

# 410W207

INWOOD | MANHATTAN





## RETAIL



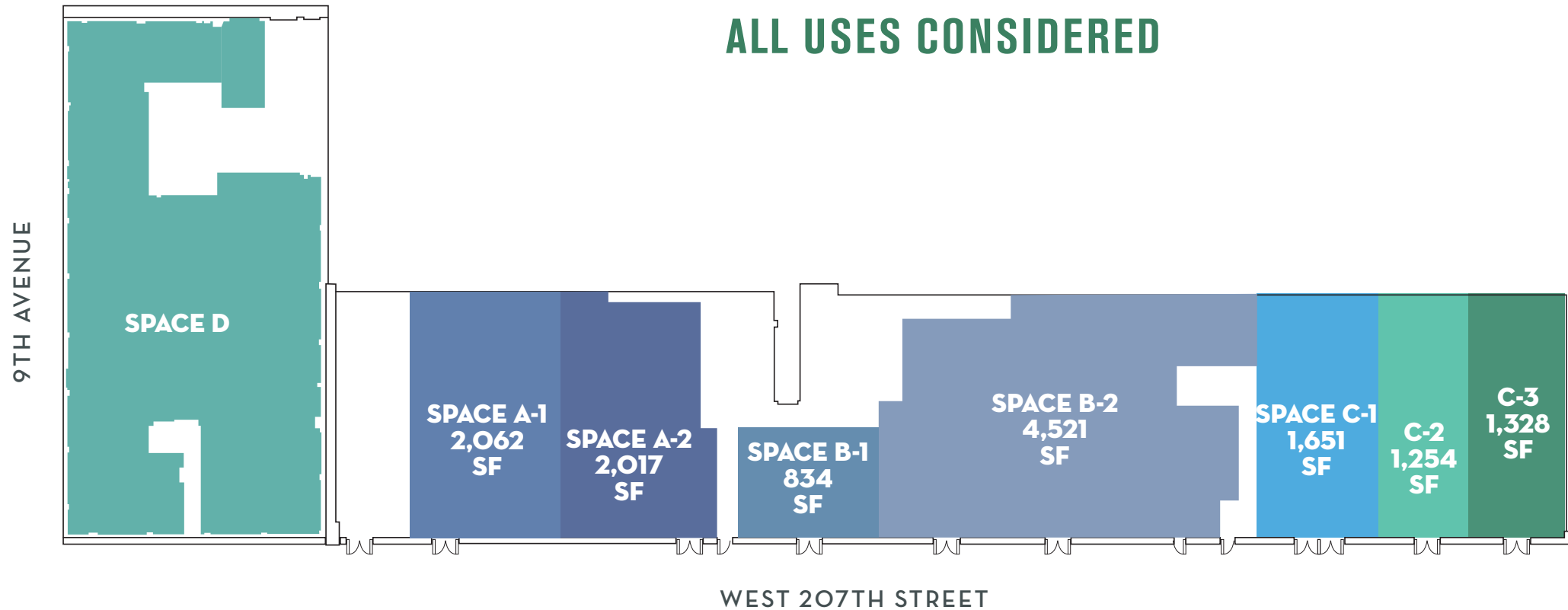
- › 100' FROM THE **1** SUBWAY TRAIN
- › DIRECTLY ADJACENT TO MTA BUS STOP
- › ON-SITE PARKING
- › ALL USES CONSIDERED
- › DOUBLE-HEIGHT STOREFRONTS WITH UP TO 18' CEILINGS
- › DIRECT ACCESS TO STORAGE SPACE ON THE LOWER LEVEL
- › RESIDENTIAL BUILDING ABOVE WILL INCLUDE 700 UNITS
- › SURROUNDING BUILDINGS WILL BRING AN ADDITIONAL 1,000 UNITS ONLINE IN 2025

