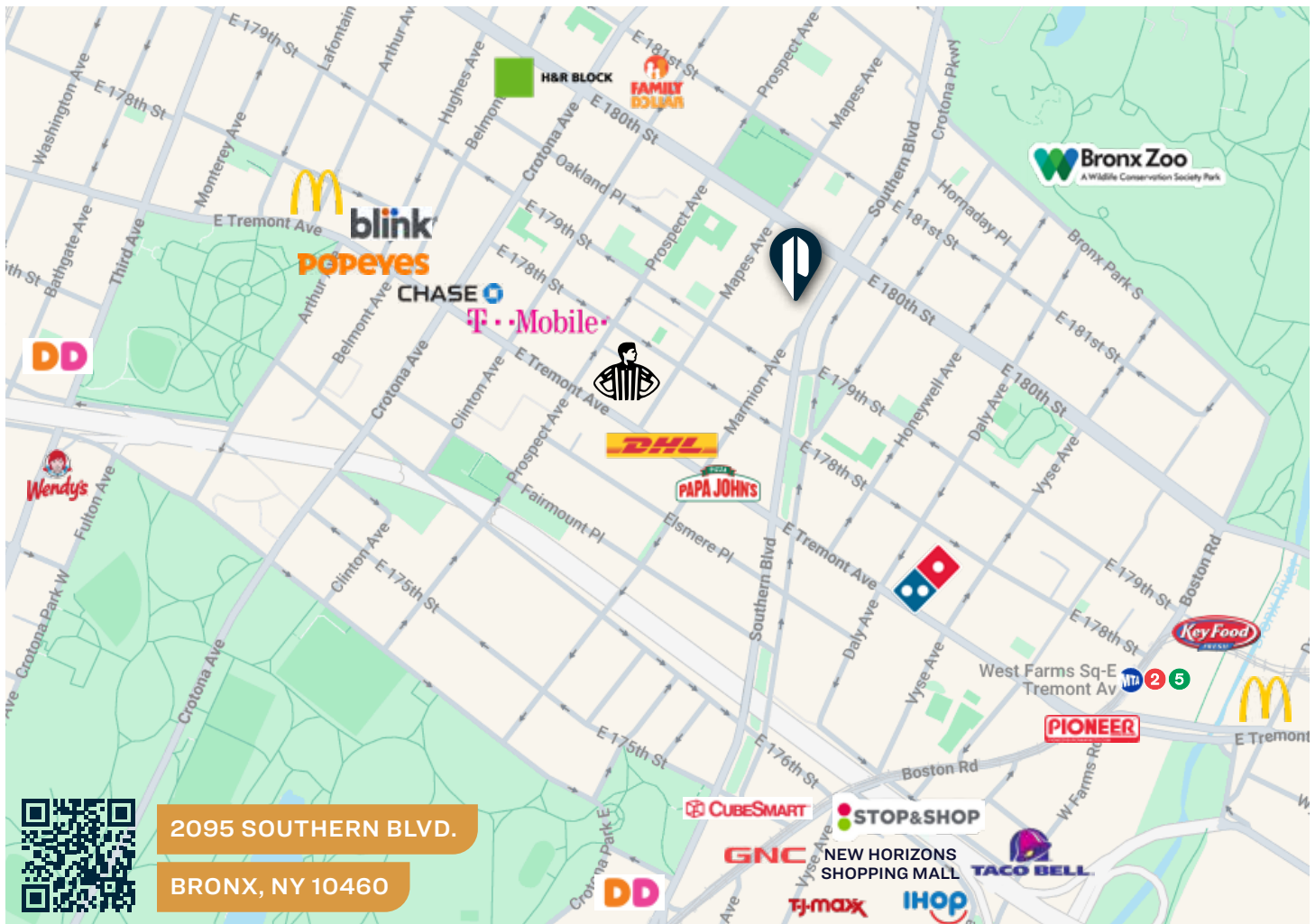
Property Overview

Features

- Built-to-Suit or Ground Lease
- Estimated 13,000 Vehicles Per Day
- One of the Most Densely Populated Areas of the Country
- Approximately 74,117 Residents per Square Mile

Nearby

- Bronx Zoo
- Bronx Botanical Gardens
- Yankee Stadium
- St. Barnabas Hospital
- Fordham University
- Little Italy



