HUB THIRD AVENUE BID – THE BRONX

info@thirdavenuebid.org - www.thirdavenuebid.org - @thirdavenuebidhub

Q3 2026

Business & Real Estate Report

Prepared by: Charlie Pozesky

Quarterly Business Summary

19

New storefronts

92%

Of surveyed storefronts occupied

#2

Second busiest Subway stop in The Bronx

2 5

12

Vacant storefronts identified

3

Local Institutions nearby:

- MCNY College
- NYC Health + Hospitals Lincoln
- Callen-Lorde

+12

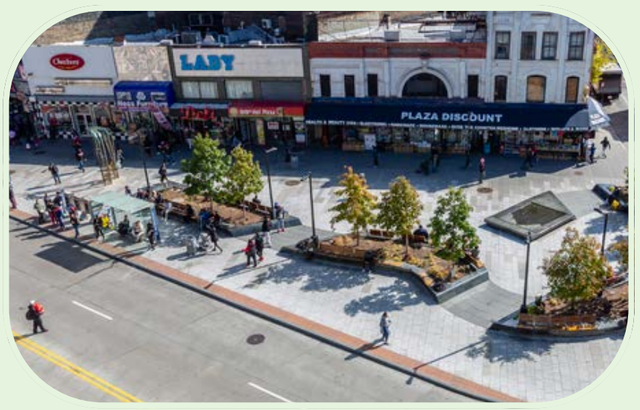
Change in number of businesses

Local Institutions and Amenities

Why 3rd Avenue - The HUB?

Roberto Clemente Plaza

Roberto Clemente Plaza is a lively community space that has hosted a variety of community events, including information fairs, salsa performances, and ongoing harm reduction outreach. Completed after a decade-long study and construction process by the NYC Department of Transportation (NYCDOT) along with Garrison Architects, the $16.2 million revitalization of the plaza features an undulating, bench-lined, planted strip that accommodates commuter waiting and creates a flexible-use plaza centered on a fountain.





The Hip Hop Museum

Opening in the Spring of 2027, the Hip Hop Museum will provide the New York City region with “an intersection between an appreciation of Hip Hop’s past and the need to always innovate and contribute something to Hip Hop’s future.” Located along the Harlem River at 585 Exterior Street in the Mott Haven section of the Bronx, the museum currently hosts and operates a pop-up gathering space, retail shop and content studio under the name of “The Culture Lab.” To access this space, please visit 658 Exterior Street.

NYC Health + Hospitals | Lincoln

Having opened in 1839, the Lincoln Hospital is a full-service acute care hospital, hosting over 665 beds in operation and 461 thousand clinic visits. The Hospital provides services in behavioral health, cancer care, pediatric services, a teen center and women’s services.





Hostos Community College

Named after Eugenio Maria de Hostos, a prominent Puerto Rican educator and social activist, Hostos Community College is a community college that offers 28 associate degree programs aimed at facilitating a seamless transfer to four-year CUNY colleges. Hosting around 7,300 students as of 2026, Hostos Community College offers Associate Degree programs in subjects such as (but not limited to): business management, civil engineering, computer science, paralegal studies, and public policy and administration.

