



GUN HILL COMMONS

1750-1780 GUN HILL ROAD, BRONX, NY 10469



RETHINK. RECREATE. REDEVELOP.



THE BRONX'S DESTINATION FOR EVERYDAY SHOPPING

Gun Hill Commons is located at the intersection of I-95 (New England Thruway) and the Hutchinson River Parkway along the Gun Hill Road commercial corridor in the northeast section of the Bronx, NY. The property is surrounded by an extremely dense residential population residing in both high-rise multi-family apartment towers and single to two-family homes. Co-Op City, the largest cooperative residential development in the United States with over 44,000 residents, is located directly across the street.

Gun Hill Commons

1750-1780 Gun Hill Road, Bronx, NY 10469



1

1 Mile

95

Pearlree Square



Shoe Rd

E Gun Hill Rd

Bartow Ave

Hutchinson Pkwy

City Island Rd

Alberton Ave

Gun Hill Commons



Shops at Gun Hill Rd



Bay Plaza Shopping Center

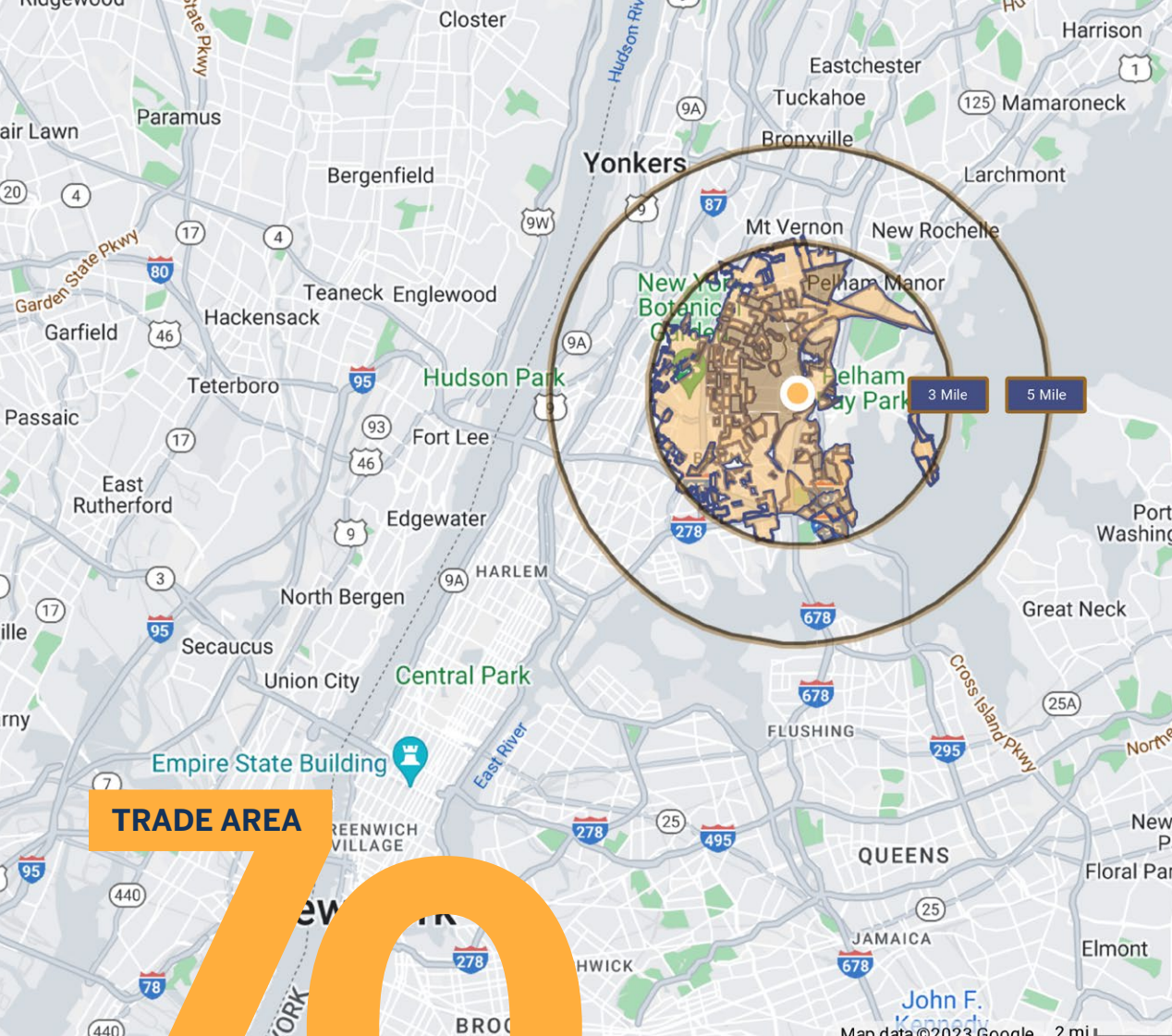


Bronx and Pelham Pkwy

Hutchinson Metro Ctr



95



TRADE AREA

70%

DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

POPULATION

455,074	644,701	1,599,785
Tru Trade*	3 Mile	5 Mile

FAMILY HOUSEHOLDS

168,799	233,969	578,007
Tru Trade*	3 Mile	5 Mile

AVERAGE HH INCOME

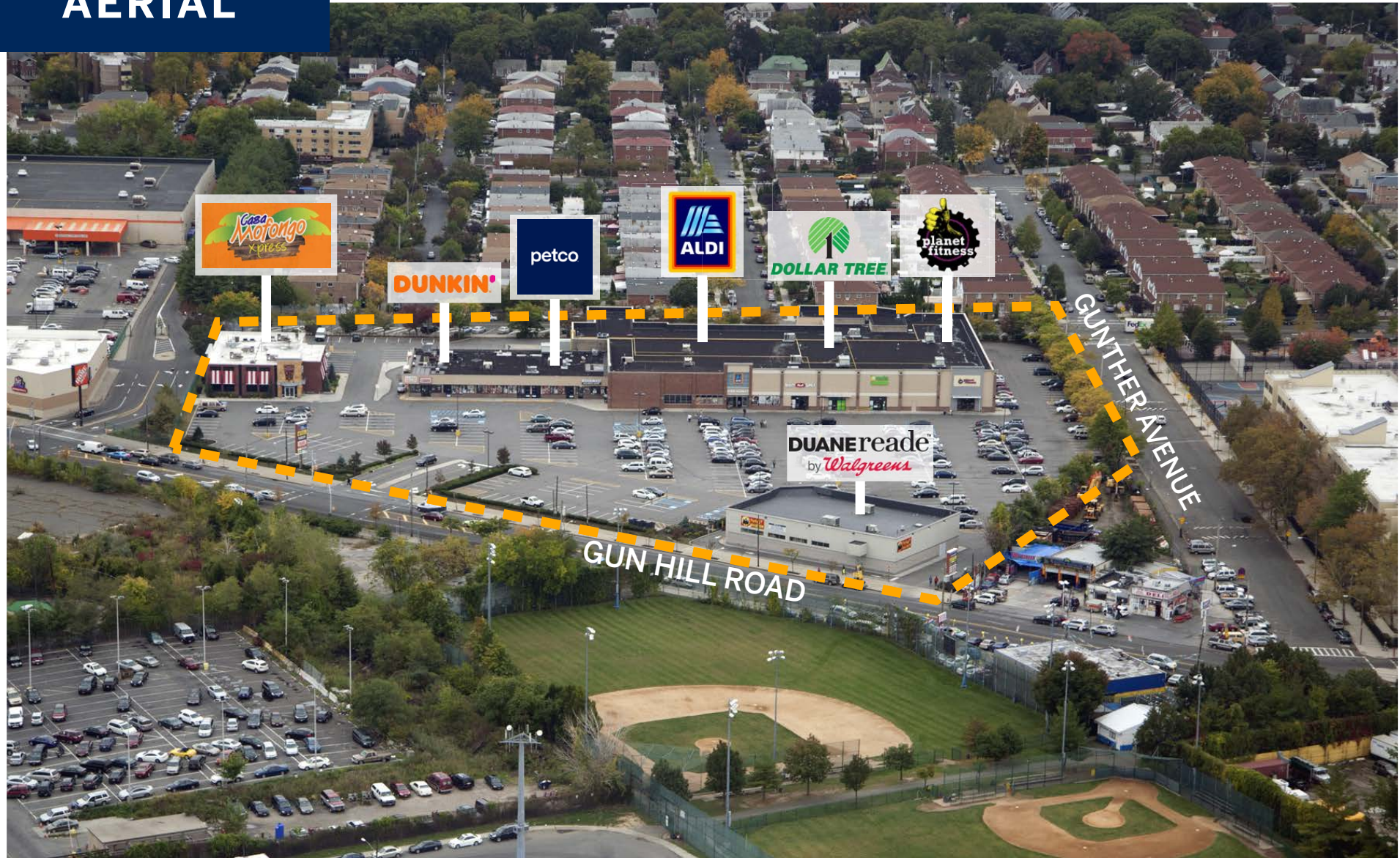
\$71,427	\$79,815	\$77,864
Tru Trade*	3 Mile	5 Mile

