

# RIVERDALE, NEW YORK (BRONX)

## 234TH STREET & BROADWAY



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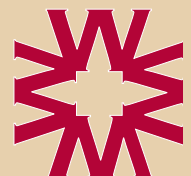


**9,747 SF AVAILABLE**

JOIN DEAL\$, SLEEPY'S, APOGEE, H & R BLOCK AND AT & T.



AVAILABLE:	9,747 SF		
DEMOGRAPHICS:	1 MILE	2 MILES	3 MILES EXCLUDES NJ
POPULATION	105,812	388,052	834,549
HOUSEHOLDS	41,920	137,825	292,718
MEDIAN AGE	36.5	31.9	31.7
AVERAGE HH INCOME	\$ 59,914	\$ 46,777	\$ 45,327



**WELCO REALTY, INC.**  
 EXCLUSIVE LEASING AGENT  
 2525 PALMER AVENUE  
 NEW ROCHELLE, NEW YORK 10801  
 914.576.7500 / FAX: 7596  
 JWELKIS@WELCOREALTY.COM

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**9,747 SF AVAILABLE (PRESENTLY MANDEE)  
WILL BE MADE AVAILABLE UPON 90 DAYS NOTICE**



PRELIMINARY LEASE PLAN