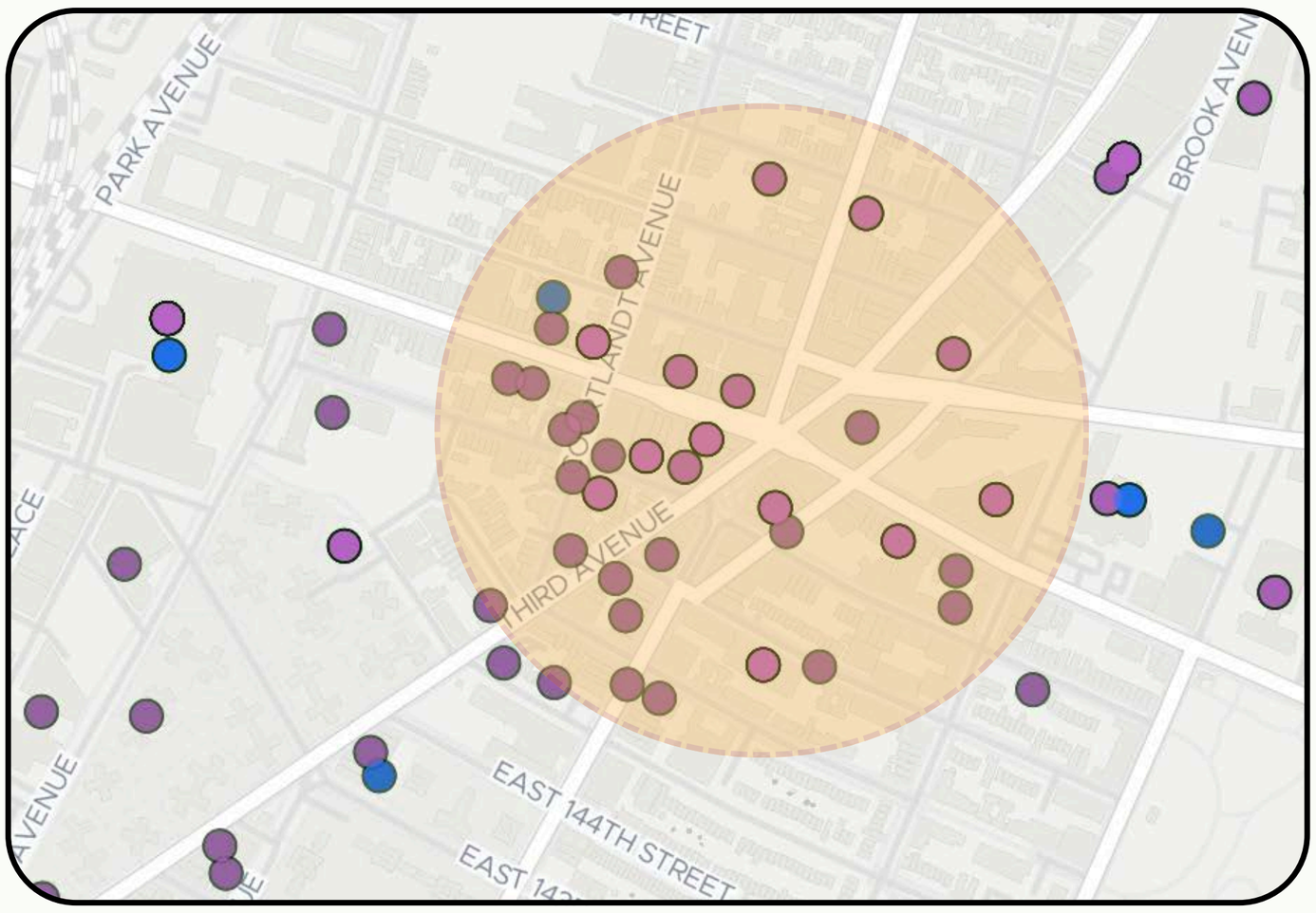
St. Mary’s Park

Spanning roughly 35 acres, St. Mary’s Park is the largest public green space in the South Bronx. After the land was initially acquired by the New York Parks Association in 1881, the park led the way for the development of recreational programs within the Bronx, hosting a baseball diamond, two tennis courts, and a children’s farm garden at the time. Currently, the park hosts an extensive network of outdoor athletic fields and public places for exercise, including baseball and football fields, basketball and tennis courts, a skate park, two playgrounds, and a fenced-in dog friendly area.



Non-Profits and Offices

Health and Public Safety Facilities in The HUB



5 MINUTE WALK RADIUS

40

facilities within a 5-minute walk of the 3rd Av-149th St Station

- Public Safety, Emergency Services, and Administrative Justice
- Health and Human Services

Credit: NYC Capital Planning Explorer

Healthcare Services

Bronx Dermatology Hub

2825 3rd Avenue, Lower Level, Suite C1, Bronx, NY 10455

Services Offered:

- Dermatology Services
  - Skin conditions such as acne, eczema, etc.
  - Hair, scalp and nail conditions
  - Growths and Screenings
- Allergy and Immunology Services
  - Respiratory allergies
  - Food and digestive allergies
  - Skin-related allergies

Contacts:

- info@bronxdermatologyhub.com
- (718) 957-8466

BRONX DERMATOLOGY HUB

Healthcare Services

Callen-Lorde

555 Bergen Ave, 4th Floor, Bronx, NY 10455

Services Offered:

