

**FOR
LEASE**
24,945 RSF

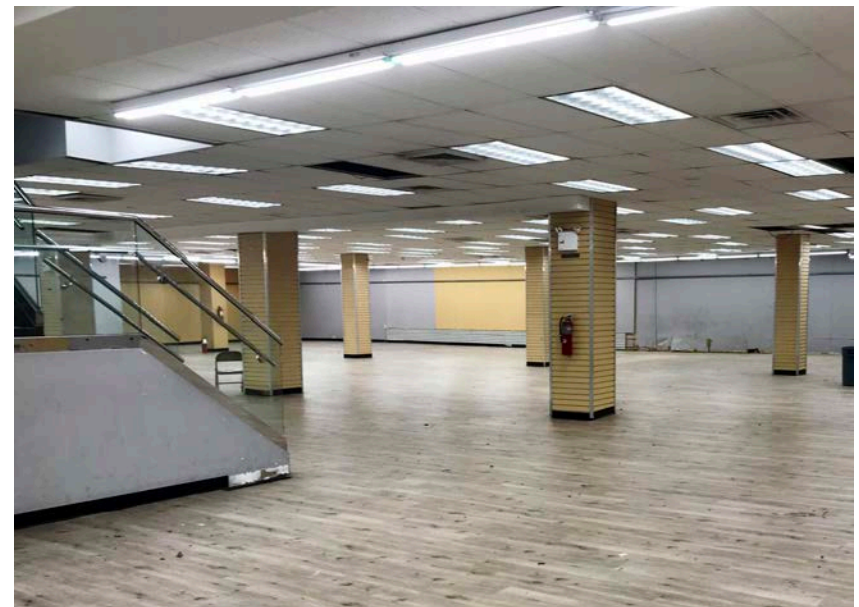
MODELL'S SPORTING GOODS SINCE 1889

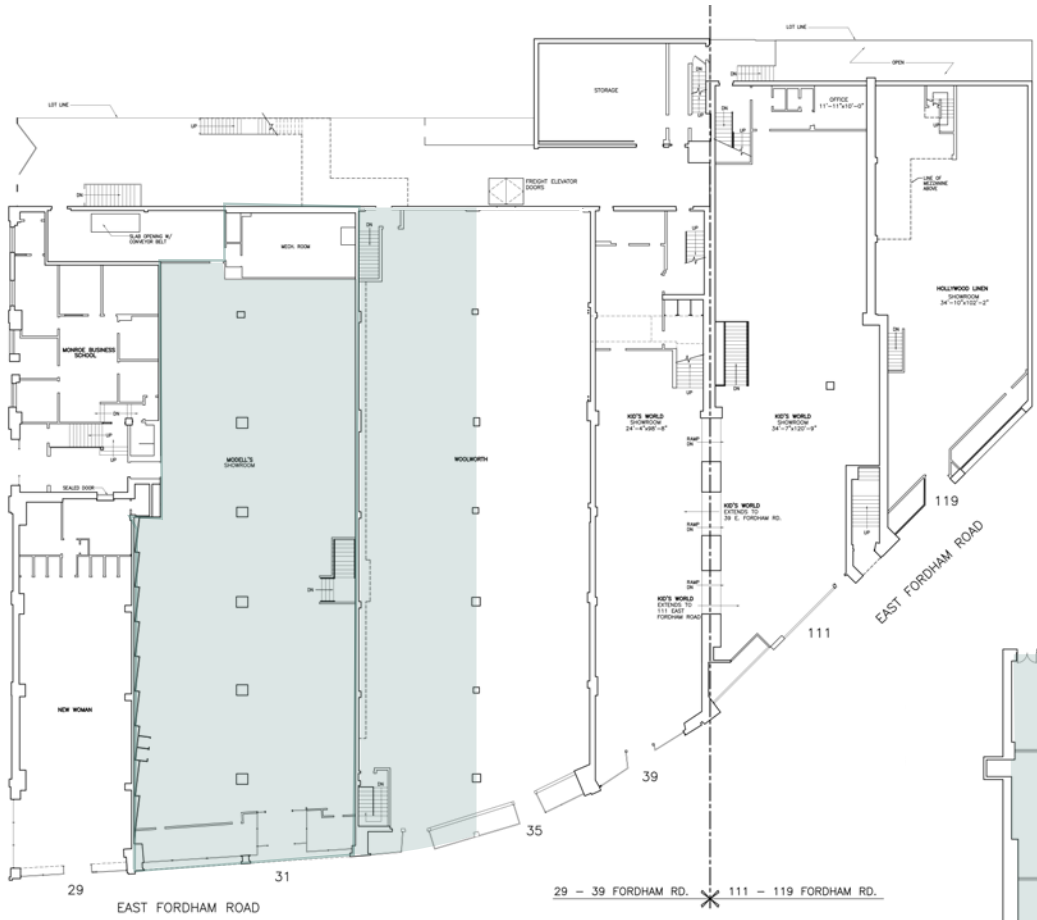
E. FORDHAM **31** ROAD BRONX | NEW YORK



31 E FORDAM FEATURES:

- Prime Fordham Road location
- Approximately 75' of frontage on Fordham Road
- First floor ceiling height +/-11.5 ft
- Selling basement ceiling height +/- 9 ft

