

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

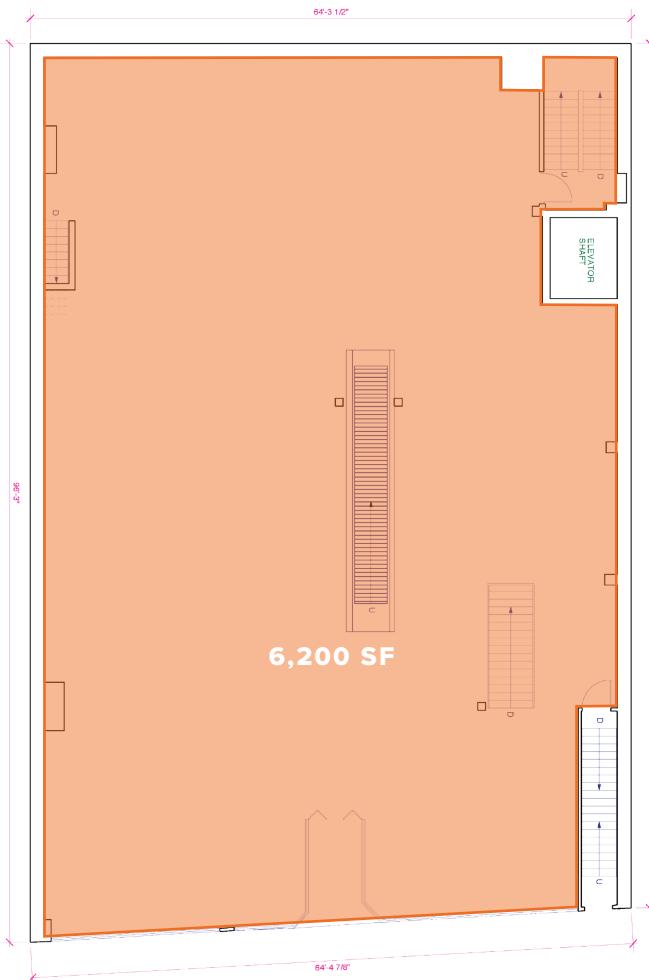


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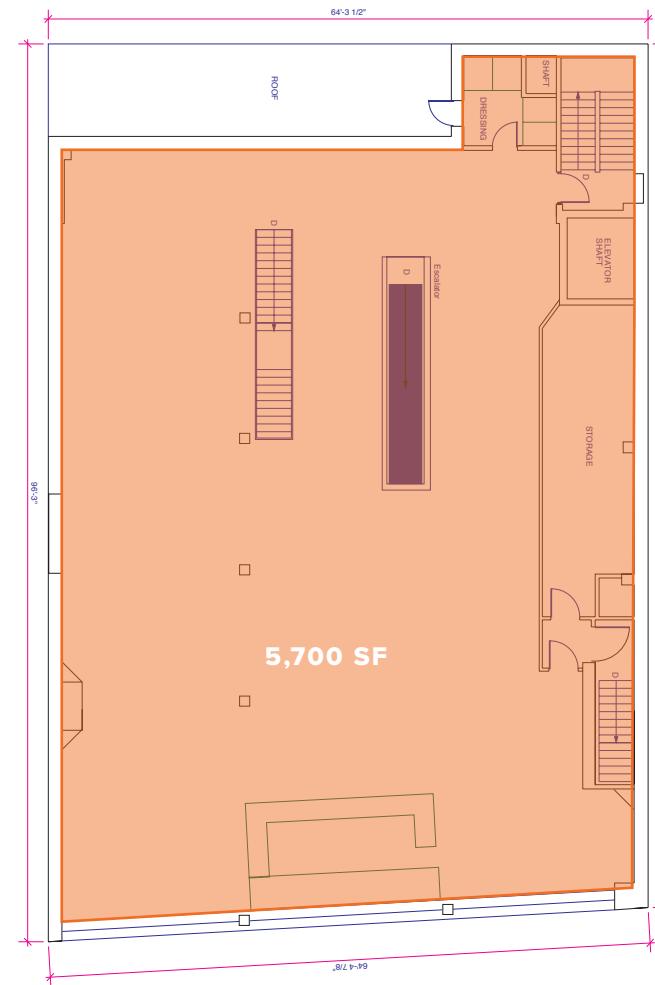
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FLOOR PLANS:

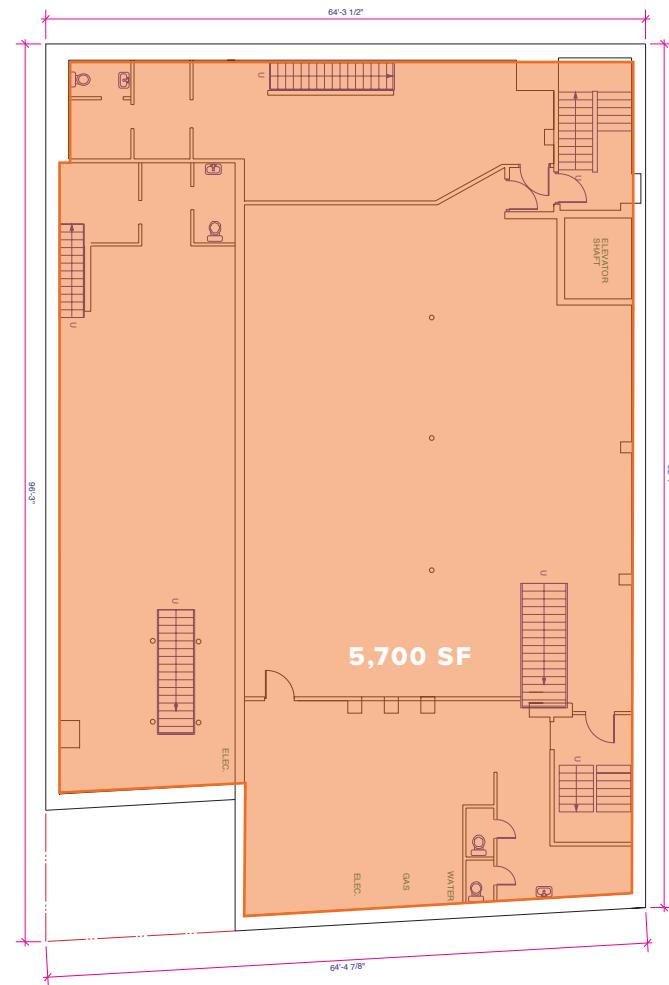
GROUND FLOOR



SECOND FLOOR



LOWER LEVEL

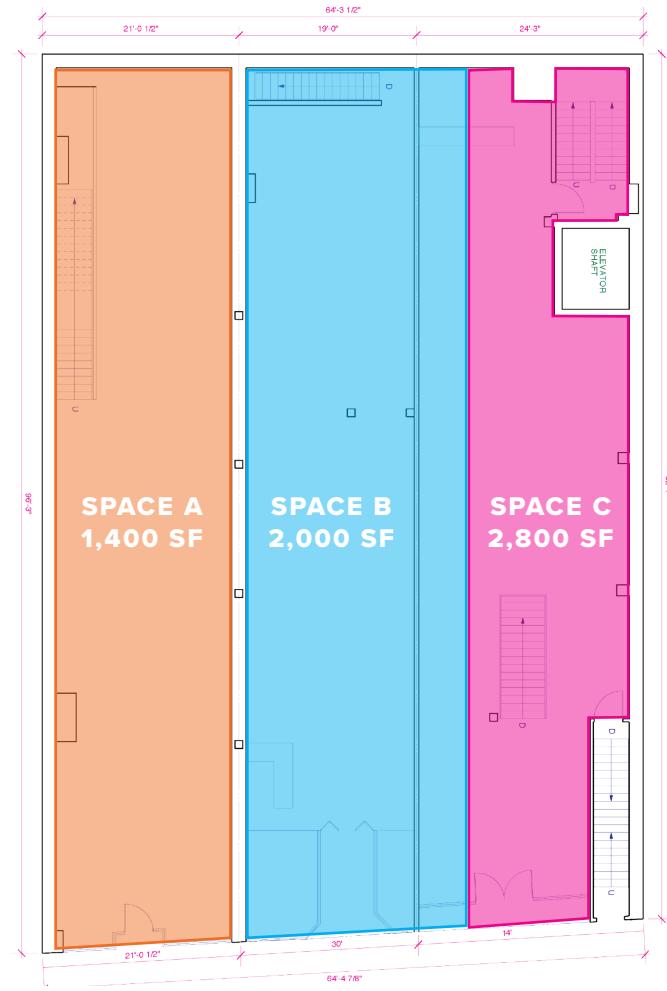