- Primary Care
  - Routine checkups and physical exams
  - Treatment for chronic conditions
- Sexual Health Services
  - HIV-Prevention and treatment
  - Same-day PrEP access programs
  - Gender-affirming care
- Behavioral Health Services
  - Individual and group counseling
  - Substance use support

Contacts:

- info@callen-lorde.org
- (718) 215-1800

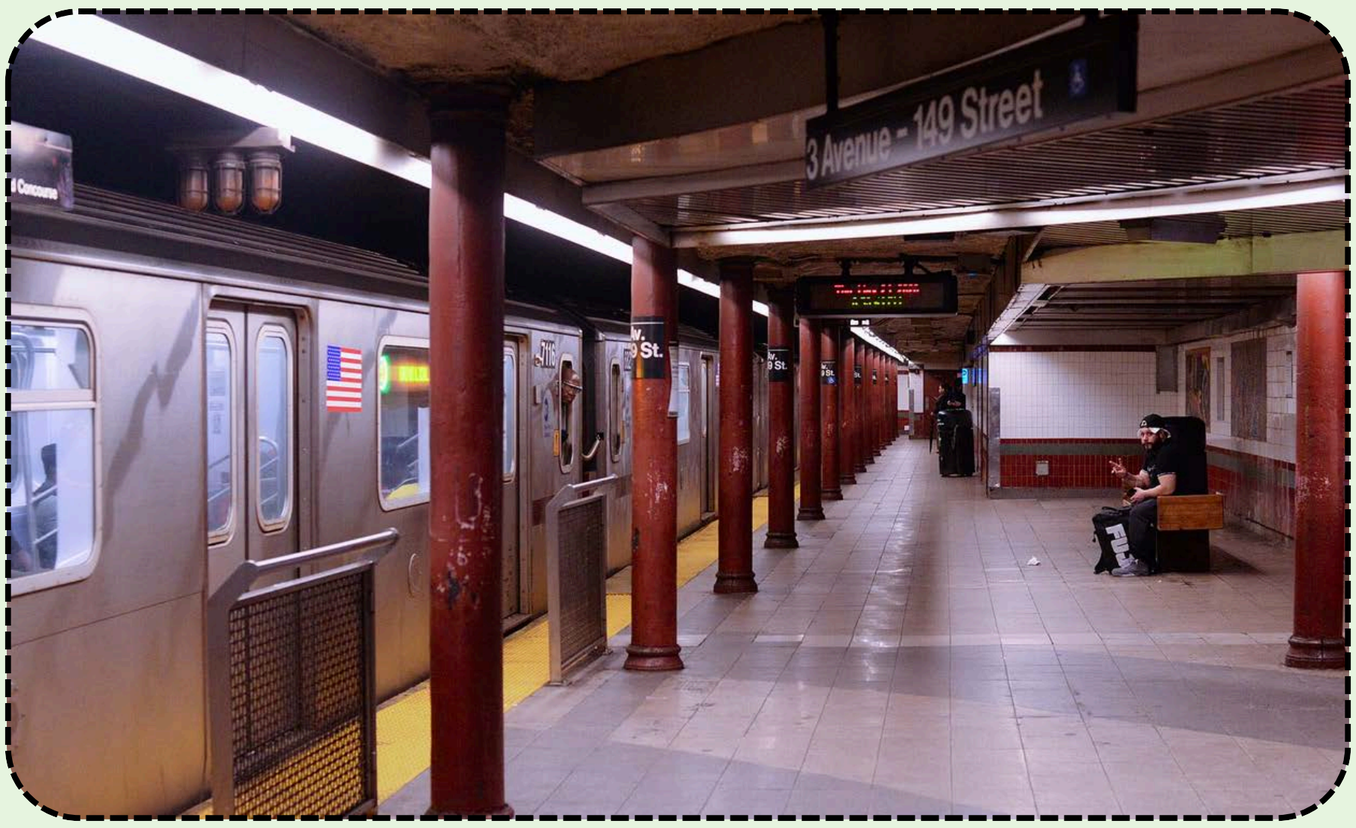
CALLEN-LORDE

3rd Av-149th St Corridor

In District Foot-Traffic

Public Transportation

3rd Av - 149th St Station 2 5



Credit: "3rd Avenue–149th Street platform" by Sashimi-b, used under CC BY-SA 4.0 / Modified from original

