

FOR LEASE

Newly Constructed Ground Floor Commercial/Retail

Louis Nine Boulevard near Southern Boulevard

Bronx, NY

Available: Late Fall 2008



Source: Edelman Sultan Knox & Wood

4 Ground Floor Commercial Spaces

Features

- New Construction: 4 ground floor commercial spaces. Some build out required.
- “Green”, Energy-Efficient Building
- Close to highways, buses and trains
- 174 new apartments (approx. 430 residents) directly above
- Nearby: Citibank, Children’s Aid Society, GameStop, privately owned businesses, new housing construction, single and multi-family homes.
- NO BROKER FEES: For Lease by Owner

Commercial Spaces Available

A: 1,643 SF

B: 1,343 SF

C: 1,191 SF

D: 2,017 SF

Two (2) Basement storage areas: Approx. 1,000 SF each

Note: A & B can be combined to form 2,986 SF.

Rent:

\$25.00/SF/Yr NNN negotiable (\$2.08/SF/Mth)

Demographics

	Population	Average Household Income
1 Mile Radius	161,403	\$34,878
3 Mile Radius	1,297,426	\$40,048
5 Mile Radius	2,361,343	\$58,837

2008 estimates: NAIS Summary Trend Report & Analysis

Availability: Late Fall 2008

For additional information, please contact WHEDCo:
Kerry A. McLean, 718-839-1189, econdev@whedco.org



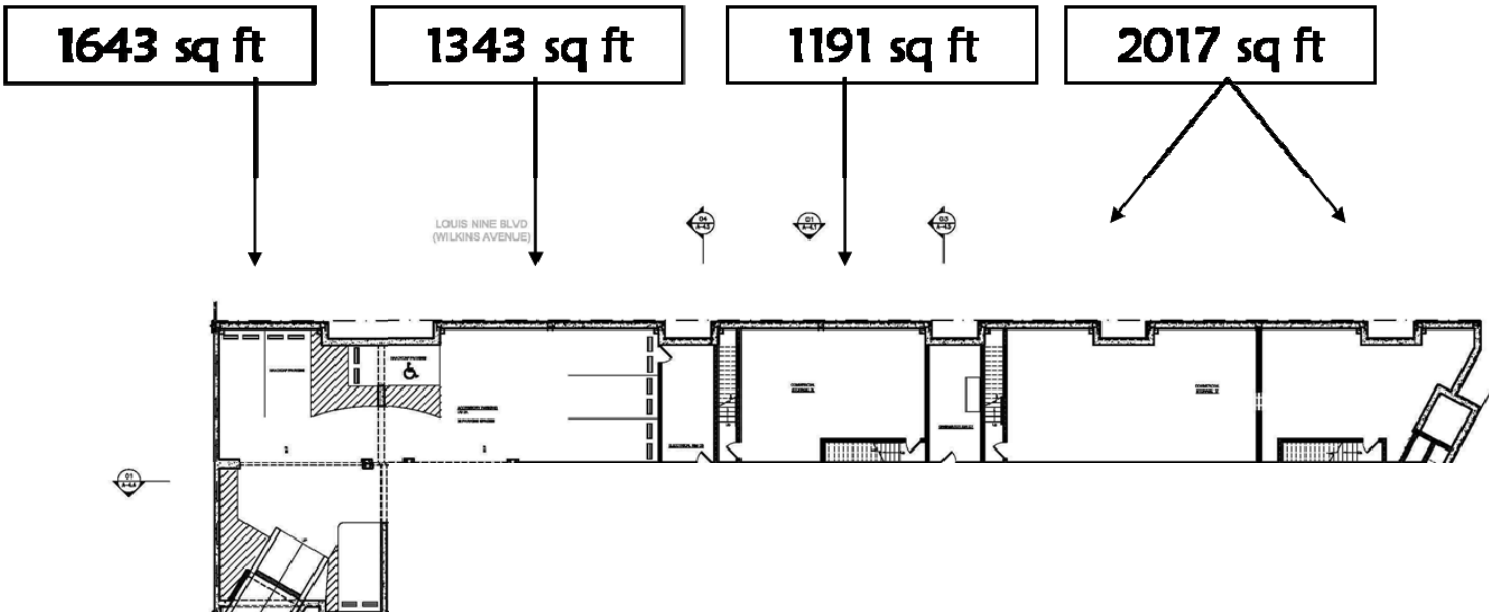
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NEW CONSTRUCTION: 4 Ground Floor Commercial Spaces



Standard divisions in picture are approximate. Picture taken August 2008.



Ground Floor Commercial Spaces Available					
Space	SF Avail	Rent/SF/Yr	Occupancy	Lease Term	Space Use
A	1,643 SF	\$25/SF/Yr	Vacant	Negotiable	Commercial/Retail
B	1,343 SF	\$25/SF/Yr	Vacant	Negotiable	Commercial/Retail
C	1,191 SF	\$25/SF/Yr	Vacant	Negotiable	Commercial/Retail
D	2,017 SF	\$25/SF/Yr	Vacant	Negotiable	Commercial/Retail

Note: A & B can be combined with a doorway to form 2, 986 SF.
 Two (2) Basement Storage Areas with 1,000 SF each also available.

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