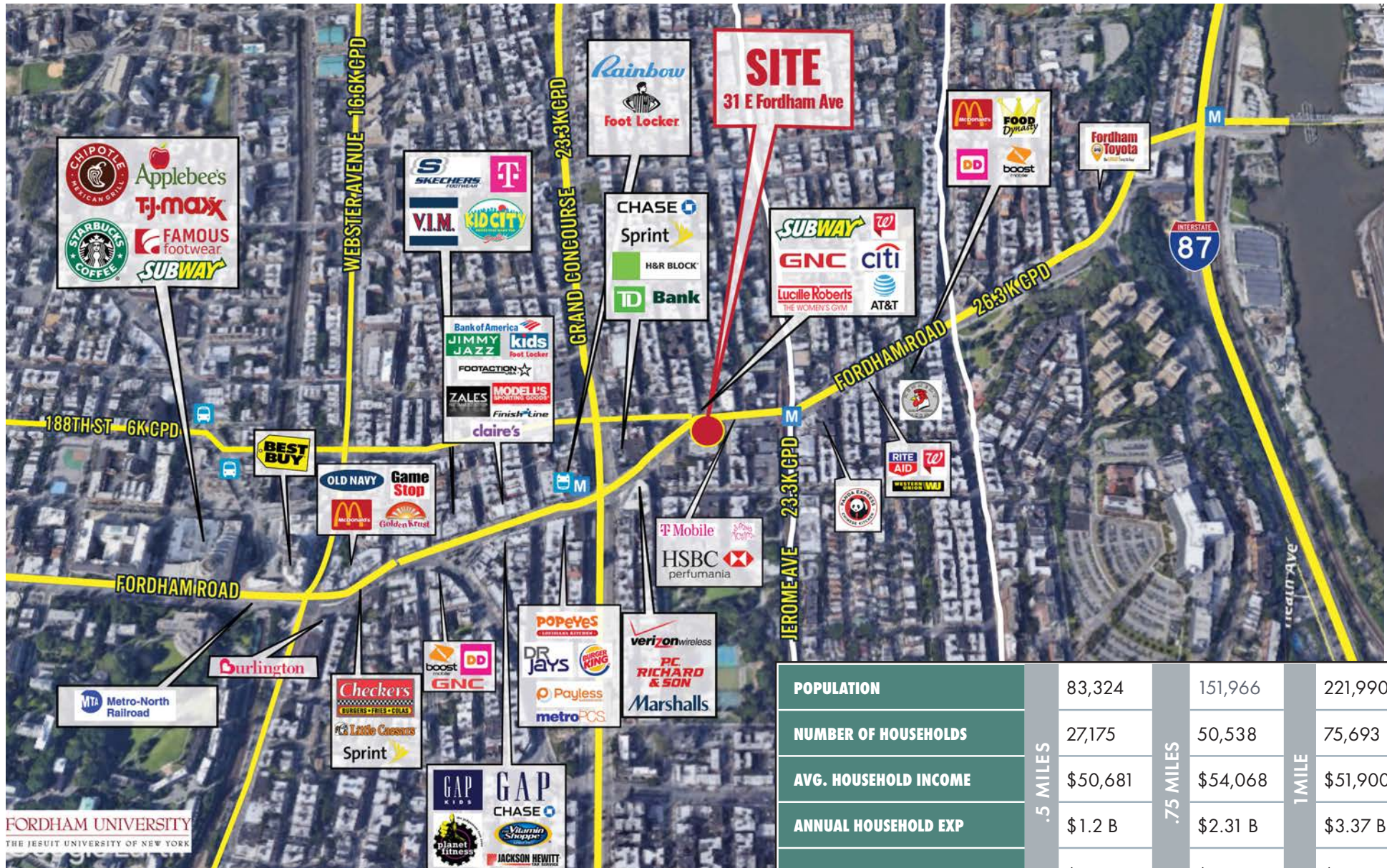




FIRST FLOOR
10,125 RSF



BASEMENT
14,820 RSF



POPULATION	83,324	151,966	221,990
NUMBER OF HOUSEHOLDS	27,175	50,538	75,693
AVG. HOUSEHOLD INCOME	\$50,681	\$54,068	\$51,900
ANNUAL HOUSEHOLD EXP	\$1.2 B	\$2.31 B	\$3.37 B
ANNUAL HOUSEHOLD RETAIL EXP.	\$555.97	\$1.07 B	\$1.57 B



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