

Mall at Bay Plaza

300 Baychester Avenue, Bronx, NY

- + **Available:** 159,100 SF (134,100 SF + 25,000 SF combined) 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 sublease 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)



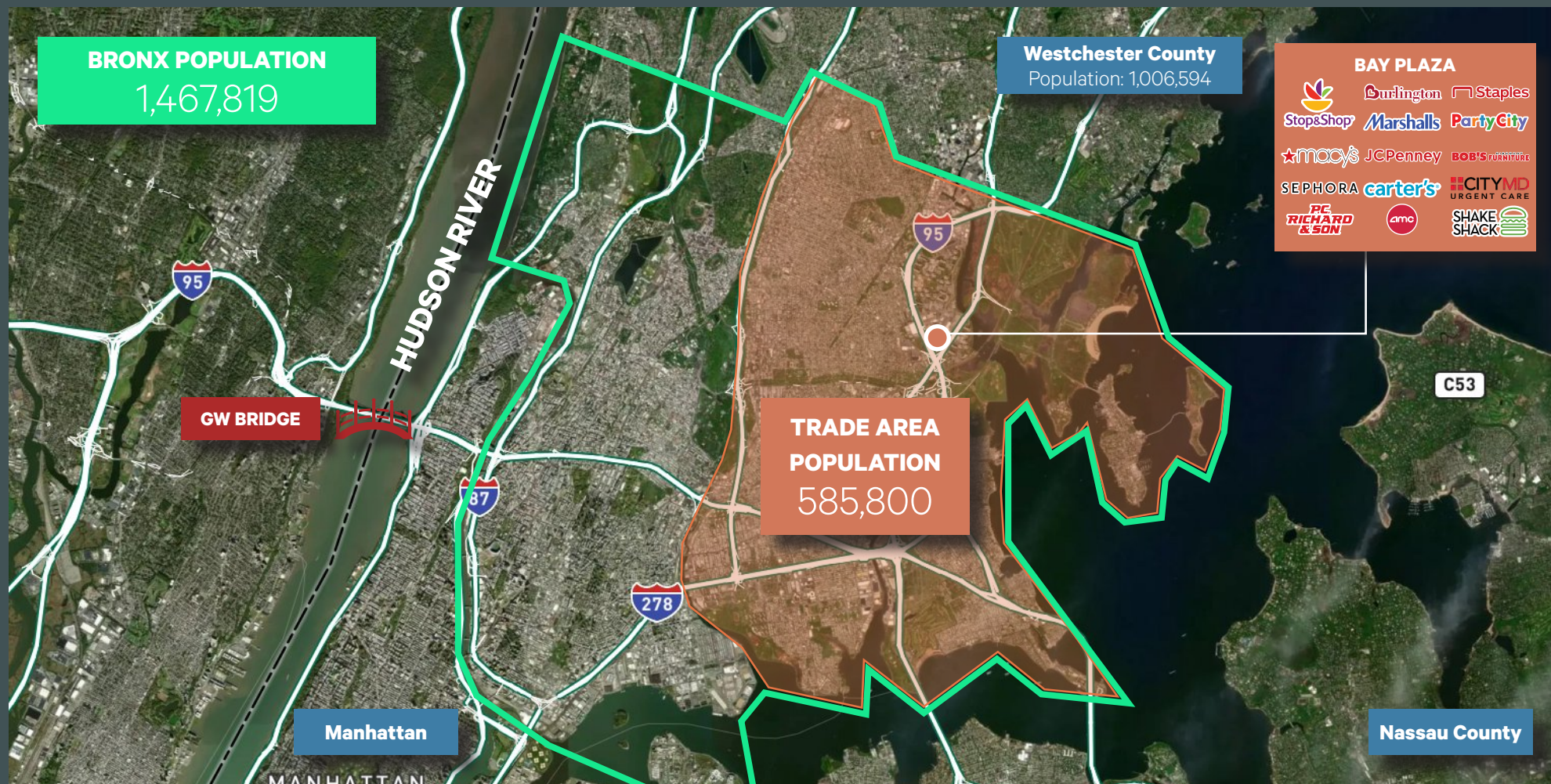
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Demographics	.5 Miles	1 Mile	3 Miles	5 Miles
Population	17,694	68,400	569,258	1,504,735
Avg. HH Income	\$76,253	\$84,048	\$83,563	\$79,942
Daytime Population	18,583	59,094	487,436	1,286,873

Trade Area



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Mall at Bay Plaza, 300 Baychester Avenue
Bronx, New York

For Lease

Bronx Market Aerial



Mall at Bay Plaza, 300 Baychester Avenue
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For Lease

Site Aerial



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CBRE

Site Plan



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