

# 256 EAST FORDHAM ROAD

BETWEEN VALENTINE & TIEBOUT AVENUES | FORDHAM, THE BRONX



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## FULL SPACE



**SIZE:** 6,200 SF Ground Floor  
5,700 SF Second Floor  
5,700 SF Lower Level

**FRONTAGE:** 65'

**CEILING HEIGHT:** 12' Ground Floor  
11' Second Floor

## DIVISION SCENARIO 1



**SPACE A:**  
**SIZE:** 1,400 SF Ground Floor  
5,700 SF Second Floor

**FRONTAGE:** 14' Ground Floor  
65' Second Floor

**CEILING HEIGHT:** 12' Ground Floor  
11' Second Floor

**SPACE B:**  
**SIZE:** 2,000 SF Ground Floor

**FRONTAGE:** 21'

**CEILING HEIGHT:** 12' Ground Floor

**SPACE C:**  
**SIZE:** 2,800 SF Ground Floor

**FRONTAGE:** 30'

**CEILING HEIGHT:** 12' Ground Floor

## DIVISION SCENARIO 2



**SPACE A:**  
**SIZE:** 2,000 SF Ground Floor  
5,700 SF Second Floor

**FRONTAGE:** 65'

**CEILING HEIGHT:** 12' Ground Floor  
11' Second Floor

**SPACE B:**  
**SIZE:** 4,200 SF Ground Floor

**FRONTAGE:** 44'

**CEILING HEIGHT:** 12' Ground Floor



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256 East Fordham Road is a prominent mixed-use commercial property positioned along one of the Bronx's most active retail corridors, anchoring the heart of the Fordham neighborhood. The building benefits from exceptional street presence on East Fordham Road—one of the borough's highest-traffic shopping destinations—supported by dense surrounding residential communities, nearby universities, and year-round pedestrian activity. We are representing the owner on a potential build-out and are currently evaluating multiple scenarios to optimize the space for forward-looking tenancy, with an emphasis on long-term flexibility, strong merchandising potential, and efficient delivery.

Located within a transit-rich environment with immediate access to multiple subway lines, Metro-North service, and extensive bus connectivity, the property offers unmatched accessibility for customers and employees alike. Surrounded by major retailers and neighborhood anchors, 256 East Fordham Road sits at the center of a market defined by demand durability and constant foot traffic, making it a compelling platform for tenants seeking brand visibility and proximity to a diverse and growing consumer base in one of New York City's most resilient retail submarkets.

## HIGHLIGHTS

- Easily accessible via **2 3 4 5 6**
- High foot traffic area with excellent mix of neighboring national brand tenants
- Dense residential neighborhood
- Neighboring tenants include:  
*375 Chicken, TJ Maxx, T-Mobile, Shake Shack, Buffalo Wild Wings, Dunkin', Boost Mobile, Chase, Edible Arrangements, Harlem Children's Zone, Popeye's, Wingstop, Nike, Insomnia Cookies, Starbucks, Wonder*