# FLOOR PLAN



# 410W207

**30,000 SF OF RETAIL AVAILABLE**  
**ALL USES CONSIDERED**



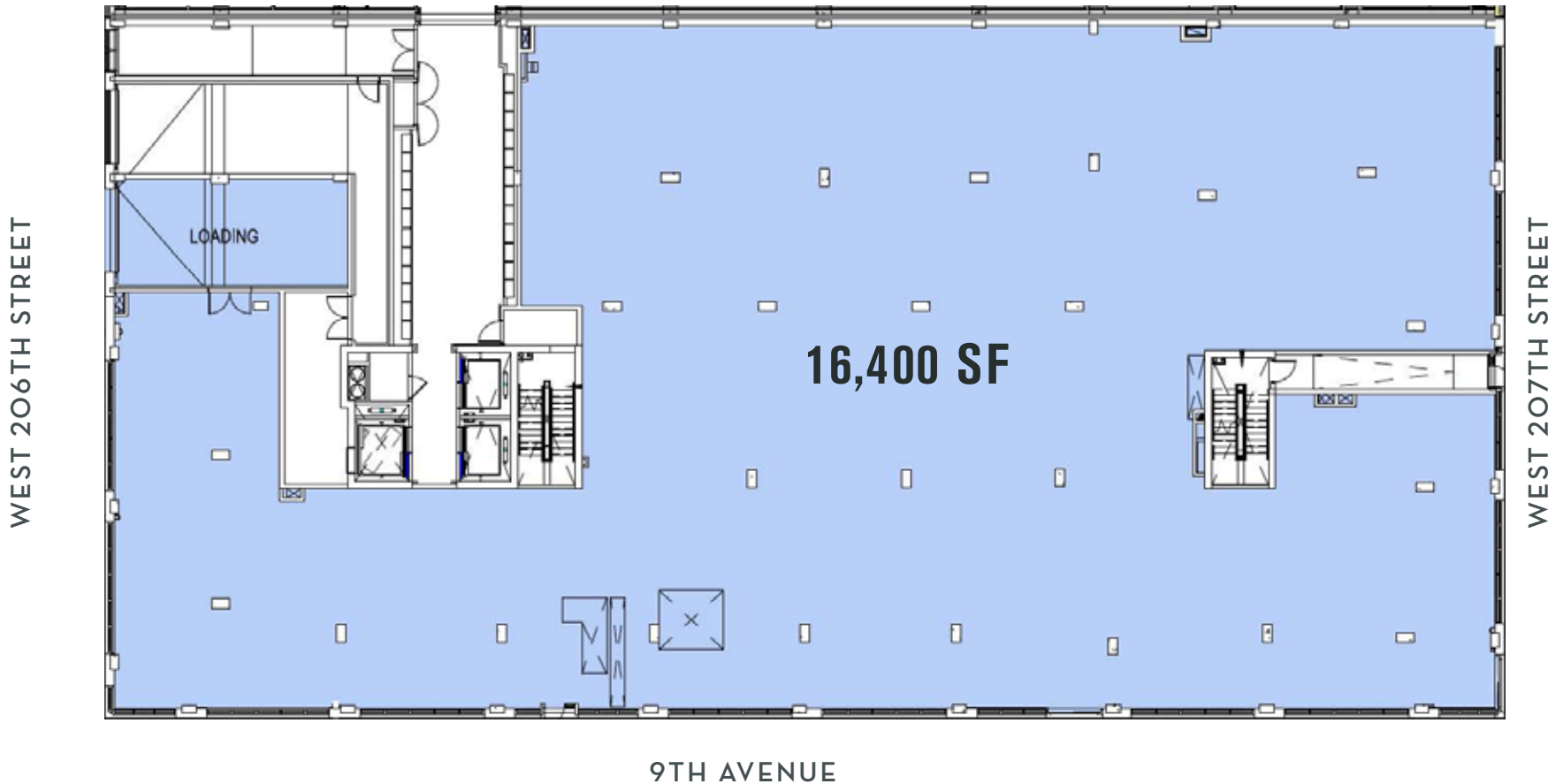
\*SUGGESTED DIVISIONS ONLY

SPACE-D

POSSIBLE DIVISIONS



# 410W207

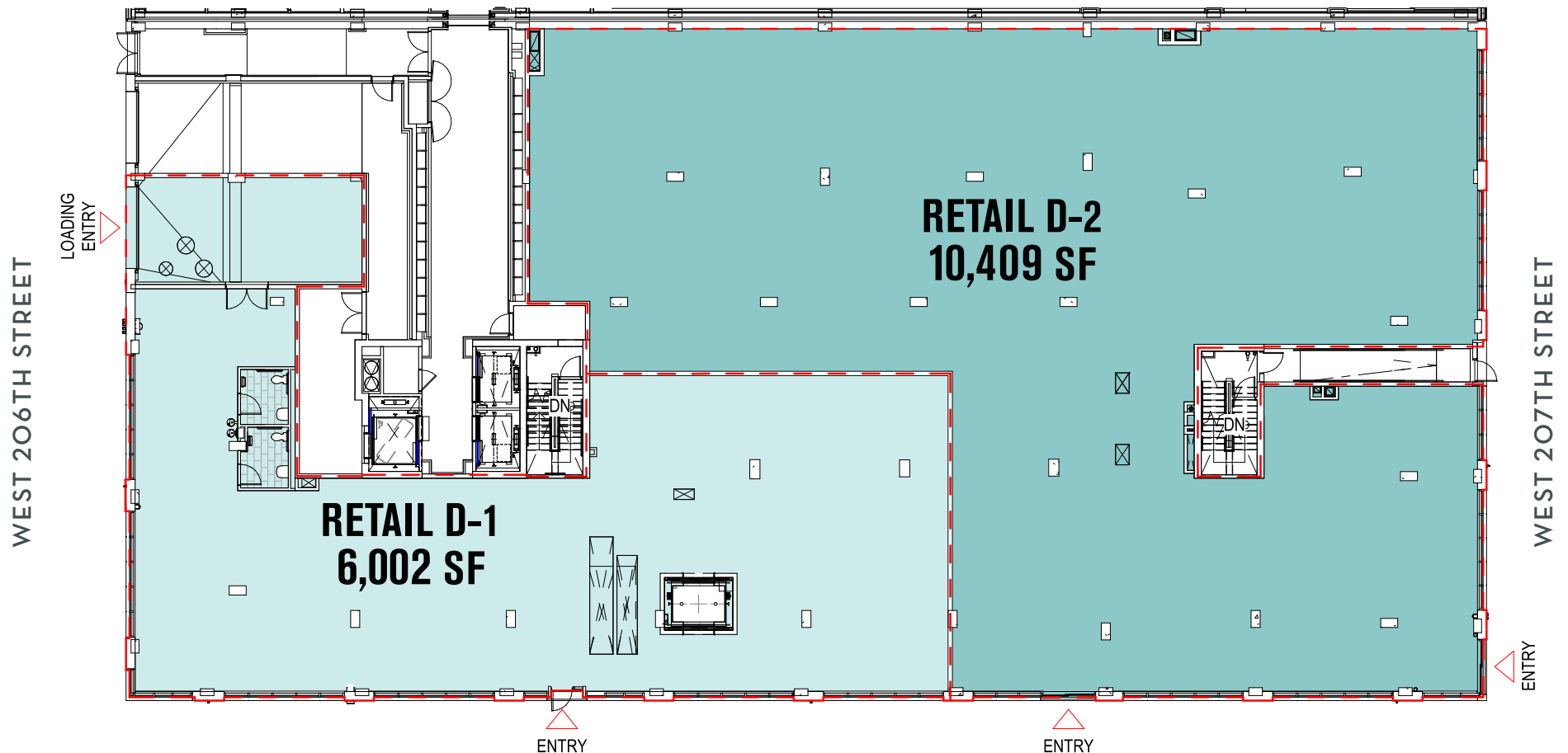


# SPACE-D

## POSSIBLE DIVISIONS



# 410W207



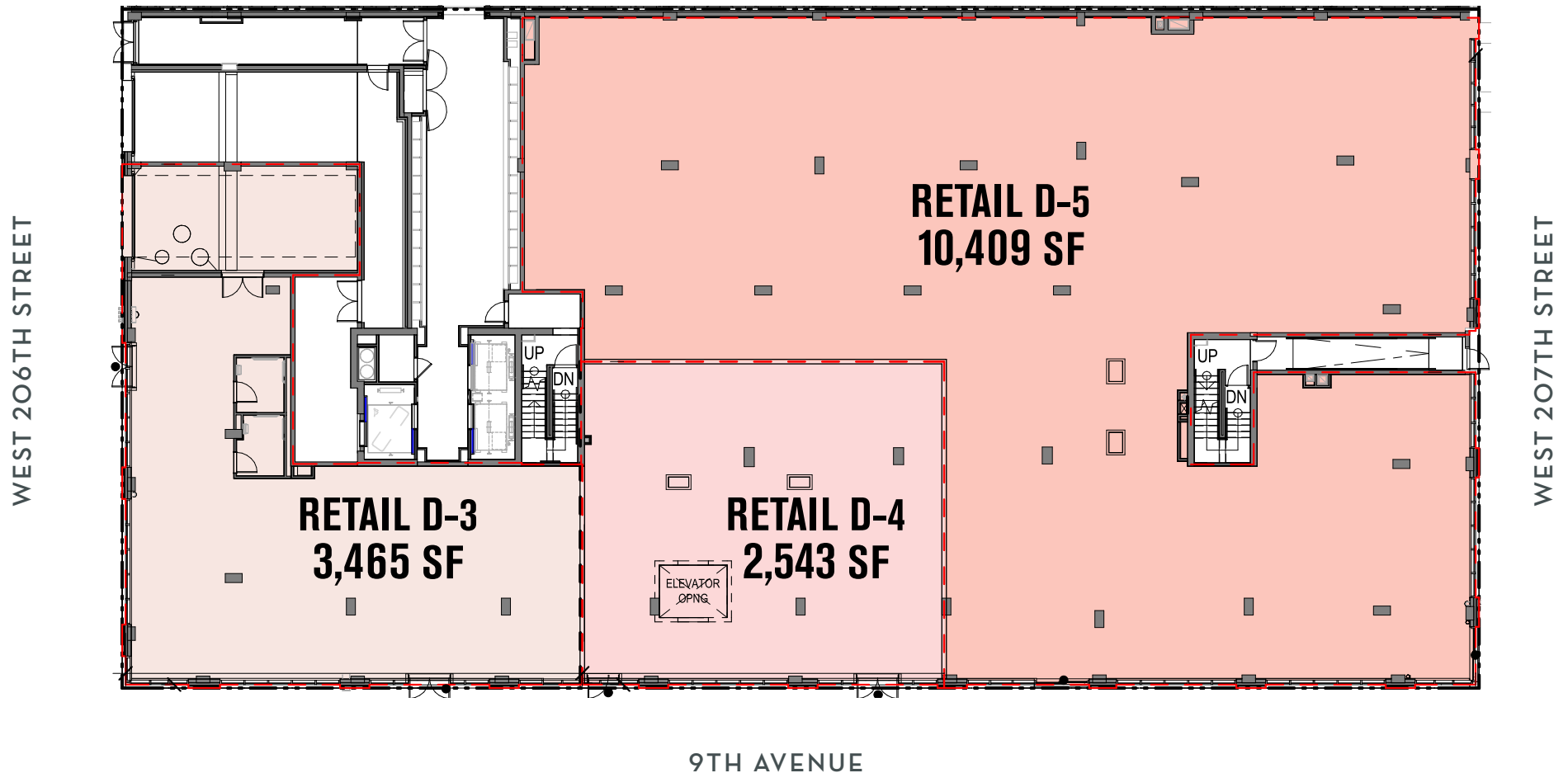