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TRANSPORTATION

2 5 E 180 STREET



I-27
I-95: CROSS
BRONX EXPY
BRONX RIVER
PKWY



BX19: SOUTHERN
BLVD/E 180 ST
BX40, BX42:
E 180 ST/
SOUTHERN BLVD



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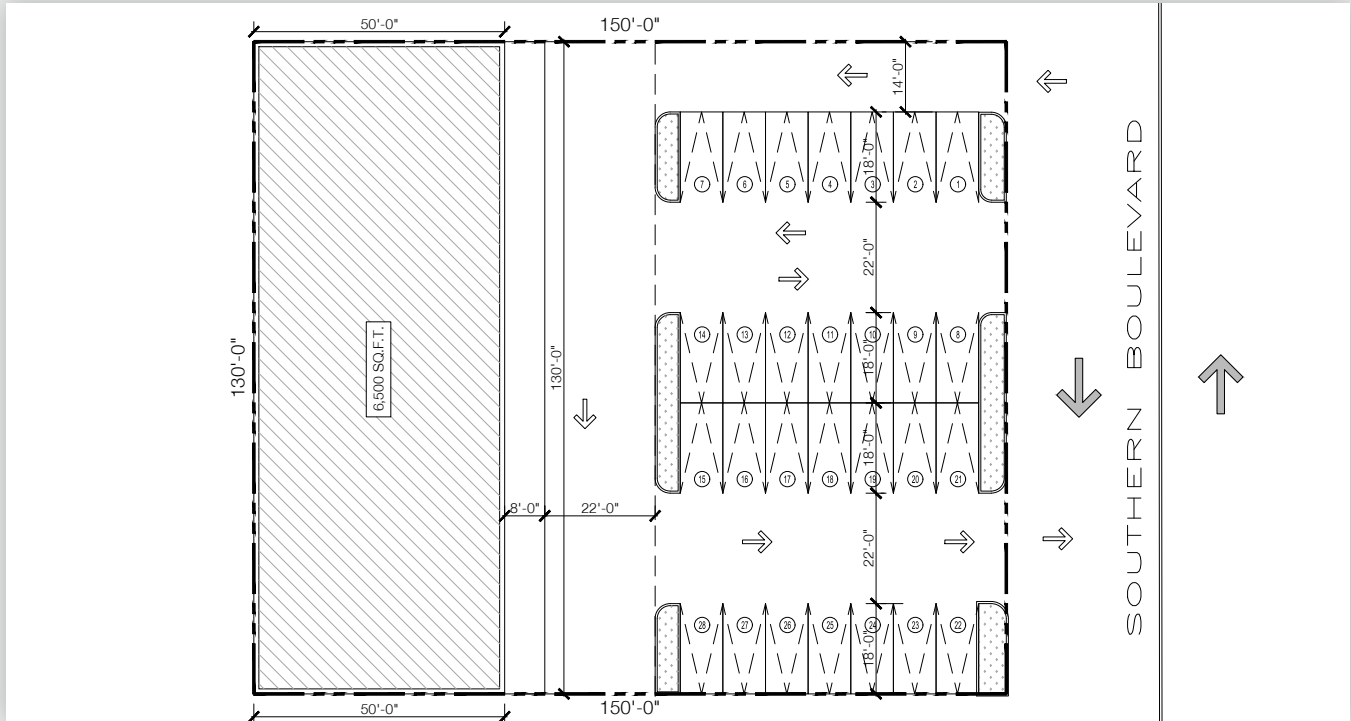
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PICTURES