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

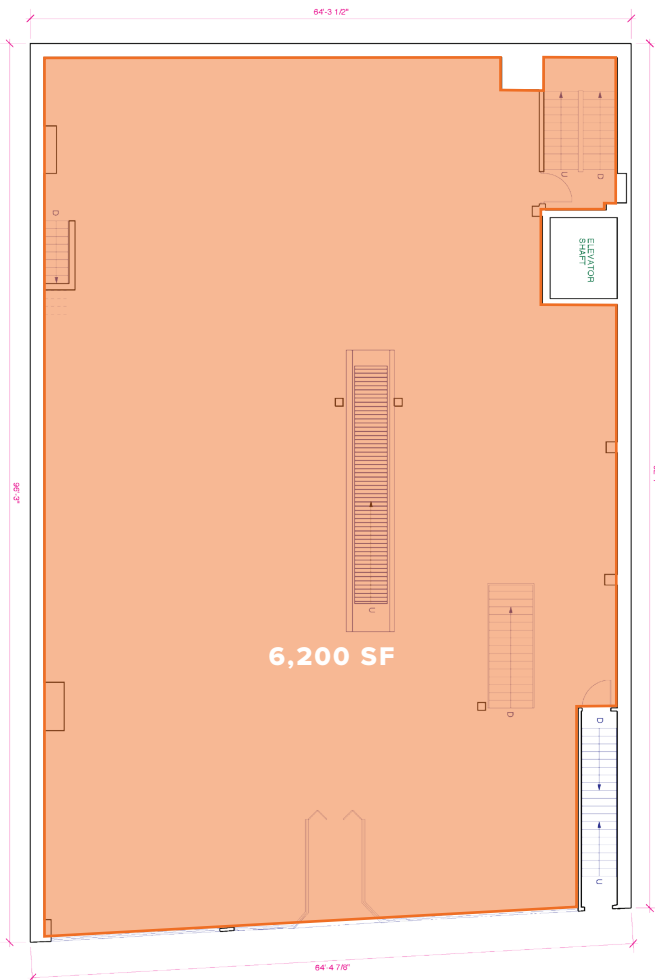


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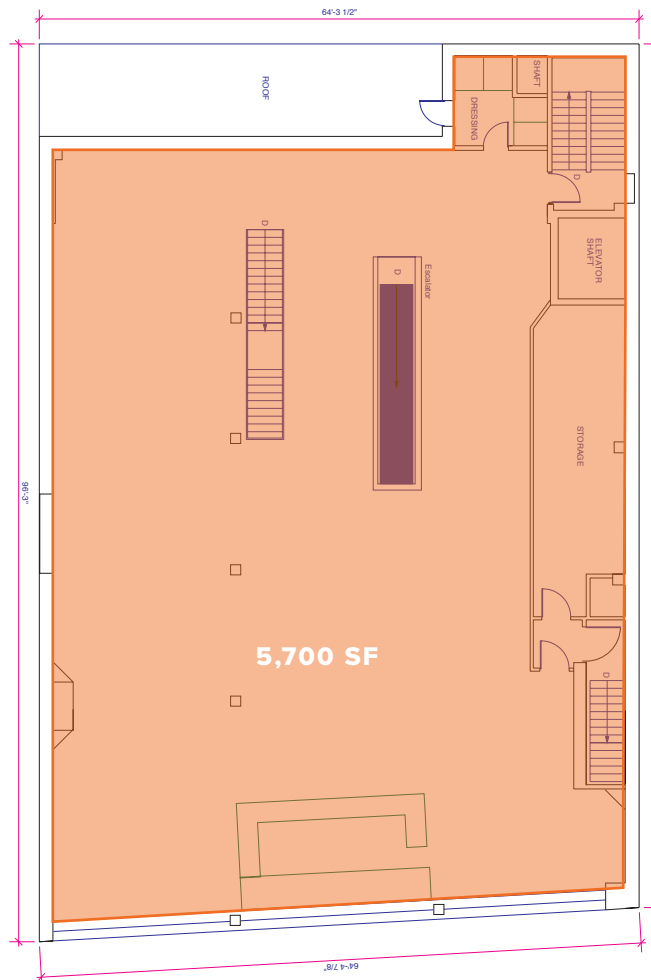
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## FLOOR PLANS:

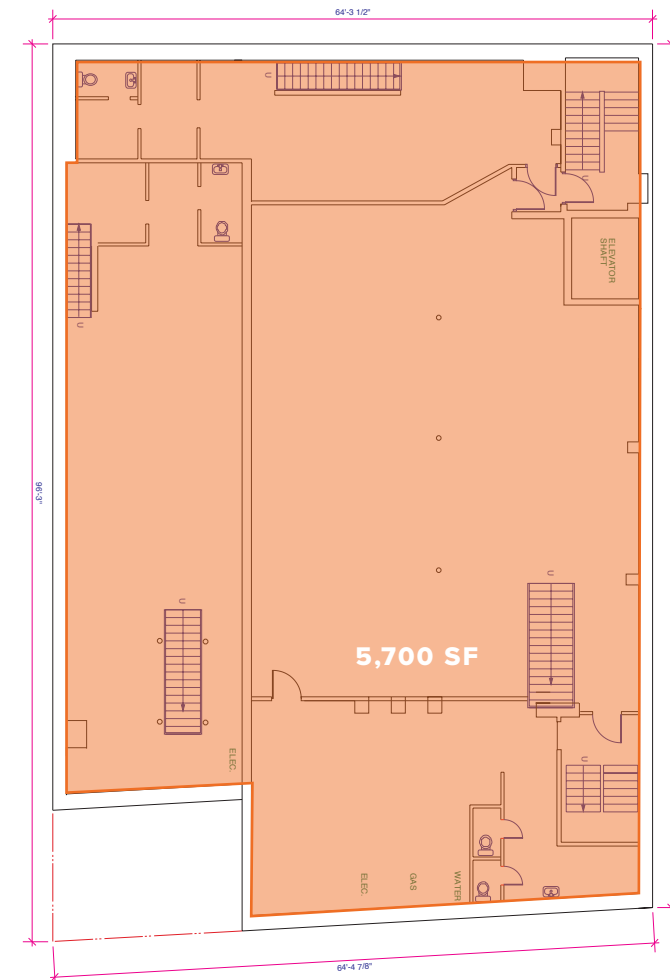
GROUND FLOOR



SECOND FLOOR



LOWER LEVEL



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## FLOOR PLANS: DIVISION SCENARIO 1