NOTE: OPTION 1 REQUIRES ADDITION OF 2ND  
STOREFRONT ENTRY DOOR IN RETAIL D-1

SPACE-D

POSSIBLE DIVISIONS



# 410W207



# ZONING

## BALANCE OF SHERMAN LANDING DEVELOPMENT

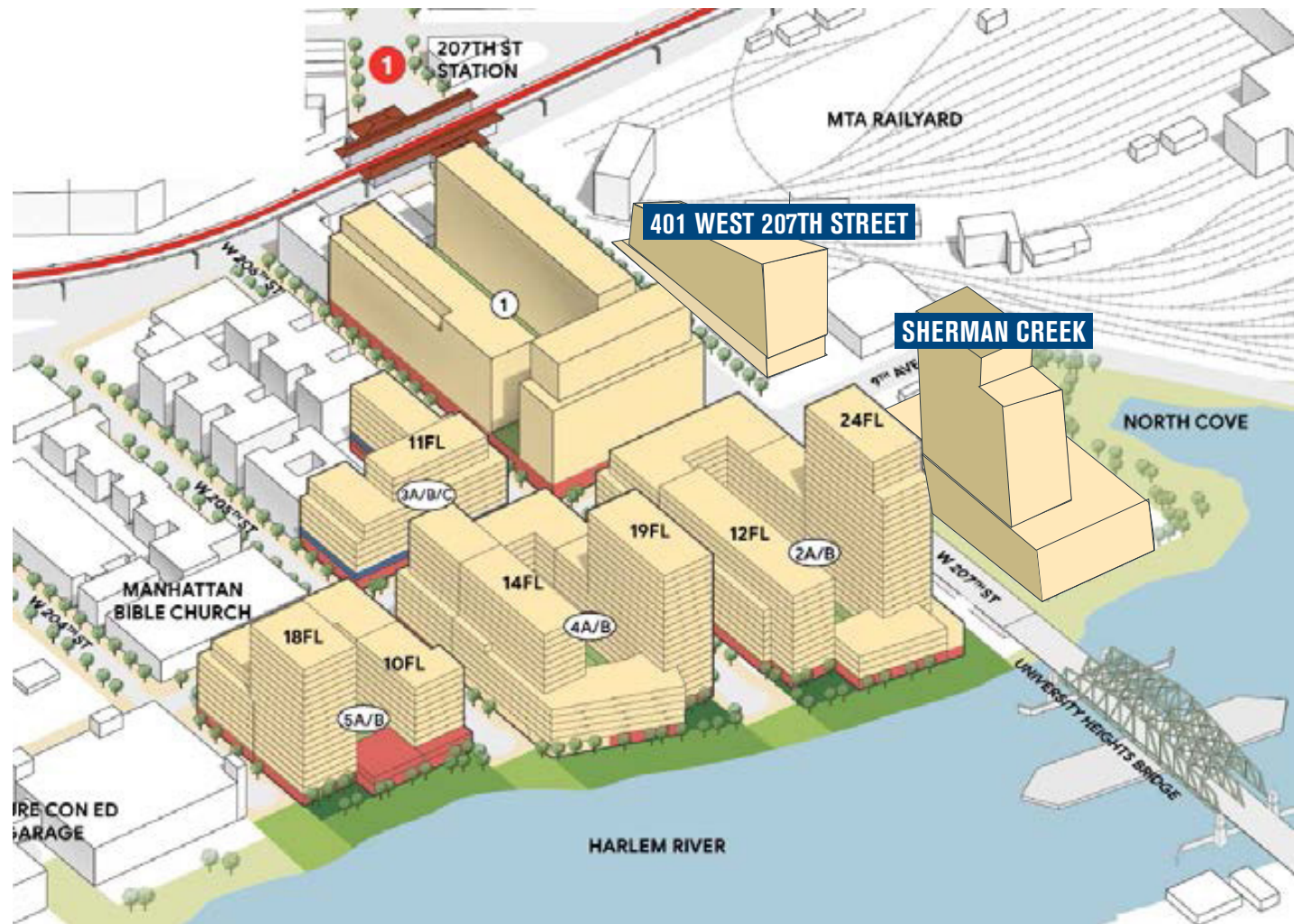
# 410W207



- In addition to 410 West 207th Street, four blocks to the South and East were upzoned and will commence development in future:

- **Site 2:** 620 units
- **Site 3:** 160 units
- **Site 4:** 600 units
- **Site 5:** 330 units

- A transformed Ninth Avenue will create a cohesive center of community-supporting retail





# ZONING

PLANNED INWOOD  
WATERFRONT IMPROVEMENTS



# 410W207



# ZONING

## DEVELOPMENT IN THE BRONX



# 410W207

### **FORDHAM LANDING SOUTH (FIRST PHASE)**

- First phase of development is south of the University Heights Bridge
- First building contains 350,000 SF medical/community facility building, 505 apartments, public waterfront esplanade

