



PERFECT FOR RETAIL, MEDICAL & FOOD USES

BRONX, NY

FORDHAM HEIGHTS

2070 JEROME AVE

SIZE

Store 1	2,607 SF] Can Be Combined 3,010 SF
Store 2	403 SF	
Store 5	1,750 SF	

FRONTAGE

Store 1	25 FT] Can Be Combined 35 FT 3 IN
Store 2	10 FT 3 IN	
Store 5	26 FT 11 IN	

ASKING RENT

Upon Request

POSSESSION

Q2 2024

CO-TENANTS

Planet Fitness, Pizza Hut

NEIGHBORS

Bronx Community College, Jerome Medical Center, McDonalds, AutoZone, Wingstop, Family Dollar, Domino's, Taco Bell and many more

COMMENTS

- Newly developed two-story retail development with Planet Fitness and Pizza Hut; perfect for all types of use including retail, restaurants/QSRs, office, and medical space in the Fordham Heights neighborhood of the Bronx
- New HVAC, electrical amps, gas lines, venting, storefronts and ADA bathrooms in-place
- Within several blocks of the Bronx Community College and the Jerome Medical Center
- Space is a couple hundred feet from the Burnside Avenue 4 Train and the 182nd - 183rd Street B & D Train Stations
- Over 18,000 Vehicles Pass per Day on Jerome Avenue
- Population of over 228,000 people within a 1-mile radius