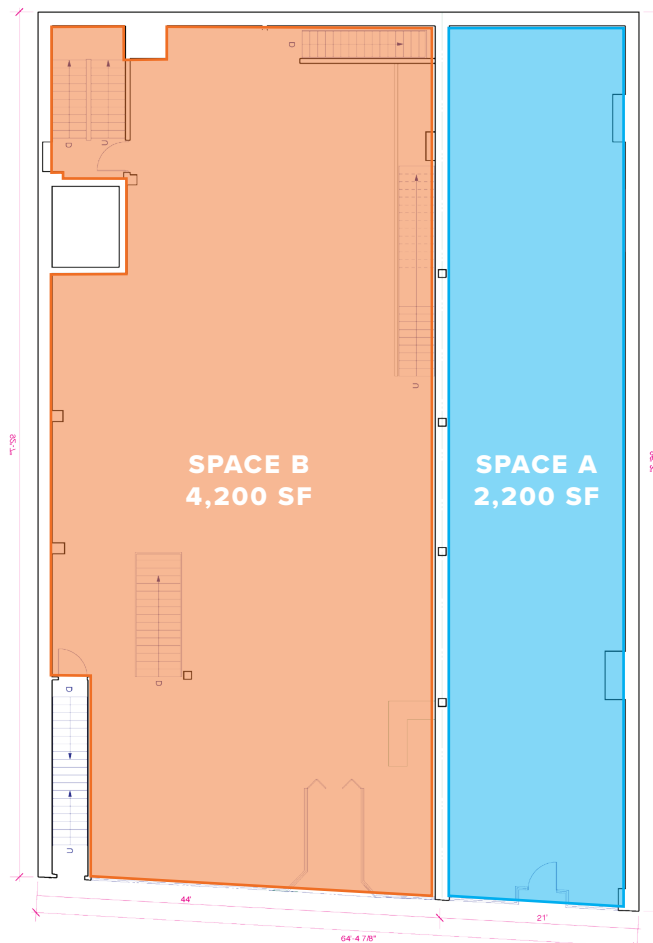
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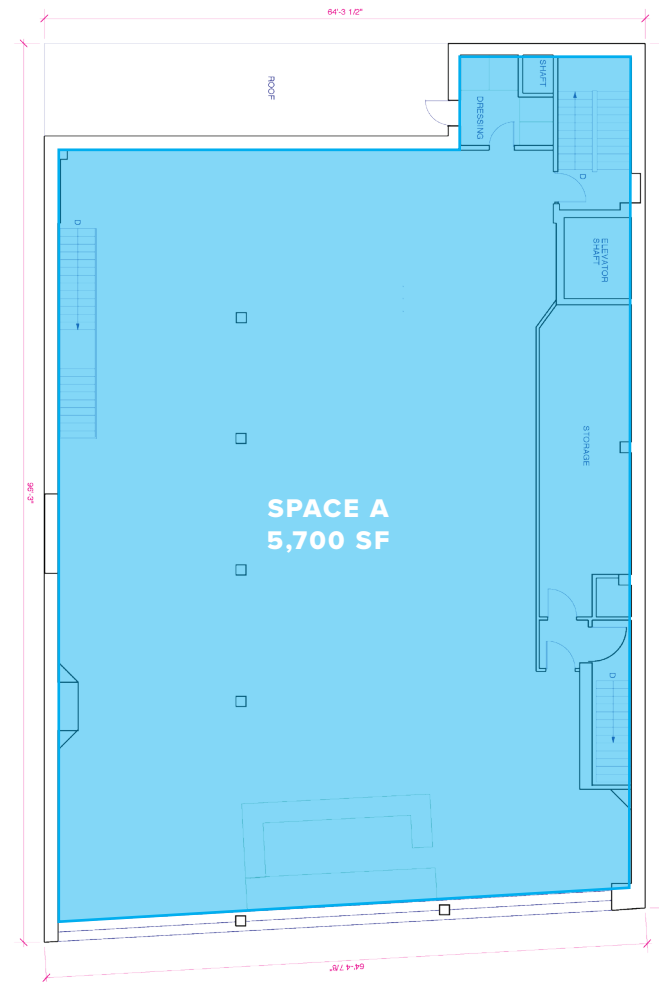
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FLOOR PLANS:  
DIVISION SCENARIO 2

GROUND FLOOR



SECOND FLOOR



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FOR MORE INFORMATION,  
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