2nd
Largest Station by Ridership in the Bronx

18%
Increase in Ridership since 2024

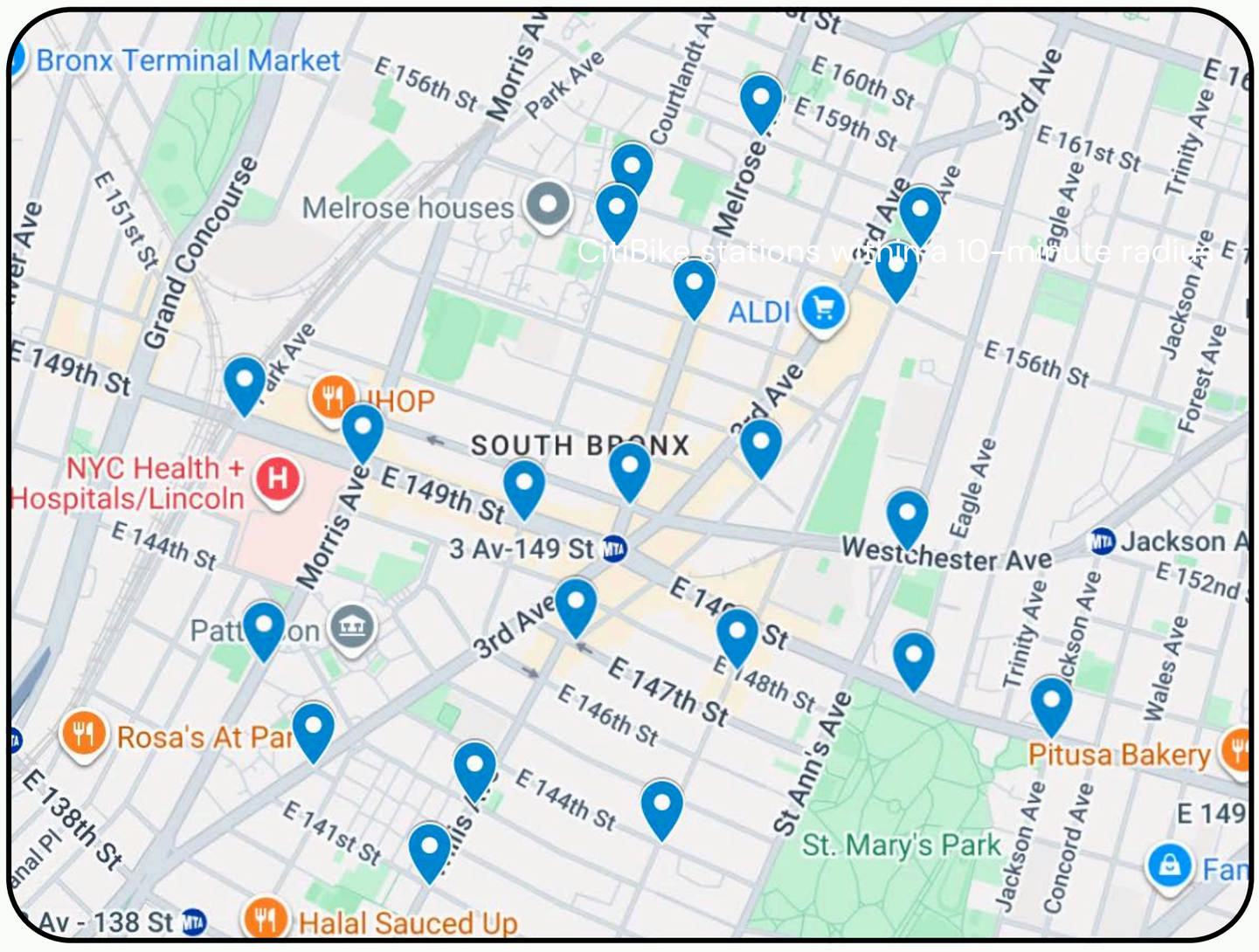
14k
Average Daily Riders in 2025

Cycling

Citi-Bike Stations within The HUB

20

CitiBike stations within a 10-minute walk of 3rd Avenue-149th Street station



Neighborhood Highlights

What's New with 3rd Ave?

