

FOR LEASE

2780 3rd Avenue

485 Willis Avenue – Block-Through Corner Flagship
Build-to-Suit & Development Opportunity

2,000 - 36,000 SF for Lease
Build to Suit Opportunity
6,500 SF Floor Plate
All Uses Considered

NEW BEGINNINGS COMMUNITY COUNSELING CENTER

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SAFDIE REALTY GROUP



Conceptual Rendering

PROPERTY SUMMARY

780 3rd Avenue / 485 Willis Avenue — Block-Through Corner Flagship | Build-to-Suit & Development Opportunity

Exceptional block-through corner opportunity in the South Bronx offering unmatched visibility, scale, and long-term development potential. Located at 2780 3rd Avenue with wraparound frontage to 485 Willis Avenue, this property features a 6,500 SF floorplate, flexible configurations, and the ability to deliver a full retail or community facility flagship with brand-new storefronts.

Ownership is open to full build-to-suit, multi-tenant retail, or single-tenant flagship users, with the ability to add additional stories for tenants or users requiring long-term growth.

SIZE & CONFIGURATION:

- Available SF: From 2,000 SF up to 36,000 SF
- Typical Floorplate: Approx. 6,500 SF
- Block-Through Layout with dual frontage
- Flexible demising or full-building occupancy

RETAIL & COMMUNITY FACILITY FLAGSHIP POTENTIAL:

- Ideal for national or regional retail flagships
- Strong fit for community facility uses including:
 - Daycare / Early Learning Centers
 - Medical, Diagnostic, or Urgent Care
 - Nonprofit, Educational, or Institutional Users
 - Fitness, Wellness, or Recreation Concepts
- Ability to create large-format retail, corner branding, and prominent signage
- High ceiling potential and excellent natural light



BUILD-TO-SUIT & DEVELOPMENT OPPORTUNITY:

- Brand-new storefronts can be constructed
- Full build-to-suit available based on tenant requirements
- Vertical expansion possible – additional stories may be added (subject to approvals)
- Suitable for long-term users seeking ownership-style control through customized buildout
- Opportunity to create a modern mixed-use or institutional asset

LOCATION HIGHLIGHTS:

- Prime positioning along 3rd Avenue, a major Bronx commercial corridor
- Excellent exposure to vehicular and pedestrian traffic
- Strong surrounding residential density and ongoing neighborhood investment
- Convenient access to public transportation and major roadways

TRANSPORTATION

- 3 Avenue–149 Street    2 min Walk
- 3 Avenue–138 Street   10 min Walk
- 149 Street–Grand Concourse     12 min Walk
- Brook Avenue   12 min Walk
- 138 Street    14 min Walk



PROPERTY PHOTOS





2,000 - 36,000 SF
2778 3RD AVE
RETAIL FOR LEASE

2778 3rd Ave, Bronx, NY 10455

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