



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE
2,000 SF | 53 W Fordham Rd | Retail Space

53 W Fordham Rd, Bronx, NY 10468

Dov Bleich
718.437.6100 x111
Dov.B@TriStateCR.com



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Executive Summary



OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Lease Rate: | Call to: 718-437-6100 |
| Available SF: | 2,000 SF |
| Building Size: | 11,719 SF |
| Lot Size: | 14,455 SF |
| Zoning: | R6 |

PROPERTY OVERVIEW

Located on a major retail block
Basement
3 spaces available

LOCATION OVERVIEW

Located in the University Heights neighborhood between Grand Ave & University Ave near the Fordham Road train station.

Nearest transit: 4, B, & D trains at Fordham Rd and the BX3, BX12, and BX32 bus lines.

Nearby tenants include Family Dollar, Panda Express, Taco Bell, McDonald's, Boost Mobile, Food Universe Marketplace, CityMD Urgent Care, Dunkin', Hook & Catch Cajun Seafood, Walgreens, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



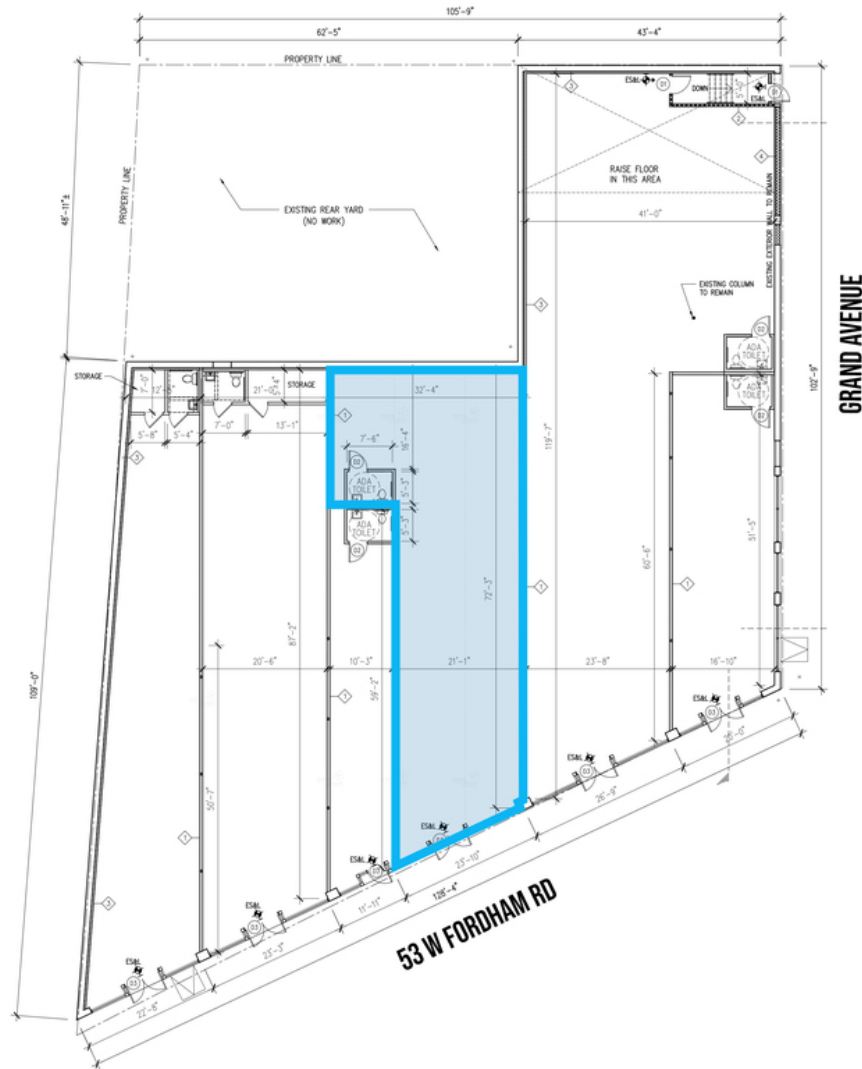
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Additional Photos