Grand Opening

The Earl Monroe New Renaissance Basketball School

The Earl Monroe New Renaissance Basketball School officially opened its doors to students in September 2026. The $35 million dollar project features a new five-story, 69,000 square foot school building located on 647 Elton Avenue within the 3rd Avenue Business Improvement District. Being the first non-profit public charter school with a curriculum entirely designed around Basketball, the school features 27 regular and specialty classrooms, a 8,000-square-foot gym, a library and media production studio.



$35 M
Project

69,000
Square feet

27
Regular and specialty classrooms

8,000
Square-foot gym

Revitalization

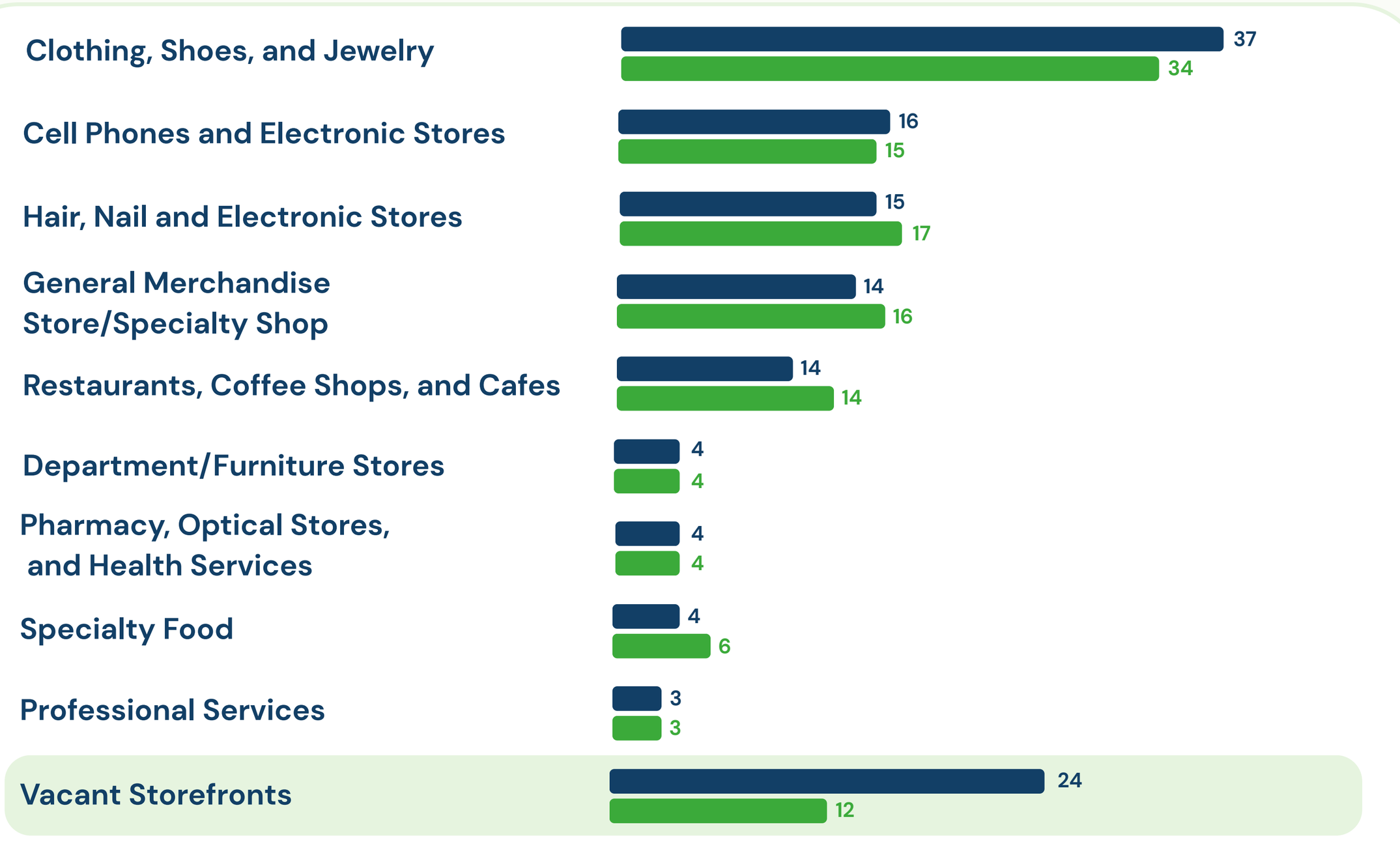
Grand Opening of The Bronx's First Jollibee

