

RARE TWO LEVEL RETAIL SPACE ONE BLOCK FROM THE GRAND CONCOURSE

**256 EAST FORDHAM ROAD, BRONX, NY**

11,900 SF RETAIL SPACE AVAILABLE



**LOCATED ON THE BUSIEST RETAIL CORRIDOR IN THE BRONX**

EXCLUSIVE RETAIL LEASING

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# PROPERTY OVERVIEW

## HIGHLIGHTS

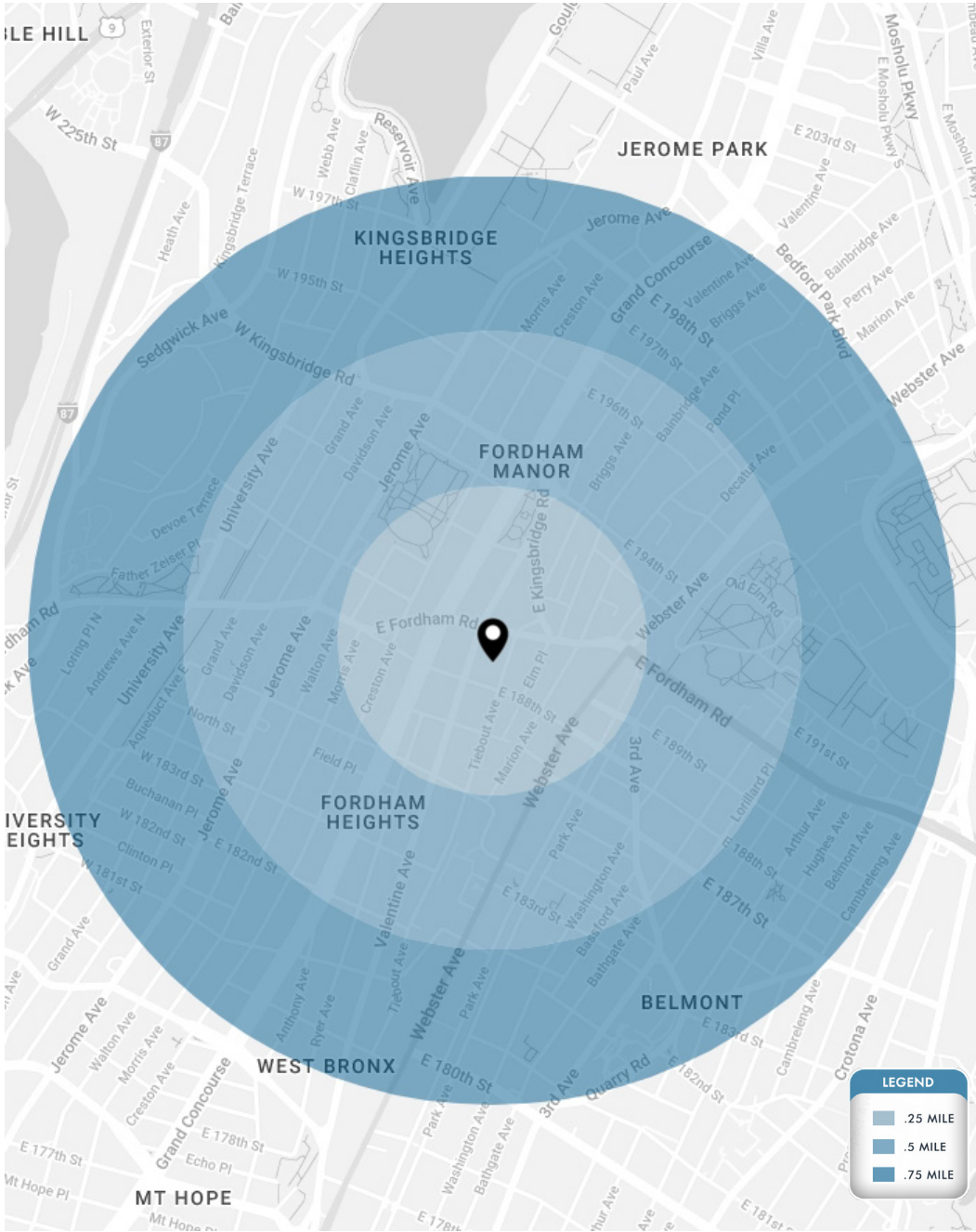
- **Ground Floor: 6,200 SF | 2nd Floor: 5,700 SF | Cellar: 6,000 SF**  
**All spaces can be combined**
- East Fordham Road is The Bronx’s busiest retail corridor
- Highly sought after bi-level store with vertical transportation in place
- All Uses Considered
- Logical Divisions Considered
- 5 minutes to Fordham University and the Fordham Metro North Station
- One block from the **B D** Fordham Road Subway Station