53 W FORDHAM RD

AVAILABLE SPACE

2,000 RSF

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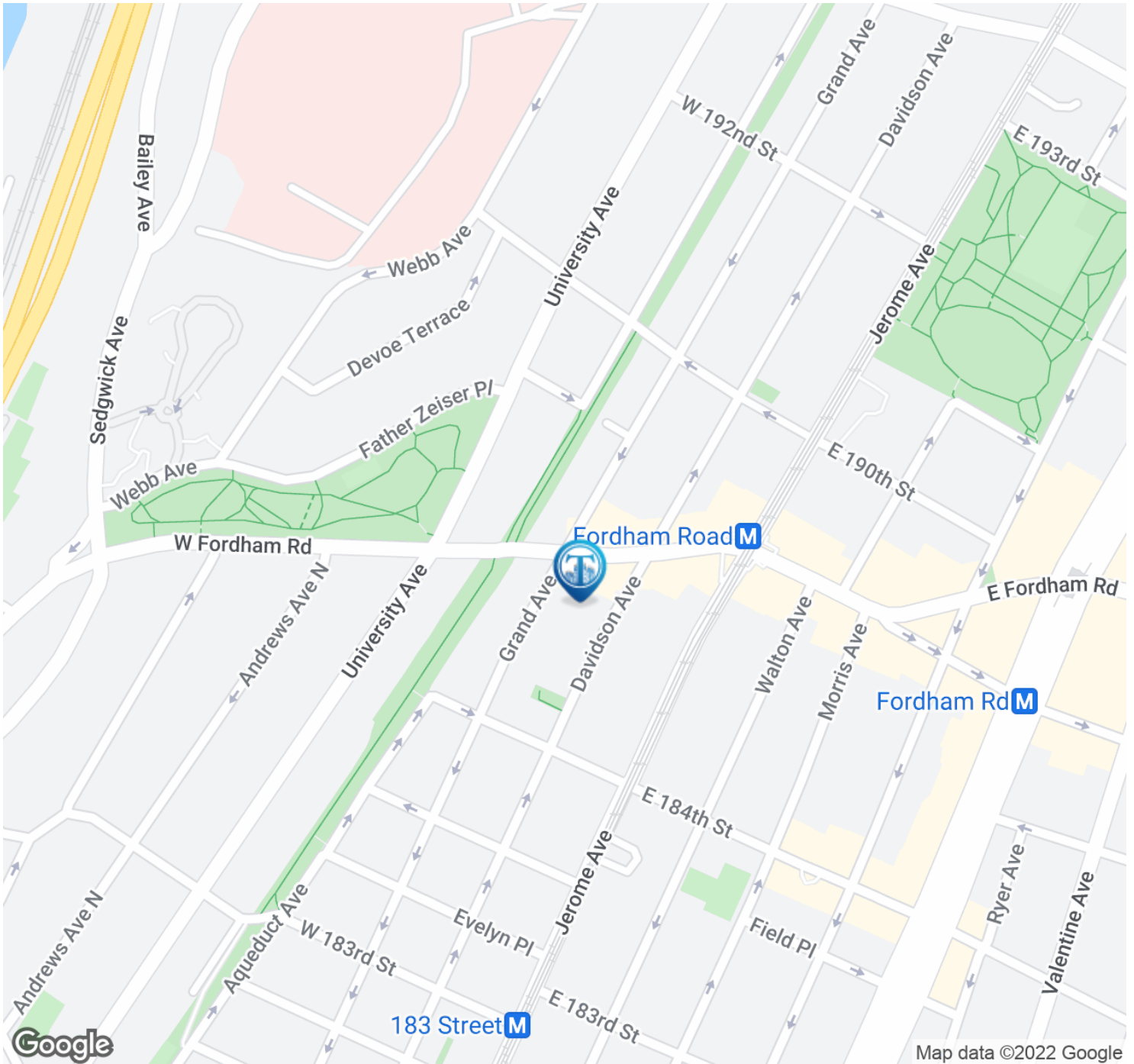
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Location Map