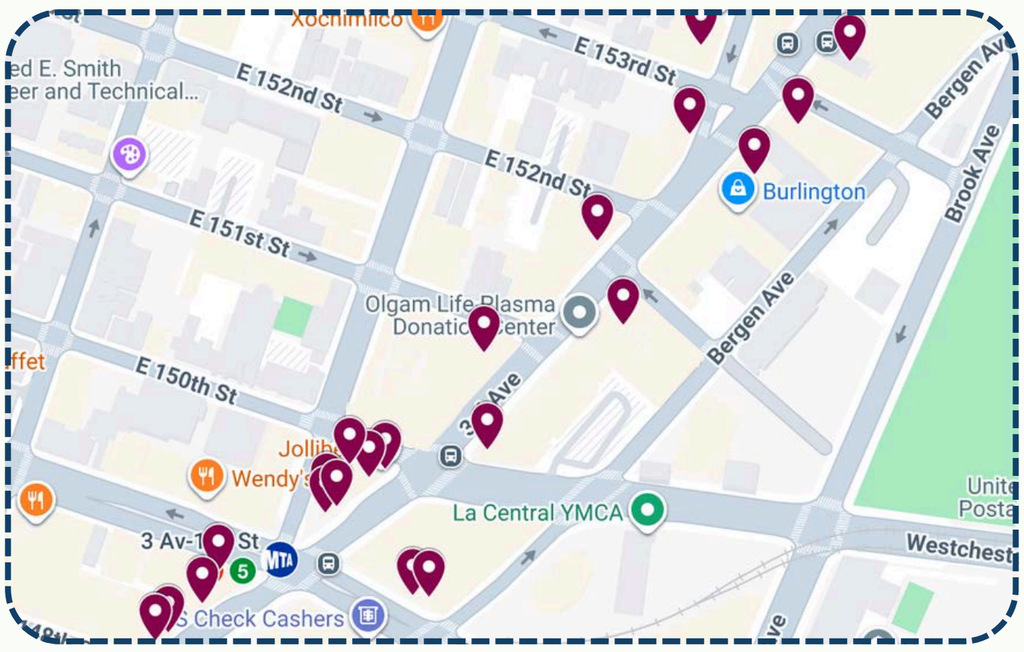
On July 1st, 2026, the Third Avenue-HUB corridor hosted a grand opening of the first Jollibee in The Bronx. During the ribbon-cutting ceremony, Peter Xu, the owner of the 3rd Avenue location, made one thing clear: the restaurant's primary focus is community. The event welcomed Philippine Consul General Senen T. Mangalile, who stated, "We are glad that we are bringing the Jollibee brand here in the Bronx, and I hope that the local people, the local community, will enjoy the offerings of this very Filipino brand." Overall, the BID's team is excited to welcome Jollibee to the district, bringing a nationally recognized brand to the corridor and contributing to the growth and vibrancy of the Third Avenue-HUB business district.