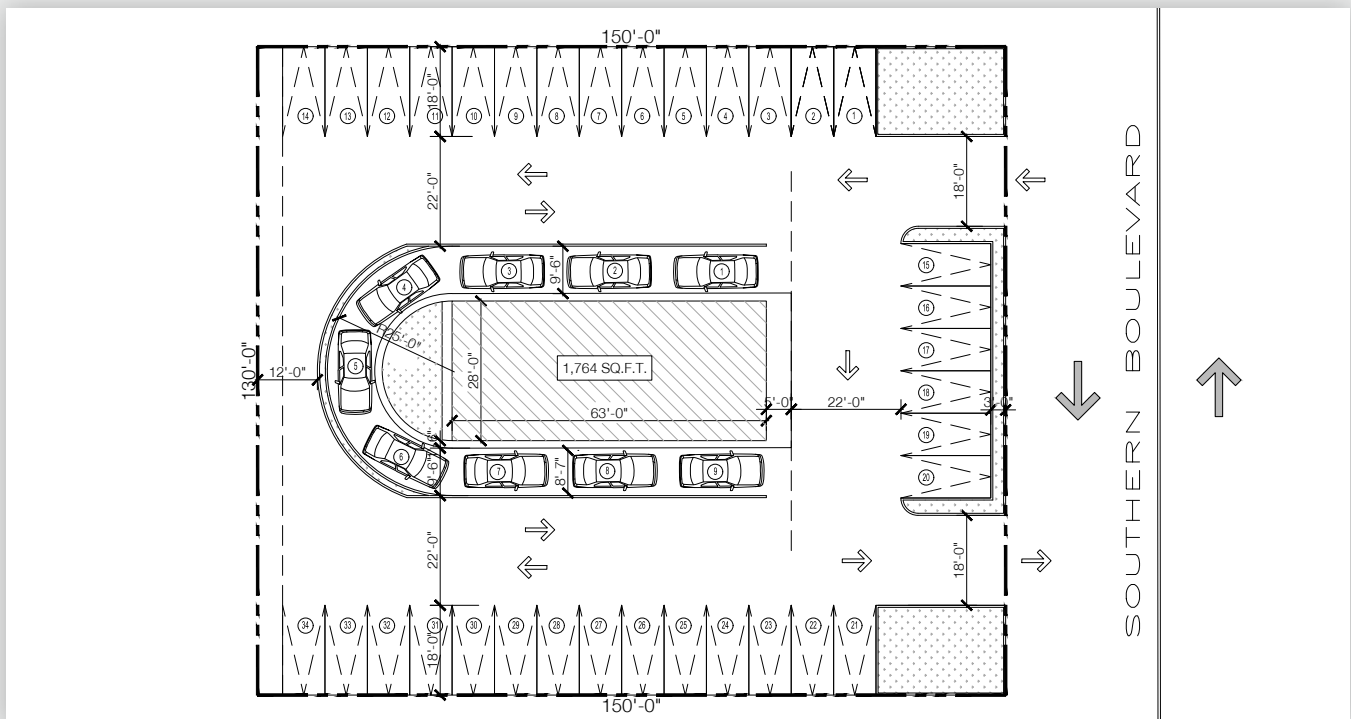


SITE PLAN

POTENTIAL 6,500 SQUARE FOOT BUILDING SET BACK WITH PARKING

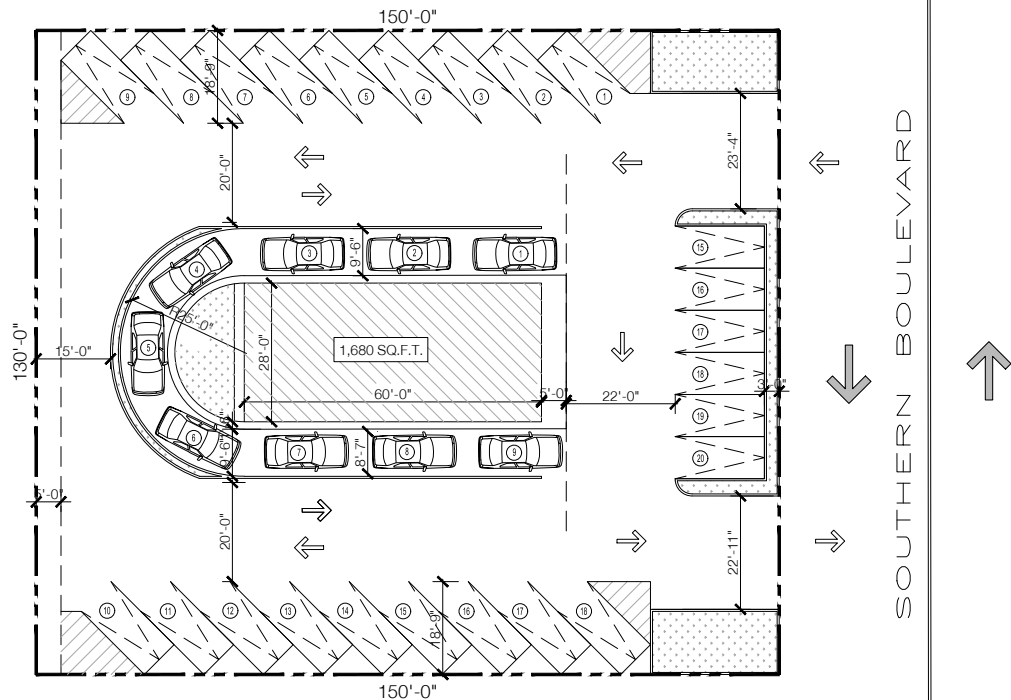


POTENTIAL DRIVE-THROUGH BUILDING WITH PARKING



SITE PLAN

POTENTIAL DRIVE-THROUGH BUILDING WITH PARKING



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