

RARE TWO LEVEL RETAIL SPACE ONE BLOCK FROM THE GRAND CONCOURSE

# 11,900 SF RETAIL SPACE AVAILABLE

256 East Fordham Road | Bronx, NY

BETWEEN VALENTINE AVENUE  
& TIEBOUT AVENUES



LOCATED ON THE BUSIEST RETAIL CORRIDOR IN THE BRONX

EXCLUSIVE RETAIL LEASING

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# Property Overview

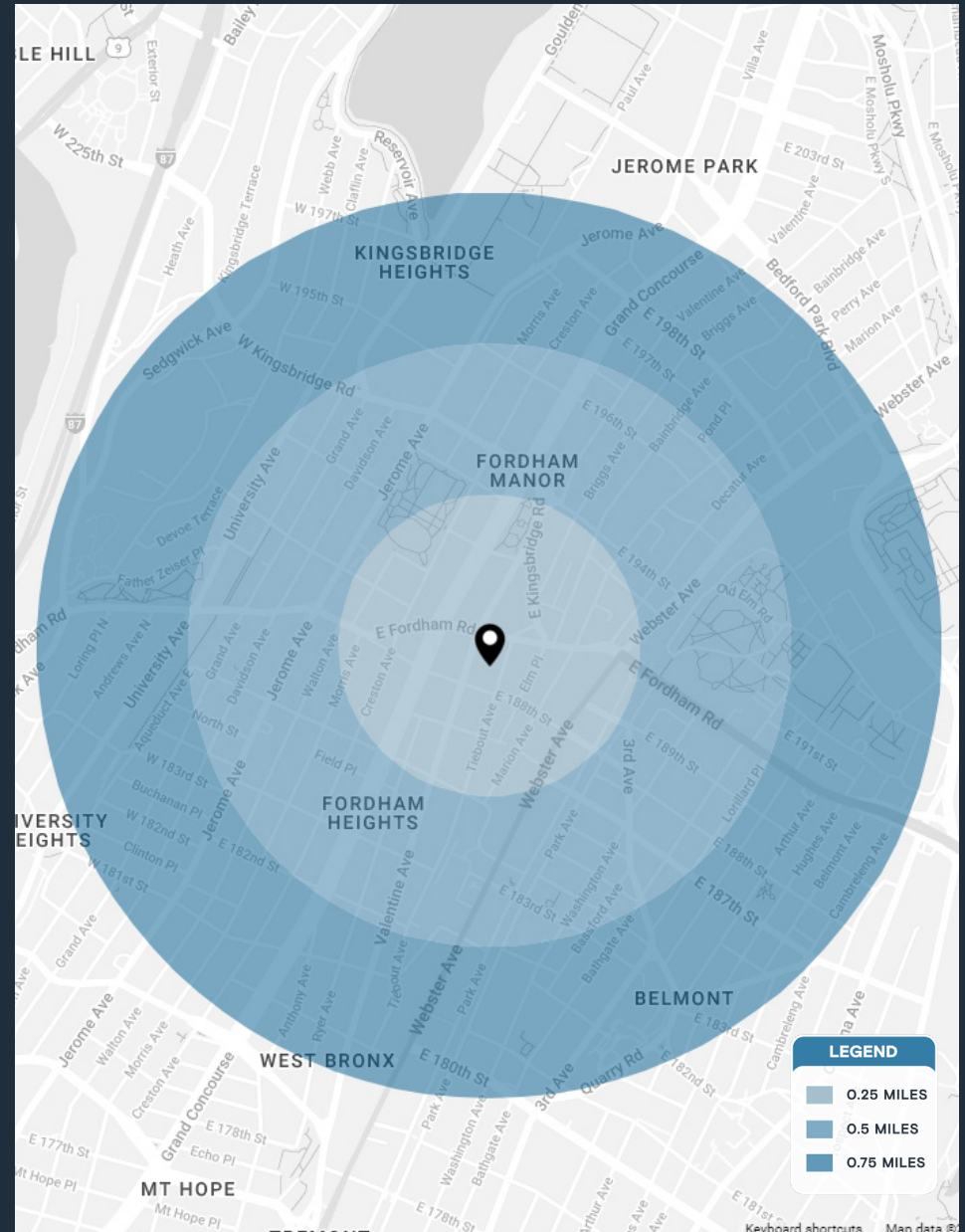
## HIGHLIGHTS

- **Space A:** Ground Floor: 4,200 SF, 2nd Floor: 5,700 SF, Cellar: 2,000 SF
- **Space B:** Ground Floor: 2,000 SF, Cellar: 1,600 SF
- **Spaces A + B can be combined.**
- East Fordham Road is The Bronx's busiest retail corridor
- Bi-level store with vertical transportation in place
- All Uses an Logical Divisions Considered
- One block from the **B D** Fordham Road Subway Station
- Walking distance to Fordham University, Fordham Metro North Station, and several bus stops. BX12, BX41, BX9, BX22, and others.

