



RETAIL SPACE FOR LEASE

HIGHBRIDGE · BRONX

74 WEST 165TH STREET

Ground-floor retail on a high-traffic Highbridge corridor



600^{SF}
GROUND FLOOR

15^{FT}
STREET FRONTAGE

9^{FT}
CEILING HEIGHT

SPACE SPECIFICATIONS

82 WEST 162ND STREET
Highbridge, Bronx

600^{SF}

GROUND FLOOR

15^{FT}

STREET FRONTAGE

9^{FT}

CEILING HEIGHT

PROPERTY HIGHLIGHTS

- 600 SF (approx) ground floor
- 15 ft of frontage on West 165th Street
- 9 ft ceiling height
- Asking rent upon request
- Condition as-is, existing storefront
- Uses retail, services, F&B, medical, office
- Steps to 4 train at 167 St & 161 St-Yankee Stadium

SRG

SAFDIE REALTY GROUP

Joseph Kafif

joeyk@safdierealtygroup.com · (917) 792-1262

Edmund Shammah

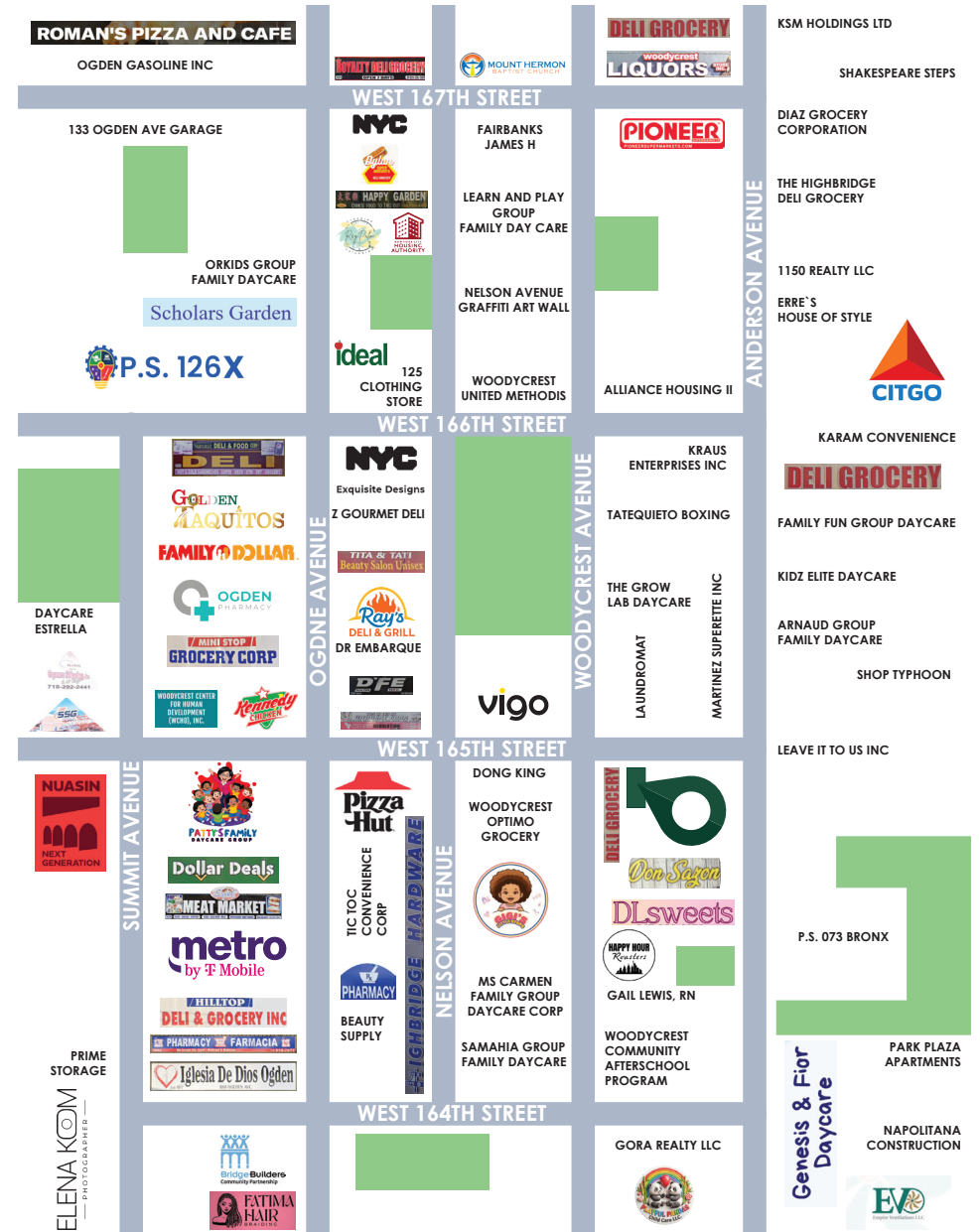
Edmund@safdierealtygroup.com · (917) 803-7025

Neighborhood Retail Map

- Don Sazon Restaurant
- Los Primos Deli
- Espinal Meat Mkt
- Woodcrest Grocery
- Alex Appliances
- T-Mobile
- A & N Appliance
- Ogden 99
- Grace International
- Family Dollar
- Mexican shops
- Barbers & salons

- PS 73 (W 165th & Anderson) · 0.1 mi
- 167 St subway (4 train) · 0.4 mi
- Yankee Stadium · 0.5 mi
- Bronx Terminal Market · 0.7 mi
- Highbridge Park · 0.8 mi

- 4 167 St (4 line) · 0.4 mi
- 4 161 St-Yankee Stadium · 0.5 mi
- Bx6 Ogden Av at door
- Bx13 Ogden Av at door



DEMOGRAPHICS

\$30,900

MEDIAN INCOME
Household, CD 4 (Highbridge/Concourse)

155,835

RESIDENTS
Bronx Community District 4

88

WALK SCORE
Very Walkable · Rider's Paradise transit

THE CATCHMENT

Dense, transit-driven, daily-needs retail.

Over 155,000 residents in Bronx Community District 4 with consistent foot traffic along the W 165th Street corridor — a daily-needs retail strip serving Highbridge with fast access to the 4 train at 167 St and 161 St-Yankee Stadium.

AGE & INCOME PROFILE

AGE DISTRIBUTION

Under 18	27%
18 – 24	11%
25 – 44	29%
45 – 64	23%
65+	10%

KEY INCOME STATS

- \$30,900 median household income
- 32% workforce employment rate
- Avg. household size 2.85

FOOT TRAFFIC & ACCESS

100	88	65
TRANSIT SCORE	WALK SCORE	BIKE SCORE
Rider's paradise	Very walkable	Bikeable

TRADE AREA HIGHLIGHTS

- 4 train at 167 St (0.4 mi) & 161 St (0.5 mi)
- Bx6 & Bx13 bus routes on Ogden Avenue
- Steps to PS 73 (W 165th & Anderson)
- Daily-needs retail corridor on W 165th
- Bronx Terminal Market within 0.7 mi
- Yankee Stadium event-day spillover traffic

Sources: U.S. Census Bureau (ACS 2020–2024 5-Year Estimates); NYC Health Community Health Profile 2018; Walk Score®. Figures for ZIP 10452 / Bronx CD 4.

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600 SF

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Highbridge · Bronx, NY 10452

For Pricing: (917) 792-1262 | +1 (917) 803-7025

JOSEPH KAFIF

www.safdierealtygroup.com
joeyk@safdierealtygroup.com
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