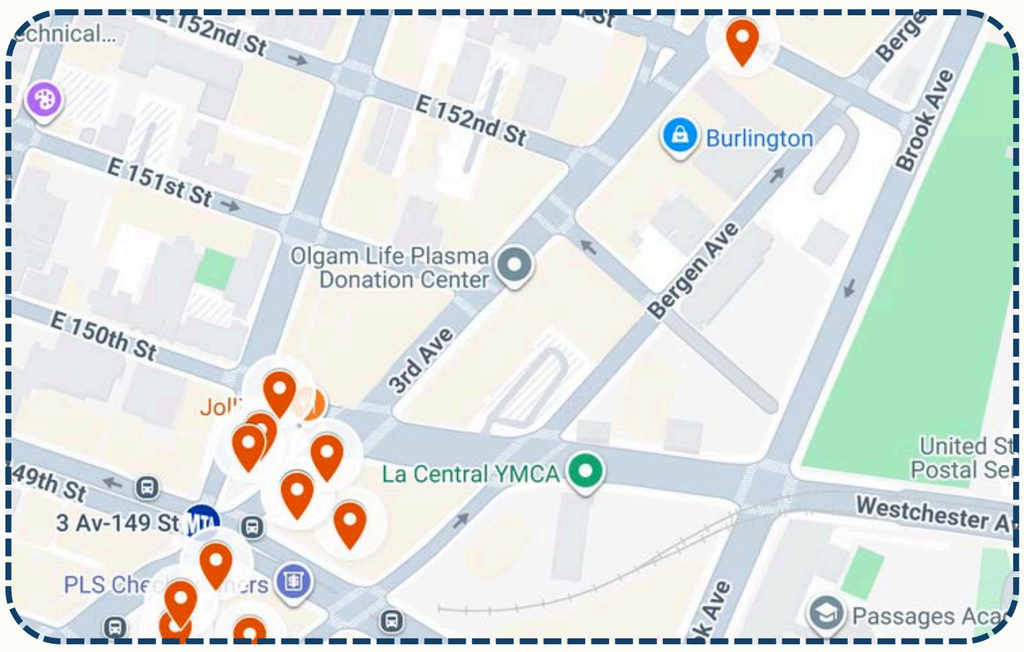
2024 to 2026

3rd Ave Business Comparison





2024 Vacany Map



2026 Vacany Map

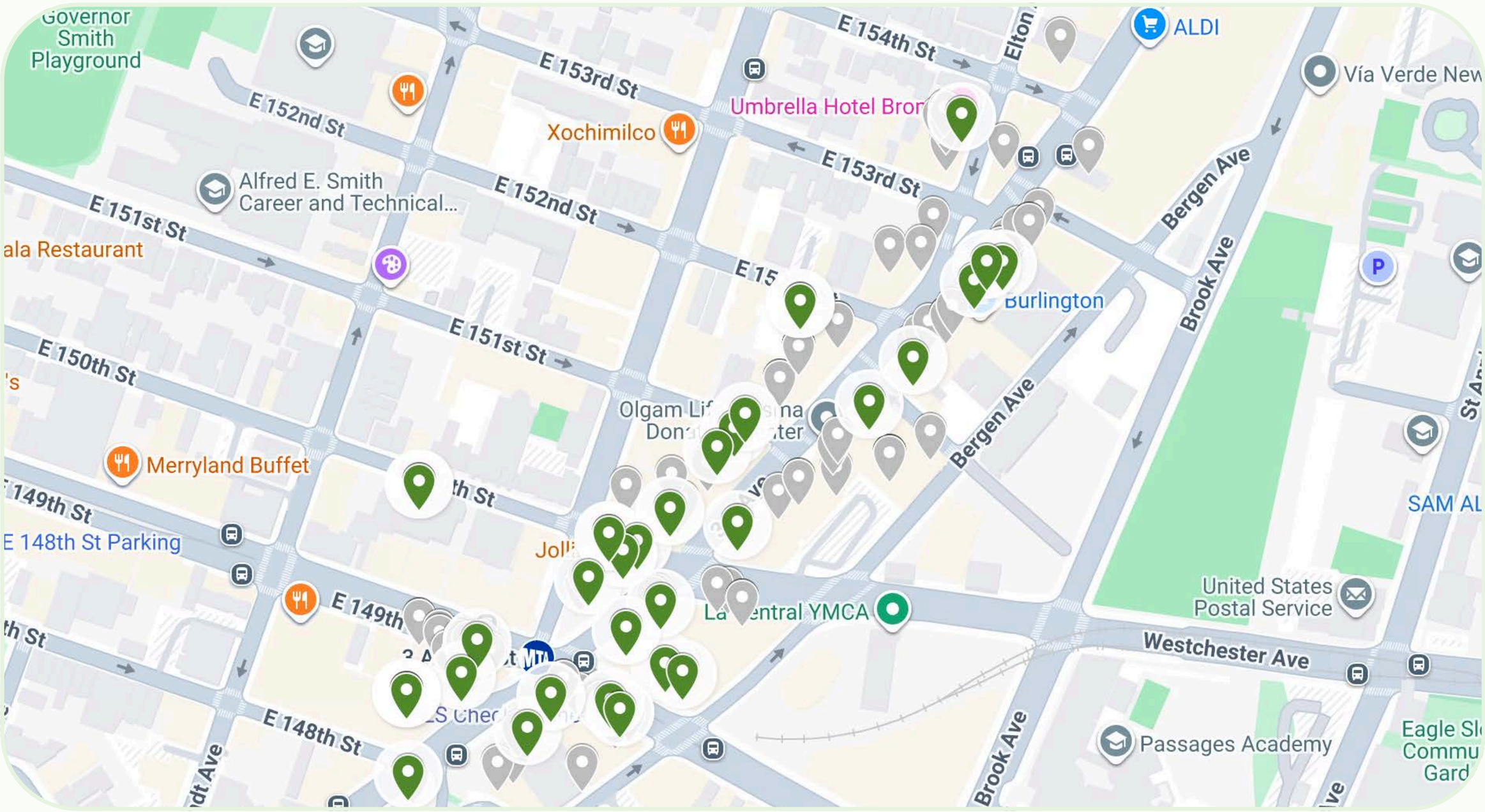
Between 2024 and 2026

50% decrease in storefront vacancies

24→12 vacant storefronts

On The Avenue

3rd Ave BID Storefronts



New Business Openings

Food

- 7th Street Burger
- Guacado
- King Cheese Steak
- Flavor Taste
- Carvel
- Jollibee

Market/Deli

- 3rd Av Grocery & Deli
- Heavenly Cafe & Deli
- York Market

Clothing

- Telco
- Ashley Stewart
- Bella NY Womans Chothes

Beauty

- Persona Eyebrow Threading Salon
- Hello Beauty

Other

- Happy Homes
- BxToys
- Dollar Zone
- Callen-Lorde Bronx

RETAIL OPPORTUNITIES

Vacancy Spotlight

1 435 Westchester Ave & 556 Bergen Ave
ABS Partners
Mark Tergesen,
212.400.9528

2 459 E 149th Street
RM Friedland
Mia Abdou, 914.968.8500

3 2980 3rd Avenue
KSR
Issac Matalon, 212.417.9217

4 2836 3rd Avenue
Tri State Commercial
Shlomi Bagdadi, 212.433.3355

5 3037 3rd Avenue
KSR
Albert Salameh,
646.944.0797

6 631 Bergen Avenue
RIPCO Real Estate
Miles Mahoney,
718.233.6565

7 3025 3rd Avenue
407.346.5448

8 2936 3rd Avenue
LEASED

9 2780 3rd Avenue
Safdie Realty Group
Edmund Shammah,
917.803.7025

10 2969 3rd Avenue
