CBRE

Mall at Bay Plaza

300 Baychester Avenue, Bronx, NY

+ Available:	159,100 SF (134,100 SF + 25,000 SF combine		
	located on 9.8 acres of land		

- + **Zoning:** C4-3 permitting specialty & department stores, theaters & other commercial & office uses serve a larger region and generate more traffic than neighborhood shopping areas.
- + **Term:** To be negotiated
- + **Possession:** TBD
- + Asking Rent: Subject to negotiation
- + Real Estate Taxes: \$10.12 PSF (2023/2024 RE Taxes)
- + CAM: Tenant to Self-Maintain
- + Master subease through Transformco, represented by CBRE
- + Comments: Party City, Staples, Ashley Furniture, Nike, Panera Bread,
 Bob's Discount Furniture, Carters, European Wax Center, CityMD, Sephora,
 The Mall at Bay Plaza (Macy's, JC Penney)

Contact Us

John Hanlon

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Demographics	.5 Miles	1 Mile	3 Miles	5 Miles
Population	17,694	68,400	569,258	1,504,735
Avg. HH Income	\$76,253	\$84,048	\$83,563	\$79,942
Daytime Population	18,583	59,094	487,436	1,286,873

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For Lease

Trade Area



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Bronx Market Aerial





Mall at Bay Plaza, 300 Baychester Avenue

Bronx, New York

Co-Op City: 15,000+ **Residential Units OLLAR TREE** PC.RICHARD **Staples Marshalls** EXII Ashley 12 **D**urlington M Panera 🔟 Bank HUCK STOP&SHOP RED LOBSTER BANK OF AMERICA 🤎 9 1 5 DSW 1 BOB'S FURNITURE carter's NPD ches 95 CHASE 🗘 SEPHORA w Aven Banplaza URGENT CARE EXIT 11 EUROPEA WAX CENTER <u>athome</u> CUBESMART **PartyCity** fi**Ve Bel**°W $\boldsymbol{\varphi}$ MTA Gun Hill MTA BBQ Bus Depot ------**AMC** THEATRES Applebee's THE MALL AT BAY PLAZA Raymour & Flanigan ★macy's JCPenney Olive Garden CHARLEYS Co-Op City: 15,000+ OUTBACK OLD NAVY **Residential Units** EXI 10

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Site Aerial



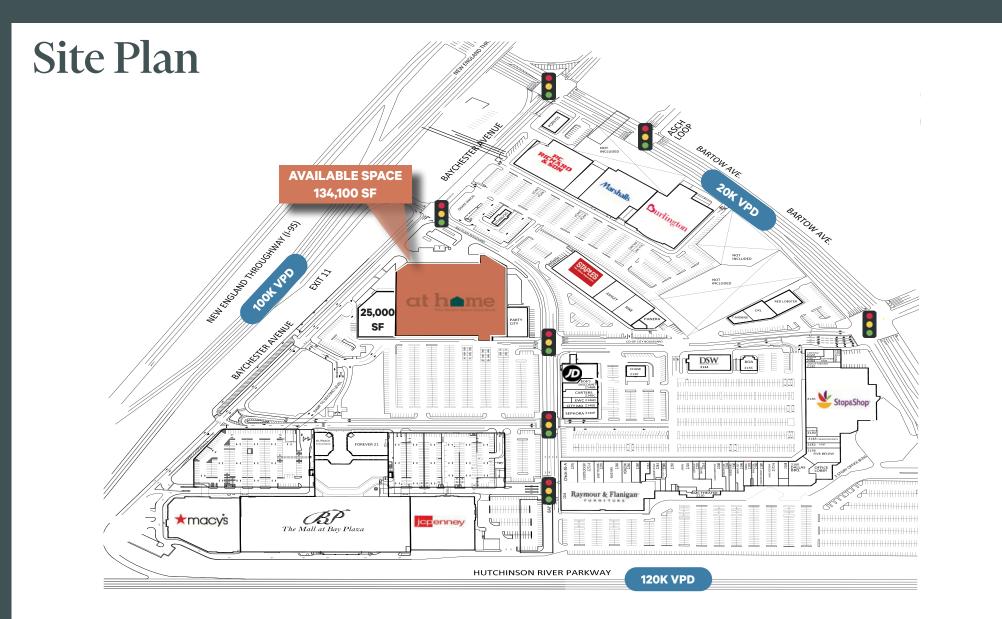
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