COLLEGE EDUCATION

24.2%	26.2%	26.2%
Tru Trade*	3 Mile	5 Mile

*Tru Trade Area; 2.7 Miles

AERIAL



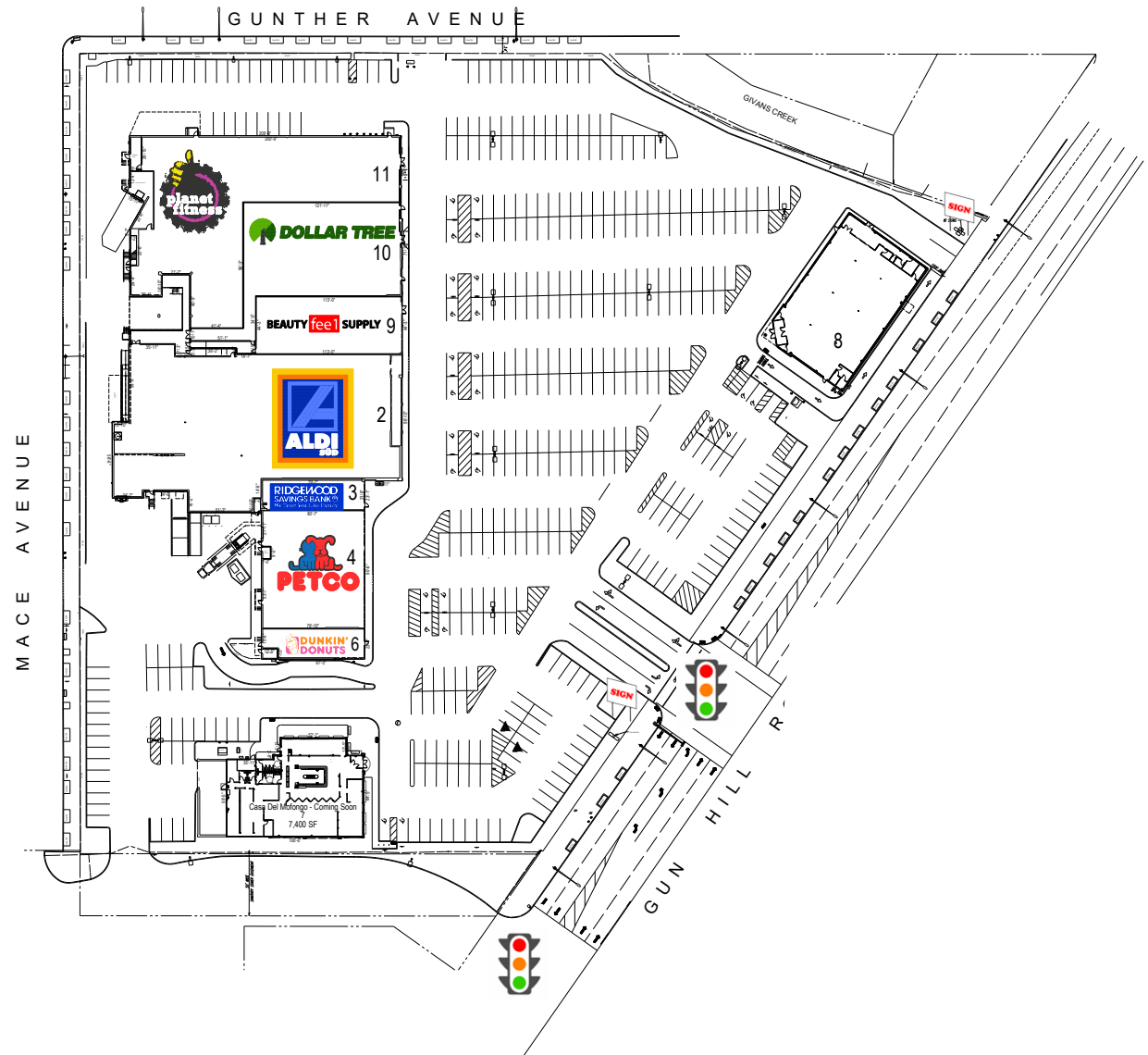
There is a major healthcare presence in the area with hospitals and educational institutions including Montefiore Medical Center, Albert Einstein College of Medicine, Jacobi Medical Center and Calvary Hospital all located within minutes of Gun Hill Commons.

SITE PLAN

TENANTS		SQFT
2	Aldi Food Market	22,924
3	Ridgewood Savings Bank	1,853
4	Petco	7,128
6	Dunkin' Donuts	1,715
7	Casa Del Mofongo	7,400
8	Duane Reade	8,626
9	Feel Beauty Supply	4,950
10	Dollar Tree	9,481
11	Planet Fitness	17,100

HIGHLIGHTS

Total SF	81,072
Parking Spaces	440
Parking Ratio	5.4 : 1,000 SF



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