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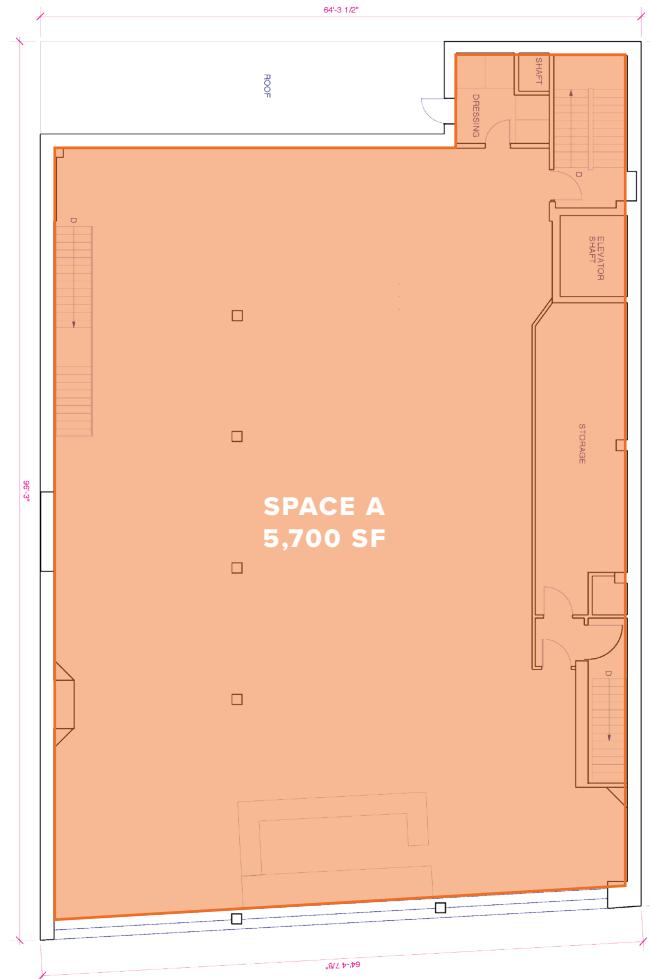
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FLOOR PLANS:
DIVISION SCENARIO 1

