

**STEPS FROM FORDHAM UNIVERSITY  
CAMPUS** ALLOWS DEVELOPERS TO CATER TO  
TRADITIONAL TENANTS AS WELL AS STUDENT  
POPULATION

CORNER FRONTAGE PROVIDES **IDEAL LIGHT  
AND AIR** TO MAXIMIZE DEVELOPMENT  
POTENTIAL FOR BOTH RETAIL AND  
RESIDENTIAL USES

ADDITIONAL AIR RIGHTS FROM NEIGHBORING  
PROPERTY ALLOW FOR **81,904 BUILDABLE SQ.  
FT.** WITH INCLUSIONARY BONUS

## PROPERTY SUMMARY

Address	528 East Fordham Road, Bronx, NY		
Block / Lot	3059 / 32		
Lot Sq. Ft.	8,275		
Zoning	C4-5D		
Max FAR	Residential	4.20	
	(Inclusionary)	5.60	
	Commercial	4.20	
	Facility	4.20	
Max ZFA	34,755 SF		
Additional Air Rights from Neighbor	21,806 SF		
Total Buildable SF	56,561 SF		
Total Buildable (with inclusionary bonus)	81,904 SF		
Tax Class	4		
Real Estate Taxes	\$45,799		

FORDHAM  
UNIVERSITY

528  
E Fordham Rd