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

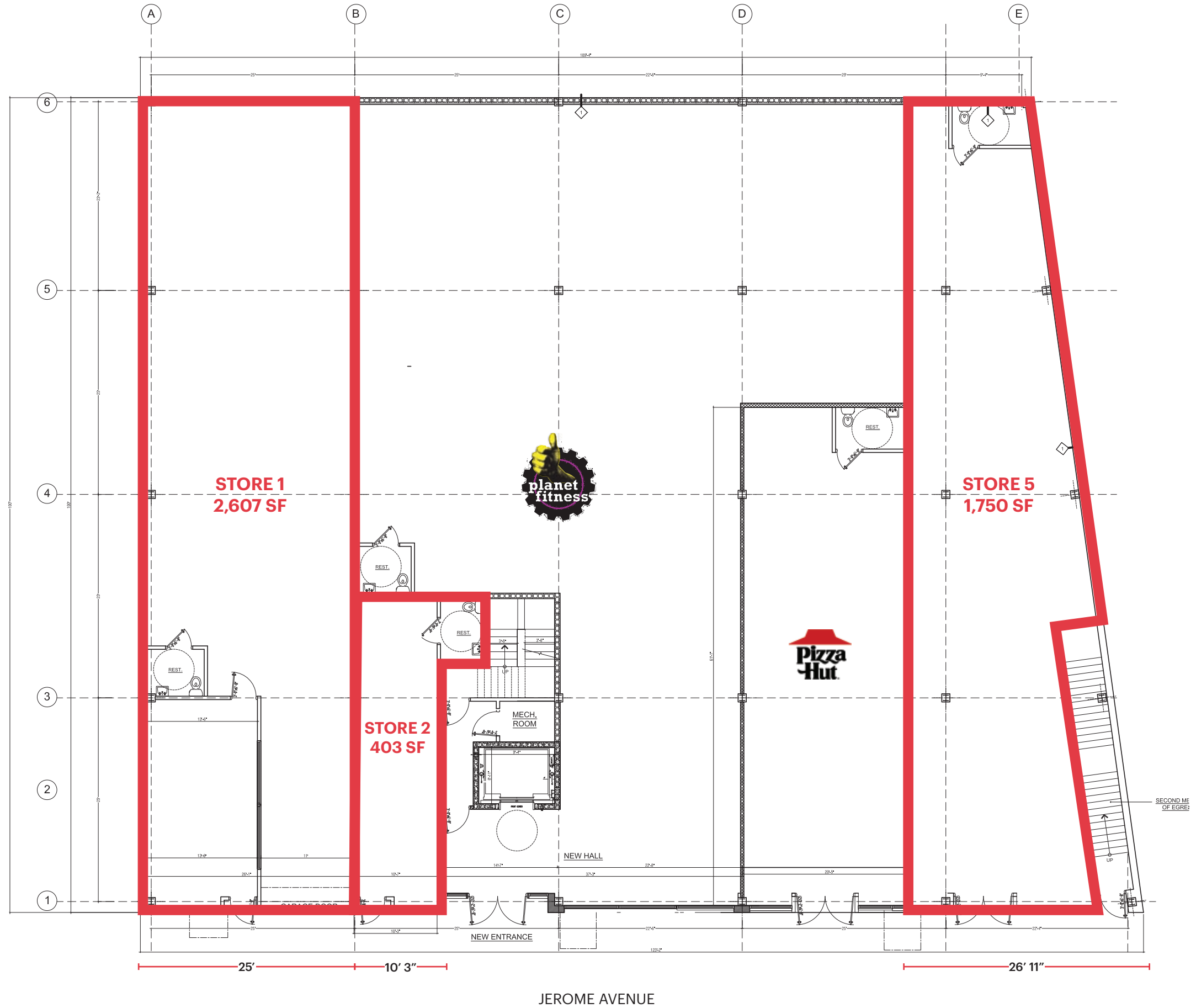


**2070
JEROME AVE**

AERIAL



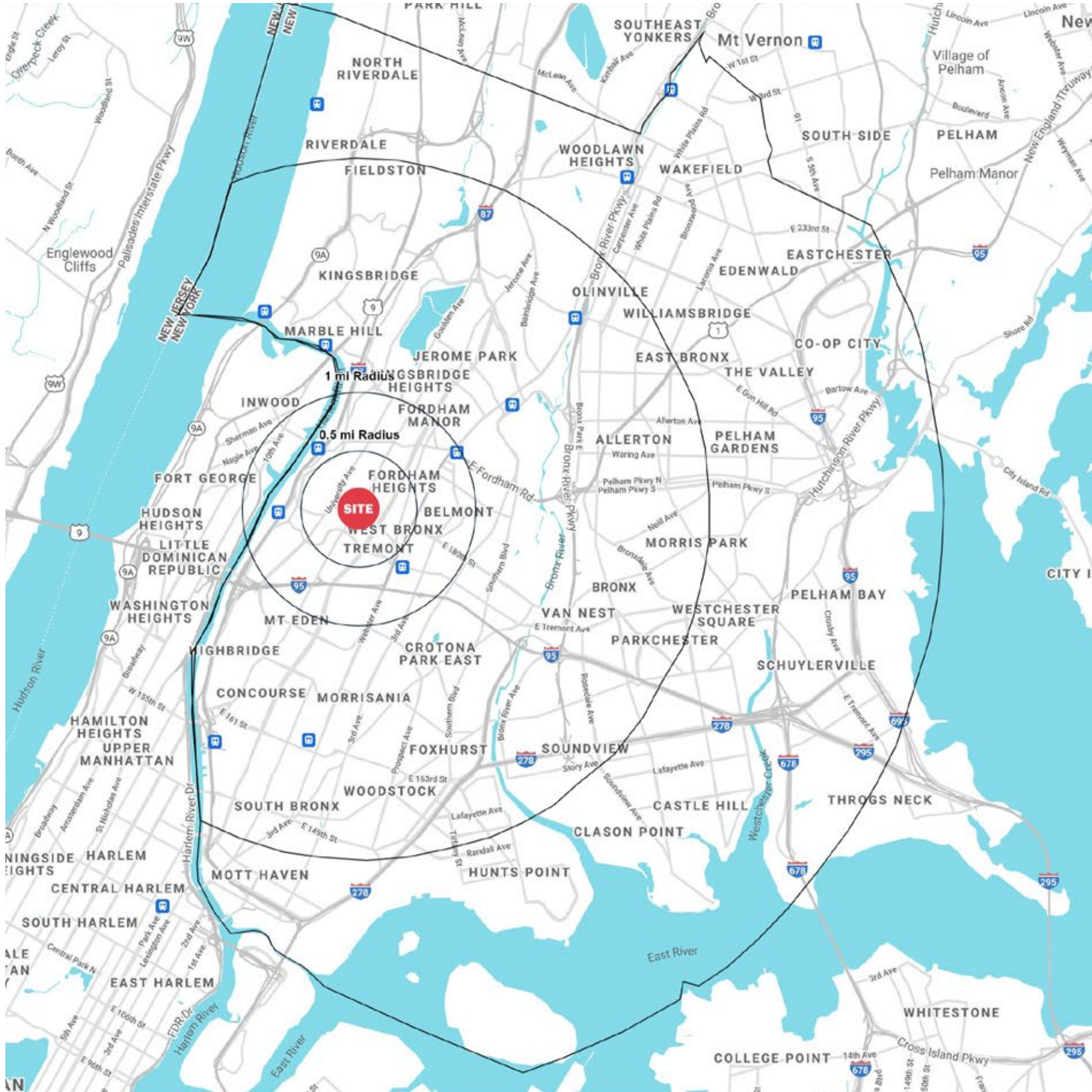
SITE PLAN



ADDITIONAL PHOTOS



AREA DEMOGRAPHICS



2070 JEROME AVE BRONX, NY

.5 MILE RADIUS

POPULATION
80,388
HOUSEHOLDS
25,471
AVERAGE HOUSEHOLD INCOME
\$42,388
MEDIAN HOUSEHOLD INCOME
\$30,021

COLLEGE GRADUATES (BACHELOR'S +)
4,709 - 9%
TOTAL BUSINESSES
1,266
TOTAL EMPLOYEES
16,525
DAYTIME POPULATION (W/ 16 YR +)
67,580

1 MILE RADIUS

POPULATION
213,394
HOUSEHOLDS
69,132
AVERAGE HOUSEHOLD INCOME
\$43,575
MEDIAN HOUSEHOLD INCOME
\$30,400

COLLEGE GRADUATES (BACHELOR'S +)
13,578 - 10%
TOTAL BUSINESSES
3,928
TOTAL EMPLOYEES
54,333
DAYTIME POPULATION (W/ 16 YR +)
191,438

3 MILE RADIUS

POPULATION
1,011,136
HOUSEHOLDS
353,656
AVERAGE HOUSEHOLD INCOME
\$54,077
MEDIAN HOUSEHOLD INCOME
\$36,881

COLLEGE GRADUATES (BACHELOR'S +)
84,476 - 7%
TOTAL BUSINESSES
17,864
TOTAL EMPLOYEES
261,921
DAYTIME POPULATION (W/ 16 YR +)
898,858

5 MILE RADIUS

POPULATION
1,392,654
HOUSEHOLDS
490,426
AVERAGE HOUSEHOLD INCOME
\$59,522
MEDIAN HOUSEHOLD INCOME
\$40,911

COLLEGE GRADUATES (BACHELOR'S +)
125,555 - 14%
TOTAL BUSINESSES
26,015
TOTAL EMPLOYEES
385,896
DAYTIME POPULATION (W/ 16 YR +)
1,251,464

*2021 estimates