GROUND FLOOR



SECOND FLOOR

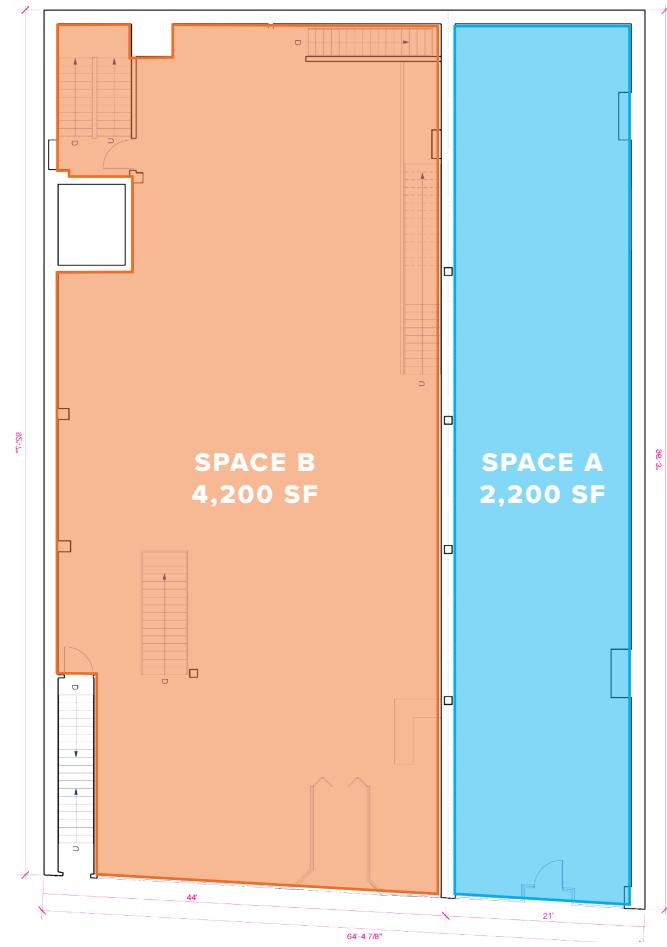


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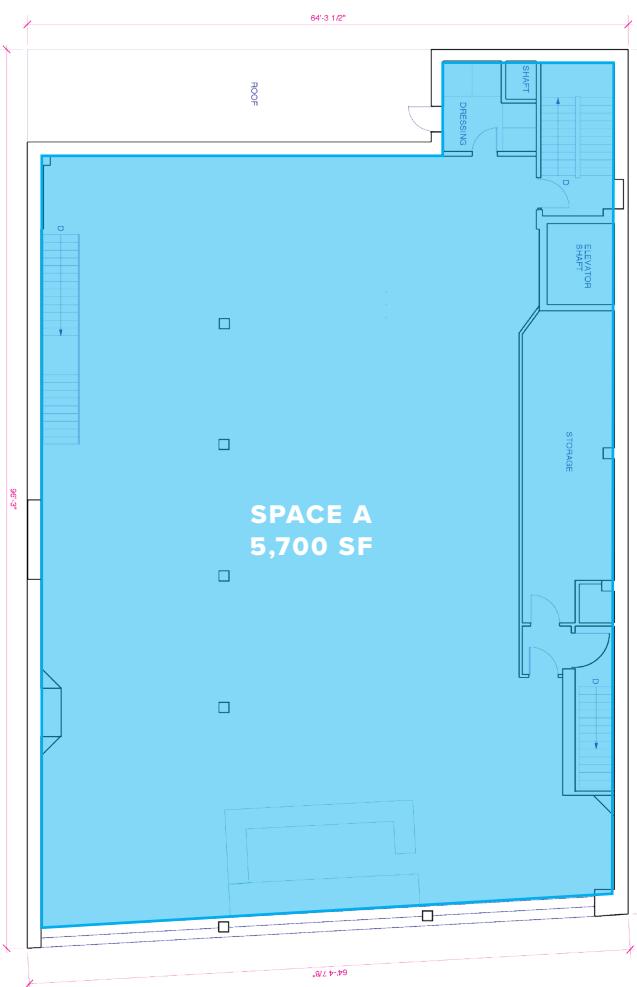
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FLOOR PLANS:
DIVISION SCENARIO 2

GROUND FLOOR



SECOND FLOOR



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FOR MORE INFORMATION,
PLEASE CONTACT:

ALLIE DWECK

646.784.7735 | ADweck@ksrny.com

SOLOMON SHARABY

718.986.7149 | SSharaby@ksrny.com

EZRA FALACK

917.518.3568 | EFalack@ksrny.com



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