

3669

EAST TREMONT AVENUE

THROGS NECK / BRONX, NEW YORK 10465

A signalized Bronx corner with 13,403 SF of tabular lot area and 126.01 feet of East Tremont frontage—available by ground lease or build-to-suit for qualified operators.

13,403 SF

DOF TABULAR LOT AREA

126.01'

EAST TREMONT FRONTAGE

16,012

AADT · NYSDOT 2018

[REQUEST THE CURRENT COMMITTEE PACKAGE](#)

3669ETREMONT.COM

A scarce format at an already-proven intersection.

SCARCITY

Three-lot assemblage

DCP lists each lot solely as R3A with a C1-3 overlay. The combined frontage and signal create a rare tenant-specific format opportunity. Zoning survey and counsel govern.

ENTITLEMENT

A defined §73-311 path

An eating-and-drinking drive-through requires BSA approval and a reservoir for at least ten vehicles within the zoning lot. A same-district C1-3/R3A case was granted in April 2026.

DEMAND

Income above the borough

ACS 2020-2024 reports median household income of \$87,985 in ZCTA 10465 versus \$48,676 for Bronx County. Tenant market analysis still governs.

WHITE SPACE

Cleaner food gaps

No Chick-fil-A, Raising Cane's, KFC, Taco Bell or Wendy's was identified within approximately two miles in the reviewed DOHMH license dataset as of August 1, 2026. Field verification required.

RESILIENCY

FEMA Zone X

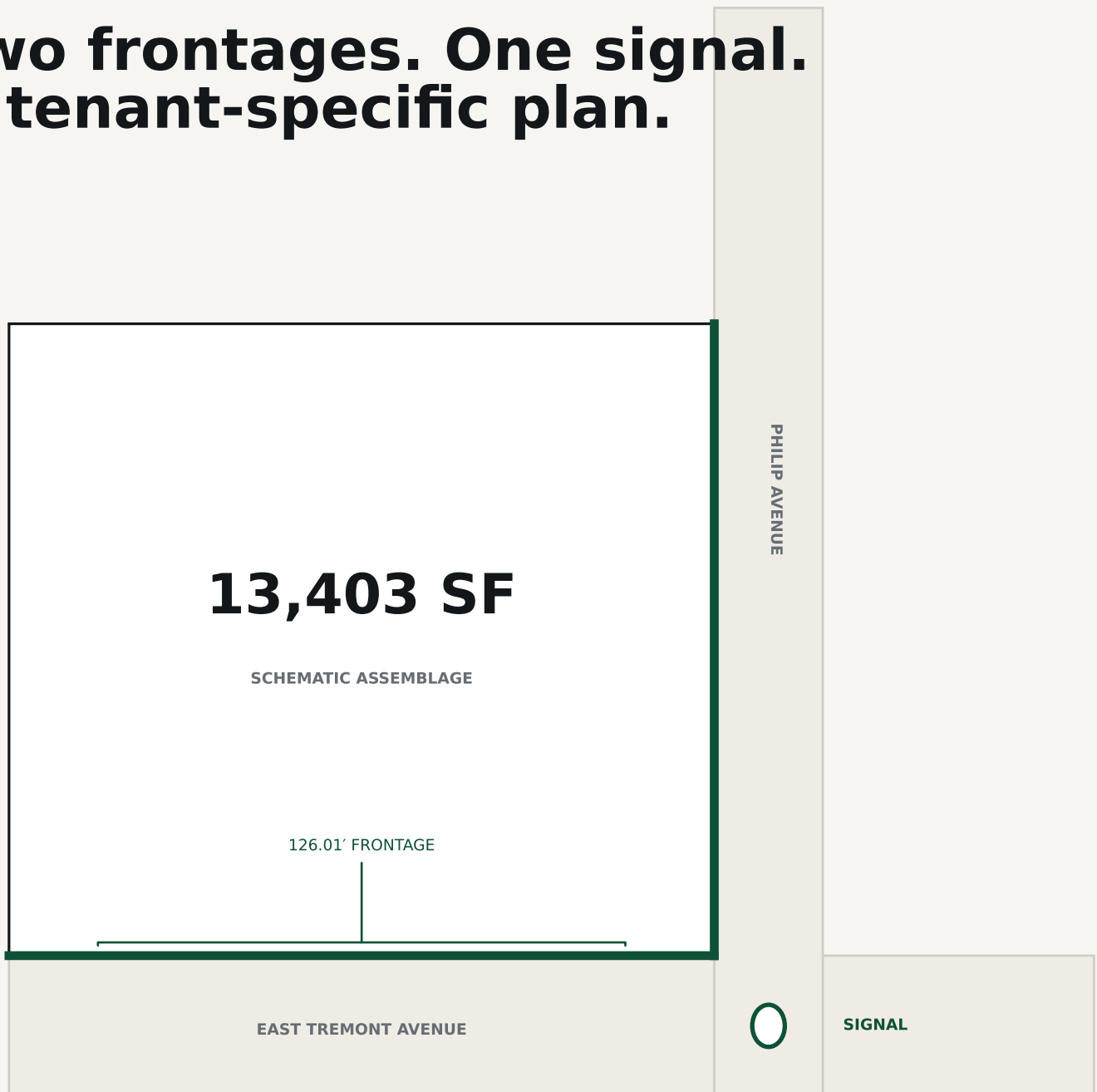
Outside the Special Flood Hazard Area on the reviewed effective and preliminary mapping.

CATALYST

\$2.3B Ferry Point resort

The state-licensed Bally's Bronx resort is projected to open in mid-2030; treated as future upside, not base underwriting.

Two frontages. One signal. A tenant-specific plan.



Concept only—not a survey or site plan. Final dimensions, curb cuts, circulation, zoning-lot status and prototype fit require professional confirmation.

1.00 FAR

COMMERCIAL ENVELOPE

ZONE X

OUTSIDE FEMA SFHA

2 STREETS

FRONTAGE

Choose the structure that fits your capital and prototype.

STRUCTURE I Ground lease Tenant controls its prototype and construction under a negotiated delivery standard. Long-term absolute NNN structure preferred.	STRUCTURE II Build-to-suit Ownership may deliver a shell or turnkey building when tenant credit, scope, term and rent support the capital required.	STRUCTURE III Flexible Alternative developer/JV or leasehold structures may be considered for qualified operators. Fee sale is not offered.
---	---	---

THE PATH TO A COMMITTEE-READY SITE

Site control & title	To be documented across three record entities
Survey / zoning	ALTA and counsel confirmation planned
Environmental / geotech	Commissioned within the controlled certainty package
Traffic / access	16,012 AADT vintage disclosed; fresh directional count planned
Prototype	Tenant CAD and counted reservoir/bypass after a positive screen

CONTACT

Bring the format. Ownership will price the structure.

MICHAEL PASTER

Exclusive Agent · Newmark

michael.paster@nmrk.com · 212-351-9345

ARIC TRAKHTENBERG

Exclusive Agent · Newmark

aric.trakhtenberg@nmrk.com · 212-916-3386

3669ETREMONT.COM

PACKAGE BY REQUEST

All information is from sources deemed reliable but is not guaranteed. Areas and dimensions are approximate; survey, title, zoning counsel, governmental approvals and tenant diligence govern. No affiliation with named surrounding businesses is implied.