Kampf Properties
Judi Singer, 201.674.9888

11 524-536 E 149th Street
Emerald Commercial
Properties
646.960.6800

12 509 Willis Avenue
DJ Johnston
914.584.7422

13 2918 3rd Avenue
Gabriel Betesh
212.314.4684

14 384 E 149th Street
Emerald Commercial
Properties
646.960.6800

15 2886 3rd Avenue
Tri State Commercial
Zach Setton
212.433.3355

16 2929 3rd Avenue
Emerald Commercial
Properties
646.960.6800

17 425 Westchester Ave
RM Friedland
Mia Abdou, 914.968.8500

18 521 Bergen Avenue
JLL
William M. Korchak, 212.812.5818

19 Retail at MTA 149th St-3rd Av Transit Station
Greystone Real Estate Group
212.244.7303

20 526 Willis Ave (former Checkers)
Contact Owner
347.742.1632

WORK WITH THE HUB

What We Can Do for You

01

Organize community walkthroughs

02

Publicize properties to the business community

03

Space Tours

04

Information about public art

Contact Us!

Website
→ www.thirdavenuebid.org
Instagram
→ @thirdavenuebidhub
General Inquiries
→ Info@ThirdAvenueBID.org
LinkedIn
→ https://www.linkedin.com/company/third-avenue-bid/

Pedro Suarez: Executive Director
→ PSuarez@ThirdAvenueBid.org
Benjamin Engel: Program Manager
→ BEngel@ThirdAvenueBID.org
Charlie Pozesky: Intern
→ Intern@ThirdAvenueBID.org