

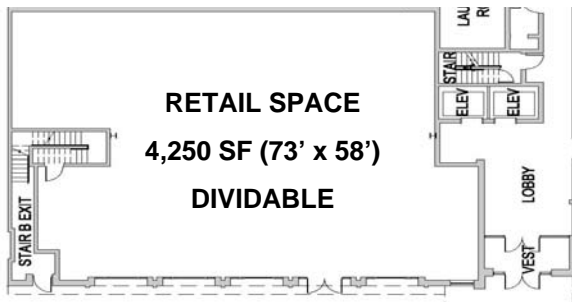
# BRONX RETAIL AVAILABLE IN THE HUB

## THIRD AVENUE HUB/ MELROSE COMMONS



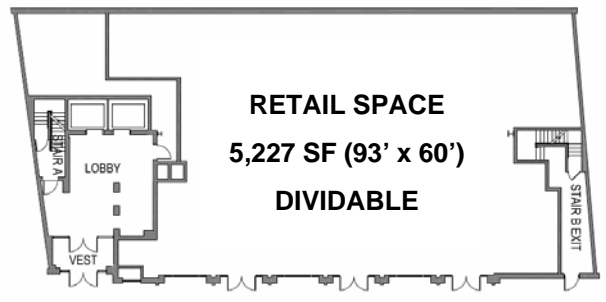
### THE ORION

3044 Third Ave. @E.156th Street



### THE DORADO

3055 Third Ave. @E.156th Street



#### EXCELLENT LOCATION

- ✓ Over 100,000 Living within ¼ mile
- ✓ Walking Distance from #2&5 Subway
- ✓ Bus Stop in front of Building for Bx 15,21,and 55
- ✓ Ideal for Any Retail, Medical Use

#### RENT & DELIVERY DATE

- ✓ \$35psf NET
- ✓ Jan. '08 for ORION, Spring '08 for DORADO
- ✓ Low Taxes- NYC ICIP Tax Abatement Program



**PROCIDA**  
BROKERAGE & REAL ESTATE SERVICES, INC.

**Call Spencer Cohen @ 718-299-7000 x 212**

**BROKERS WELCOME**