## ADDITIONAL INFO

POSSESSION:	2/1/2024
FRONTAGE:	65'
CEILINGS:	Ground Floor 12' 2nd Floor 11'
ASKING RENT:	Upon Request

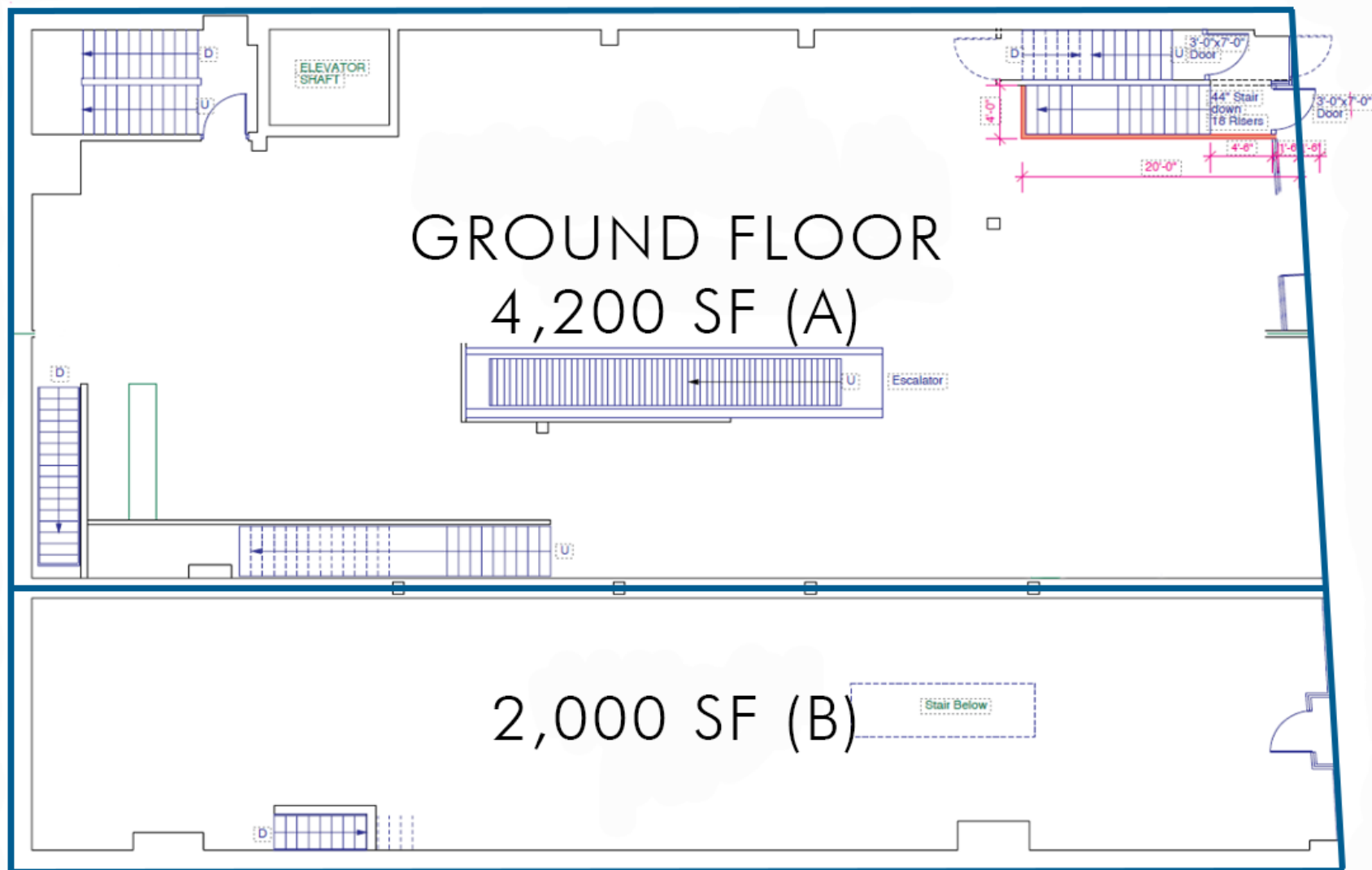
## DEMOGRAPHICS

	.25 Mile	.5 Mile	.75 Mile
POPULATION	19,143	75,049	157,070
HOUSEHOLDS	6,073	23,795	51,103
DAYTIME EMPLOYEES	5,104	14,120	26,335
AVERAGE HH INCOME	\$45,408	\$51,149	\$53,288