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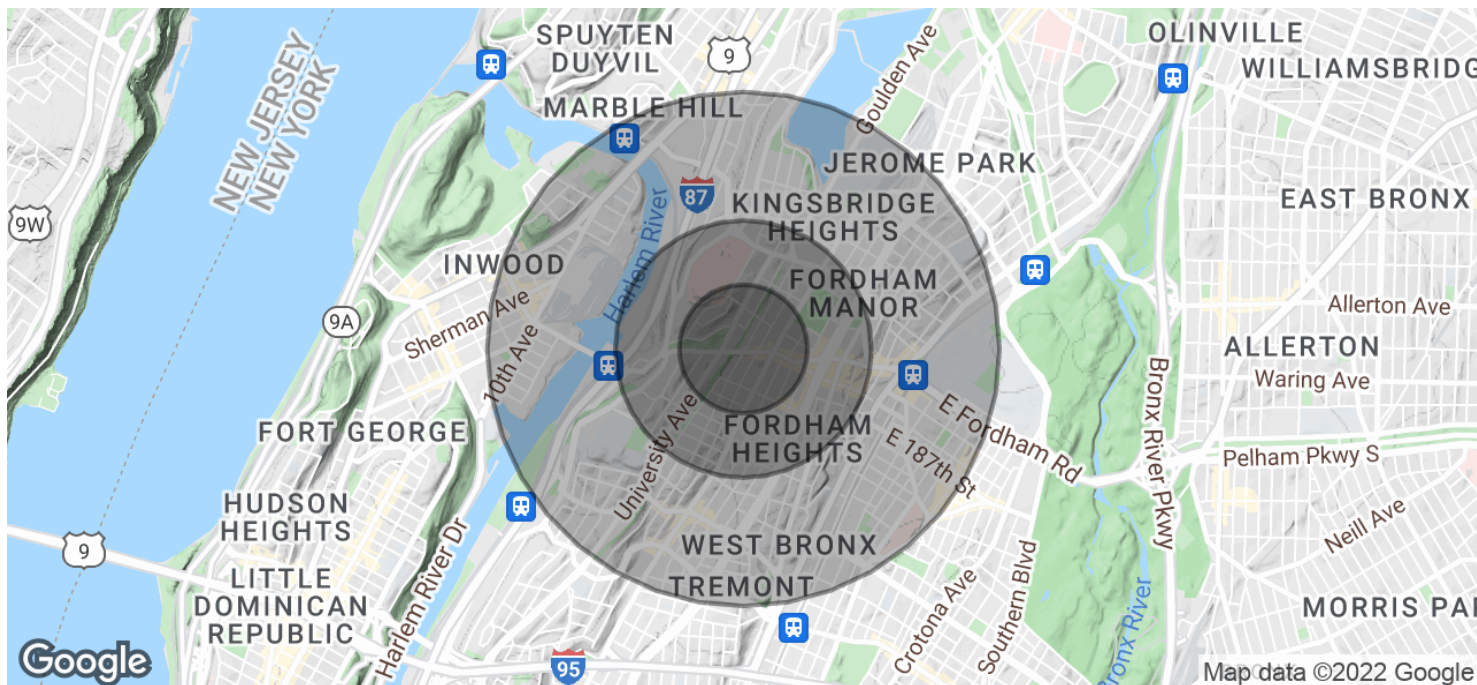
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Demographics Map & Report



POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|---------|
| Total Population | 20,768 | 73,954 | 231,457 |
| Average Age | 30.4 | 30.7 | 30.1 |
| Average Age (Male) | 27.2 | 28.4 | 28.3 |
| Average Age (Female) | 33.9 | 33.1 | 31.7 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 6,765 | 23,544 | 76,059 |
| # of Persons per HH | 3.1 | 3.1 | 3.0 |
| Average HH Income | \$31,527 | \$36,904 | \$37,278 |
| Average House Value | \$291,839 | \$199,882 | \$245,278 |

