

# 3225 THIRD AVENUE

CORNER OF 163RD STREET & 3RD AVENUE | MELROSE

PREMIER RETAIL SPACE AVAILABLE



Over 7,500 SF  
Premier Retail Space  
Available for Lease

DUNKIN'

JJ JIMMY JOHN'S

BASKIN BR ROBBINS

PARK

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## PROPERTY HIGHLIGHTS

- Former Duane Reade
- Heavy foot traffic area
- Adjacent to Bx6, Bx15, & Bx21 bus stops
- Short walk from Prospect Avenue subway station
- Neighbors include:  
*Jimmy Johns, Dunkin, Subway, Popeyes, Metro by T-Mobile, Kennedy Fried Chicken, C-Town Supermarket, Panda Express, & many more!*

**SIZE:** 7,500 SF Ground Floor

**FRONTAGE:** 80'

**CEILING HEIGHT:** 10'+

**POSSESSION:** Arranged

**ASKING RENT:** Upon Request

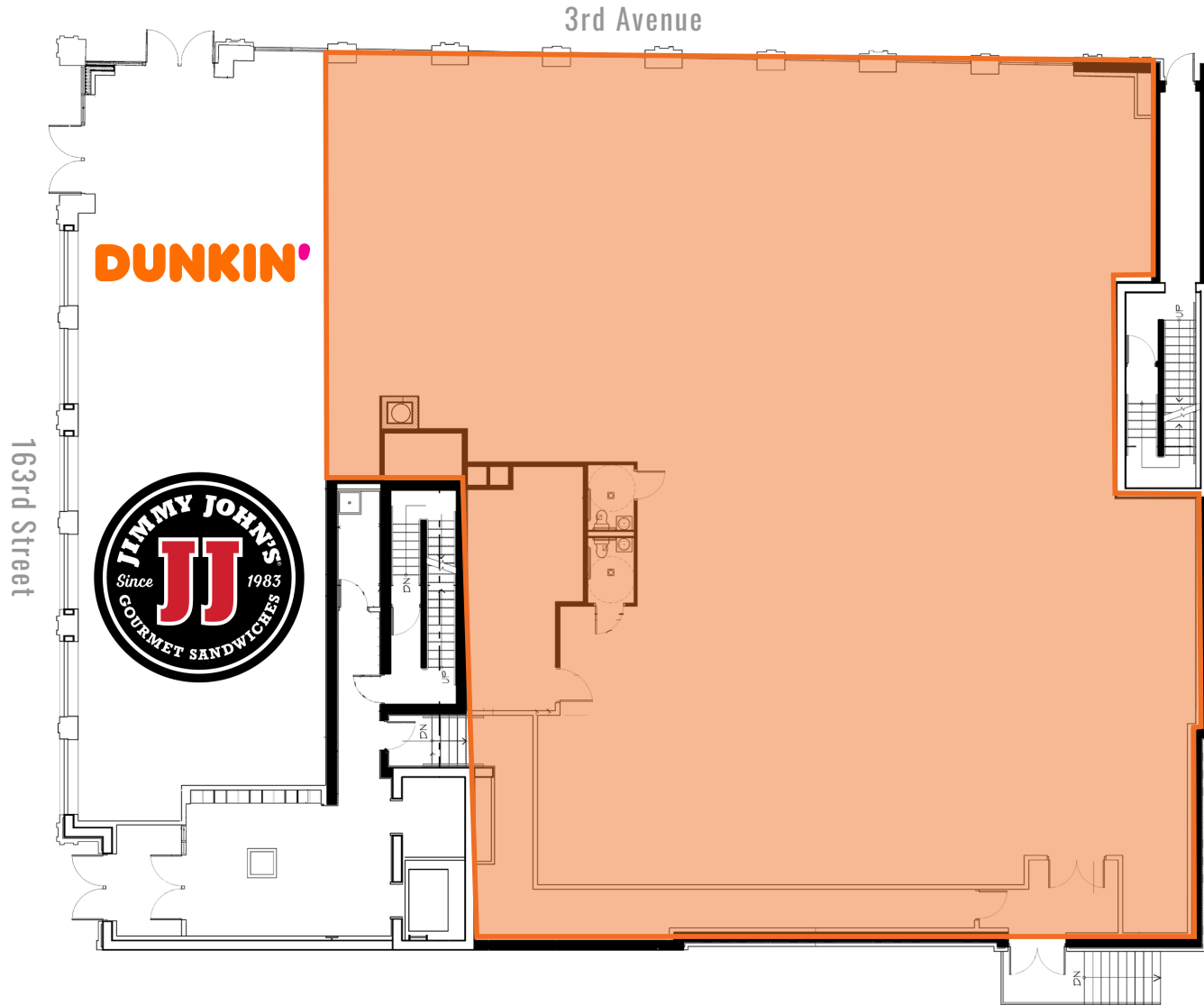
**TRANSPORTATION:**  



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FLOOR PLANS:  
GROUND FLOOR - 7,500 SF



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FOR MORE INFORMATION,  
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