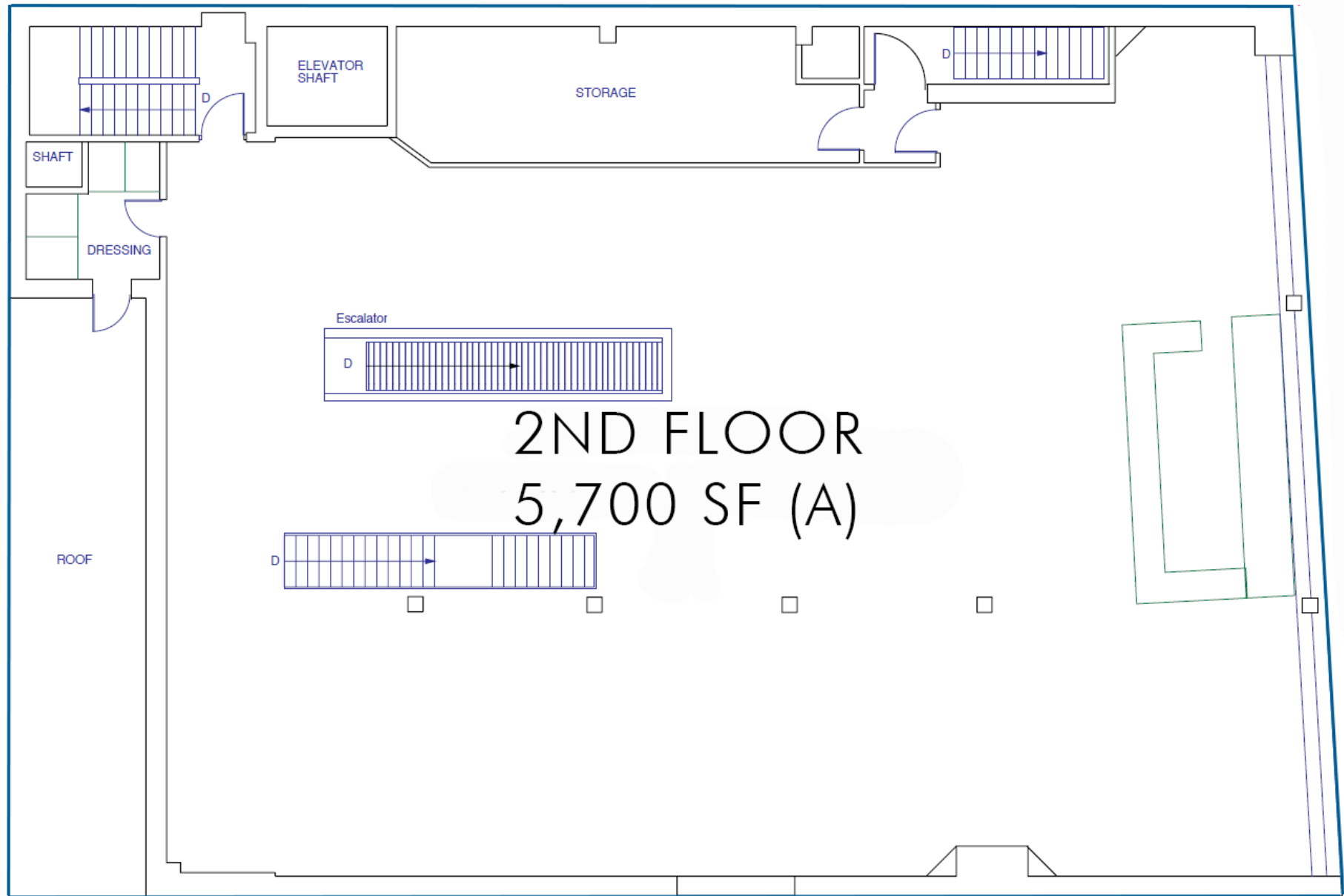


# 256 EAST FORDHAM ROAD | EXECUTIVE SUMMARY

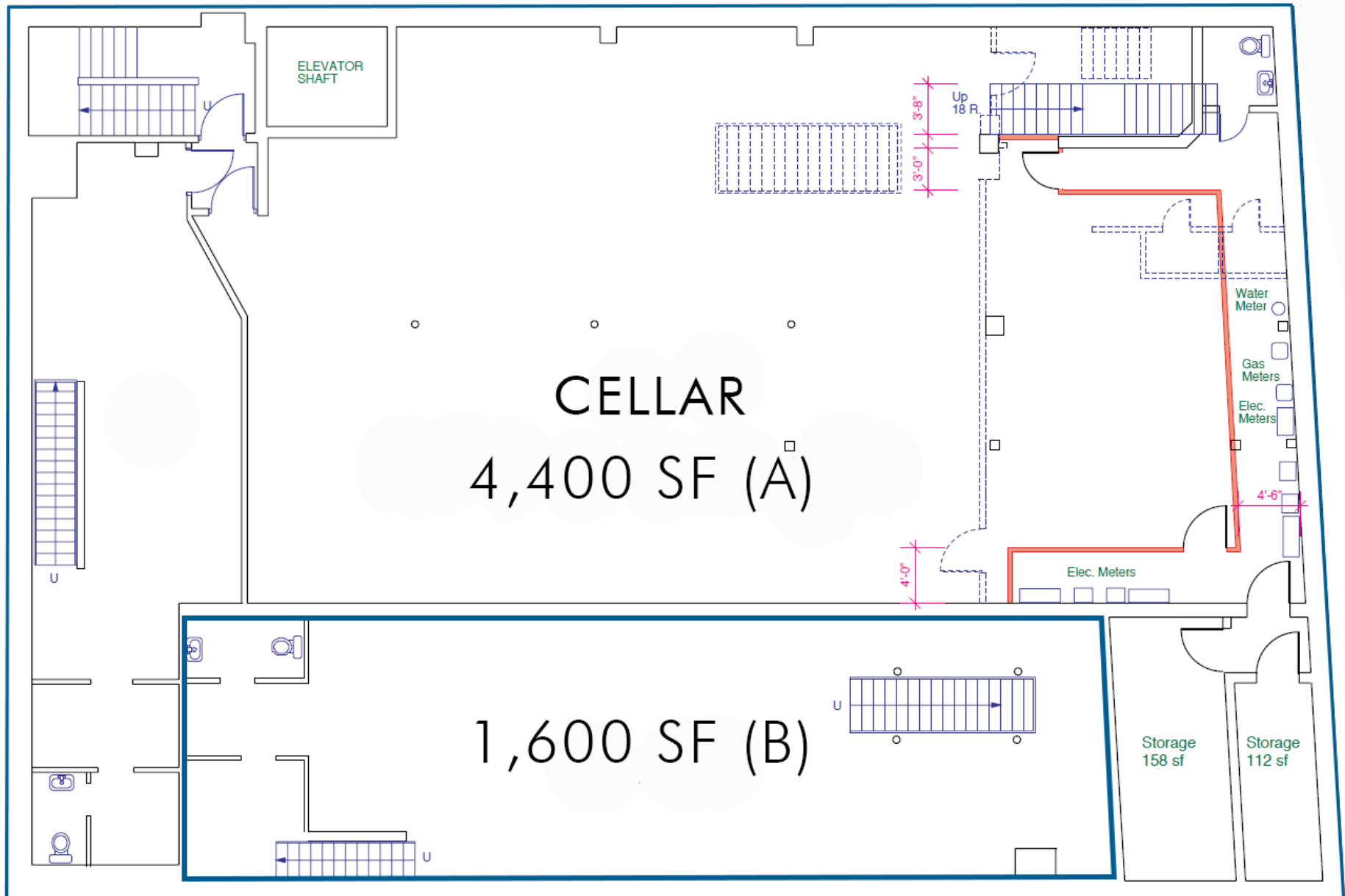




256 EAST FORDHAM ROAD | EXISTING CONDITIONS



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EAST FORDHAM ROAD

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256 EAST FORDHAM ROAD | MARKET AERIAL



**FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS**

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