* Demographic data derived from 2010 US Census

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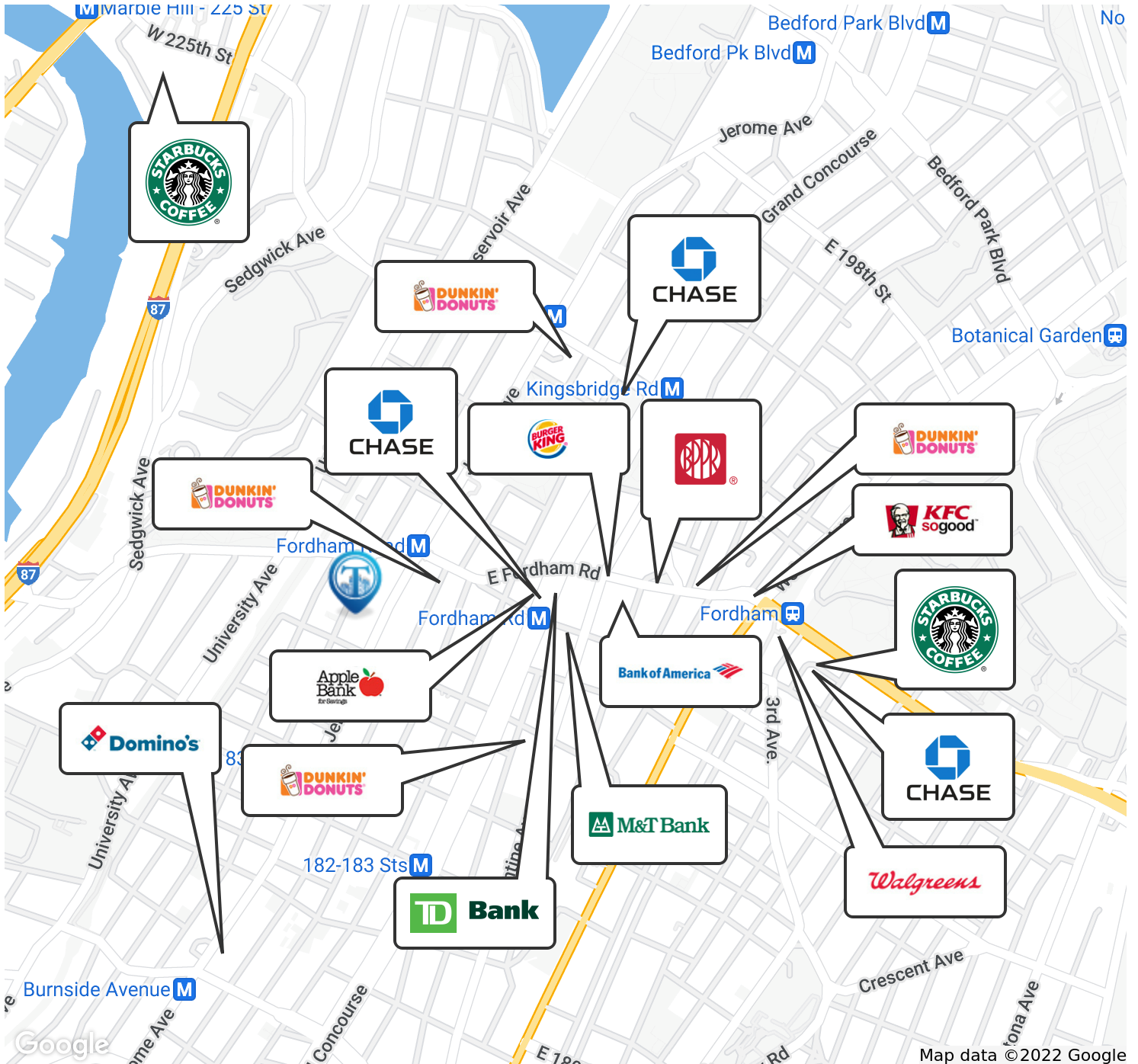
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Retailer Map



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