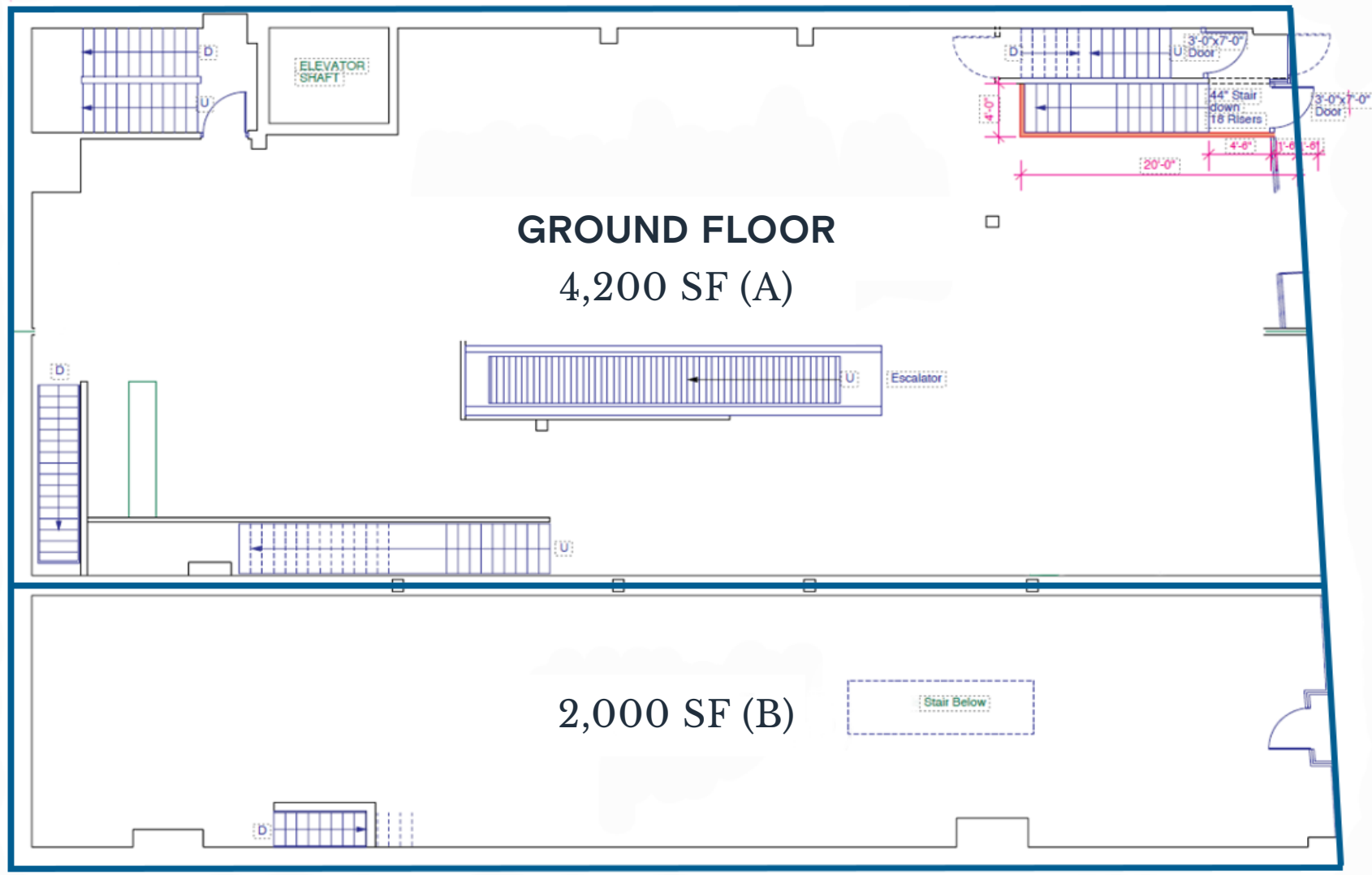
## ADDITIONAL INFO

<b>POSSESSION:</b>	<b>Immediate</b>
<b>FRONTAGE:</b>	<b>65'</b>
<b>CEILINGS:</b>	<b>Ground Floor 12' 2nd Floor 11'</b>
<b>ASKING RENT:</b>	<b><i>Upon Request</i></b>