### **SECOND PHASE (NORTH OF BRIDGE) TO COMMENCE REZONING**

## DEMOGRAPHICS

### .5 MILE



POPULATION  
**39,210**



AVG. HH INCOME  
**\$81,905**



% POPULATION  
ANNUAL GROWTH  
(2024-2029)  
**3.04%**

### .75 MILE



POPULATION  
**82,177**

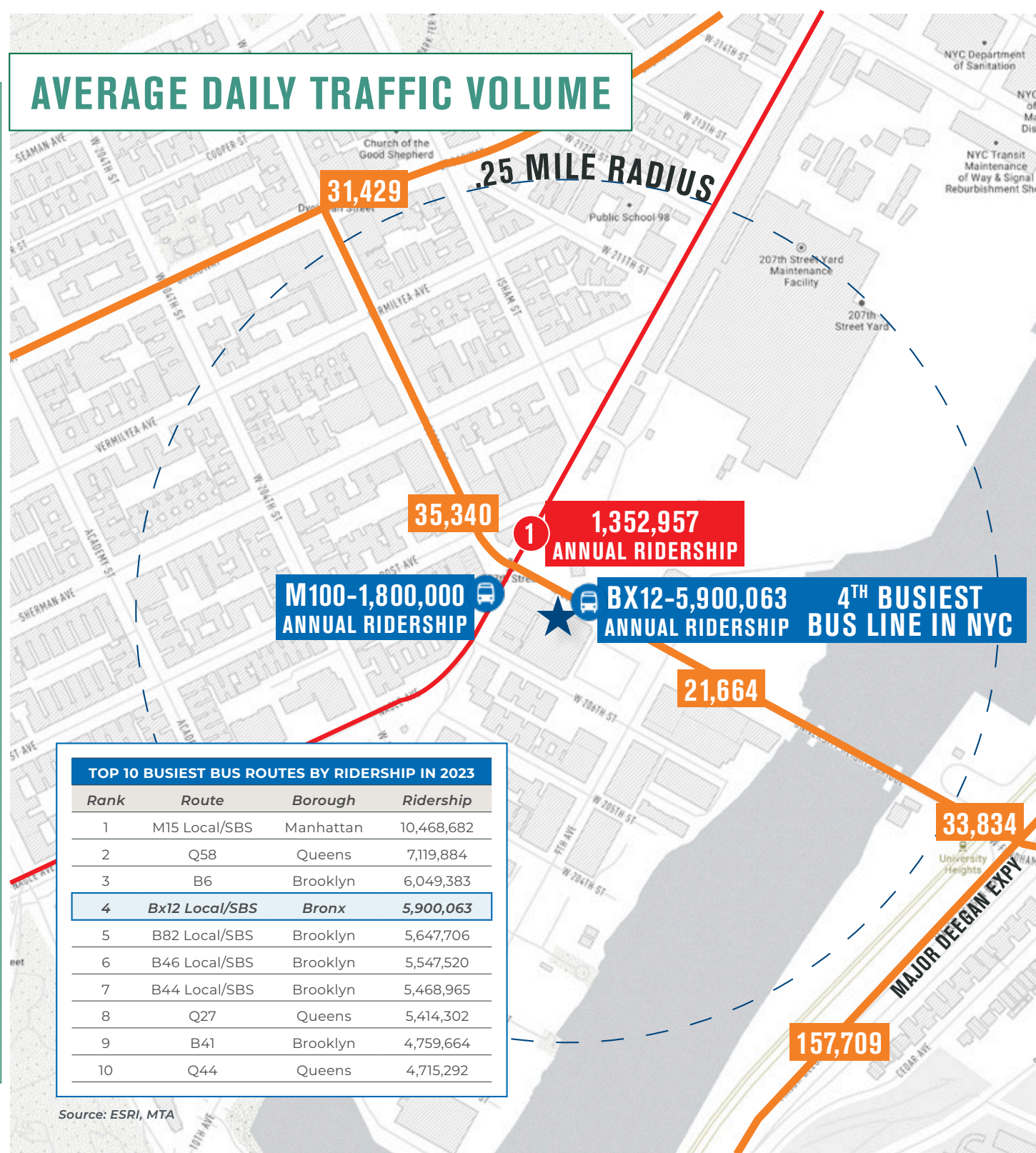


AVG. HH INCOME  
**\$79,788**



% POPULATION  
ANNUAL GROWTH  
(2024-2029)  
**2.91%**

## AVERAGE DAILY TRAFFIC VOLUME



Source: ESRI, MTA

## AREA TENANTS



# 410W207

Bank of America 

Foot Locker



CHASE 



GNC  
LIVE WELL.

Capital One

T-Mobile



CVS/pharmacy

Apple Bank 



Walgreens



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FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

**STEVE LORENZO**

PRINCIPAL

845.629.1640

[SLORENZO@LEE-ASSOCIATES.COM](mailto:SLORENZO@LEE-ASSOCIATES.COM)

**JEFFREY LOPEZ**

DIRECTOR

646.284.4047

[JLOPEZ@LEE-ASSOCIATES.COM](mailto:JLOPEZ@LEE-ASSOCIATES.COM)



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