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>0.75 MILES</b>
<b>POPULATION</b>	19,143	75,049	157,070
<b>HOUSEHOLDS</b>	6,073	23,795	51,103
<b>EMPLOYEES</b>	5,104	14,120	26,335
<b>AVERAGE HH INCOME</b>	\$45,408	\$51,149	\$53,288



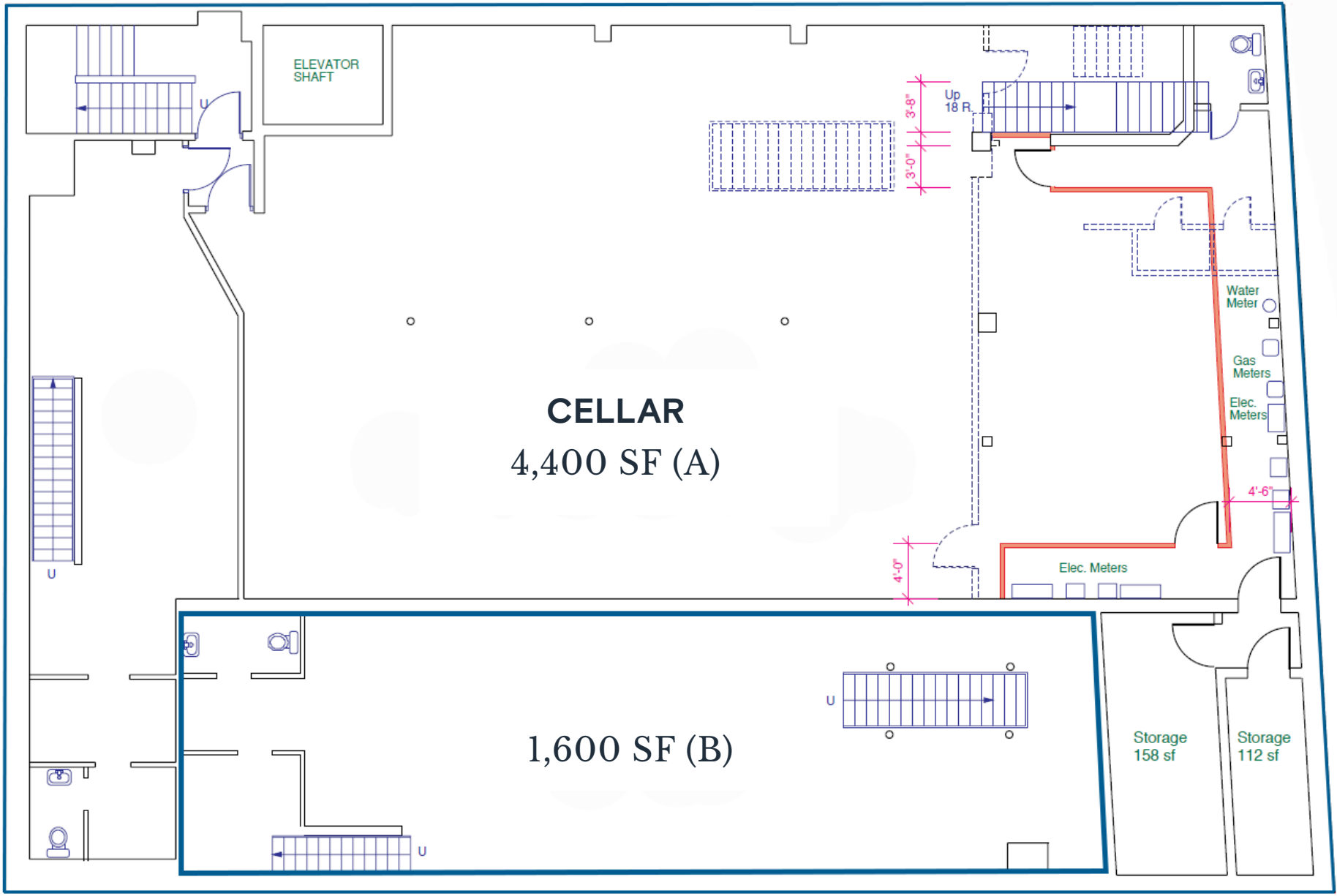




EAST FORDHAM ROAD



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For More Information  
Please Contact Exclusive Brokers

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