



1712 JEROME AVENUE

Bronx | New York

100' x 100' SITE WITH 46,000 BUILDABLE SF
FOR MIH IN MOUNT HOPE

AVAILABLE FOR GROUND LEASE
ASKING RENT \$250,000/YEAR

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Size

Prime 10,000 SF lot on Jerome Avenue

#2

Zoning

Zoned R7A (C2-4 overlay), offering 46,000 Residential BSF

#3

Transportation

One block from 176th Street 4 Subway Station - 27 minutes to Grand Central

#4

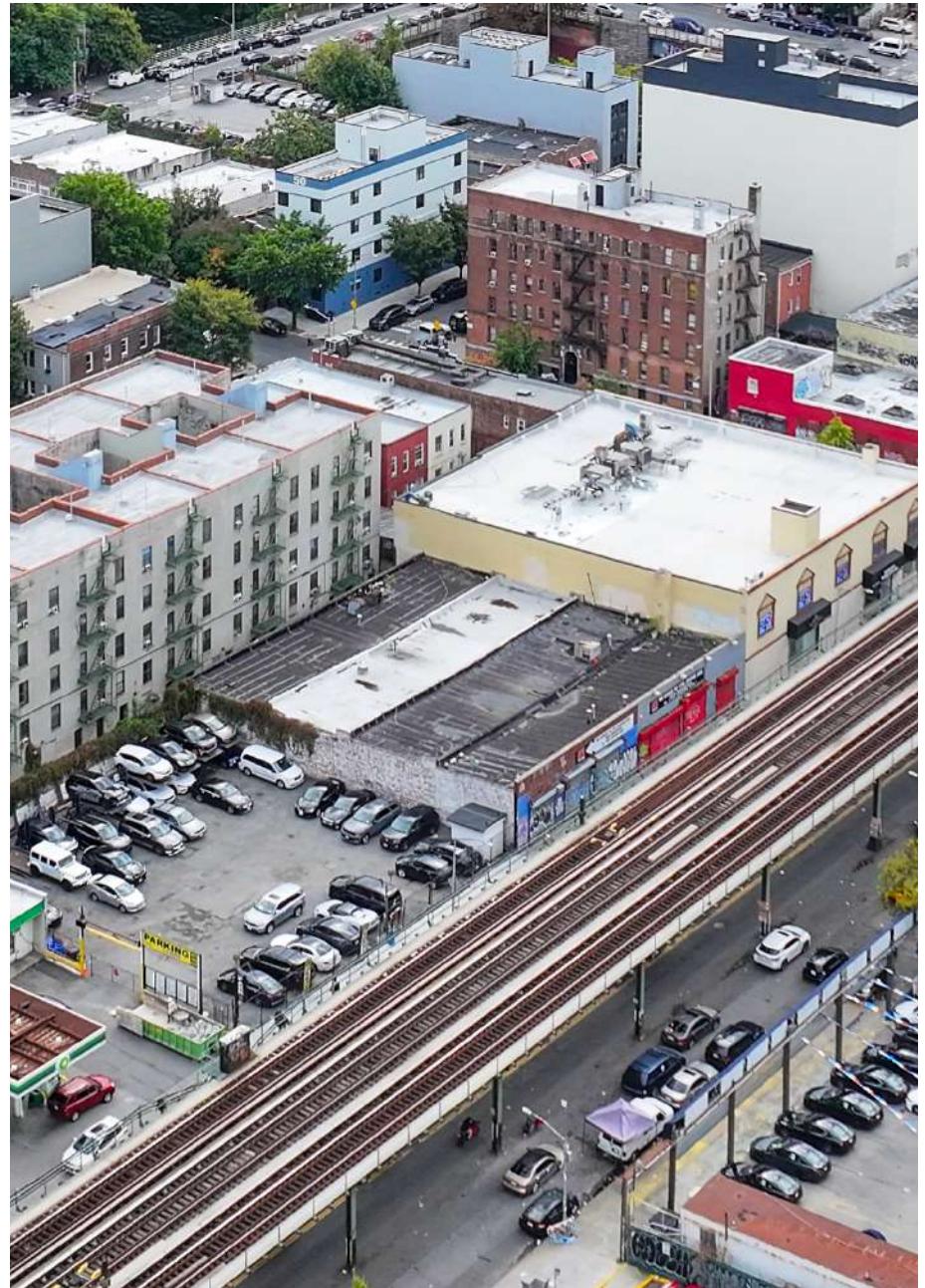
Development

Nearby substantial affordable housing projects along the Jerome Avenue corridor, one of NYC's most active affordable and mixed-income development zones

#5

Deal Structure

Ground lease structure allows developers to pursue new projects with reduced upfront land costs, freeing capital for construction and operations

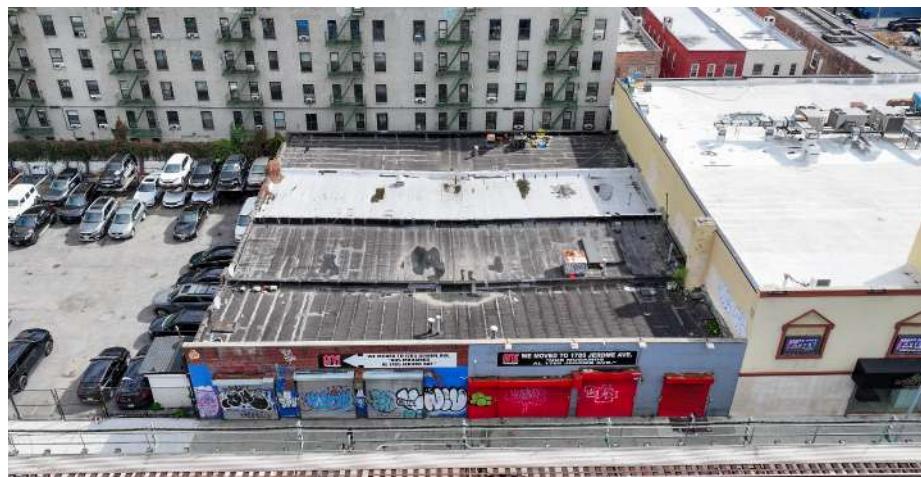


PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the ground lease of **1712 Jerome Avenue**, in the Mount Hope neighborhood of the Bronx. The property is a 100' x 100' development site with an existing single story commercial building. The zoning allows for 46,000 Buildable SF with Mandatory Inclusionary Housing.

The location provides easy access to transportation with the 4 subway line running along Jerome Avenue and the B, D subway along the Grand Concourse. The cross Bronx expressway (I95) is located a few blocks to the south, along with ample retail offering at nearby Fordham Road.

The Jerome Avenue rezoning of 92 blocks was approved by the city council in March 2018 to increase the availability of affordable housing. This is the biggest rezoning project in the history of New York City and offers a chance to create thousands of affordable units. Several established developers have already created hundreds of affordable units along the corridor. This site presents a unique opportunity to develop a project that meets the growing demand for housing in the area.



PROPERTY OVERVIEW

THE OFFERING

Property Address	1712 Jerome Avenue, Bronx, NY
County	Bronx
Location	Located on the east side of Jerome Avenue between Clifford Place and 175th Street
Block	2849
Lot	5
Property Type	Parking Garage (G1)

PROPERTY INFORMATION

Lot Dimensions	100 FT x 100 FT
Lot SF	±10,000 SF
Building Dimensions	100 FT x 100 FT
Stories	1
Year Built	1920
Total Gross SF	±10,000 SF

ZONING INFORMATION

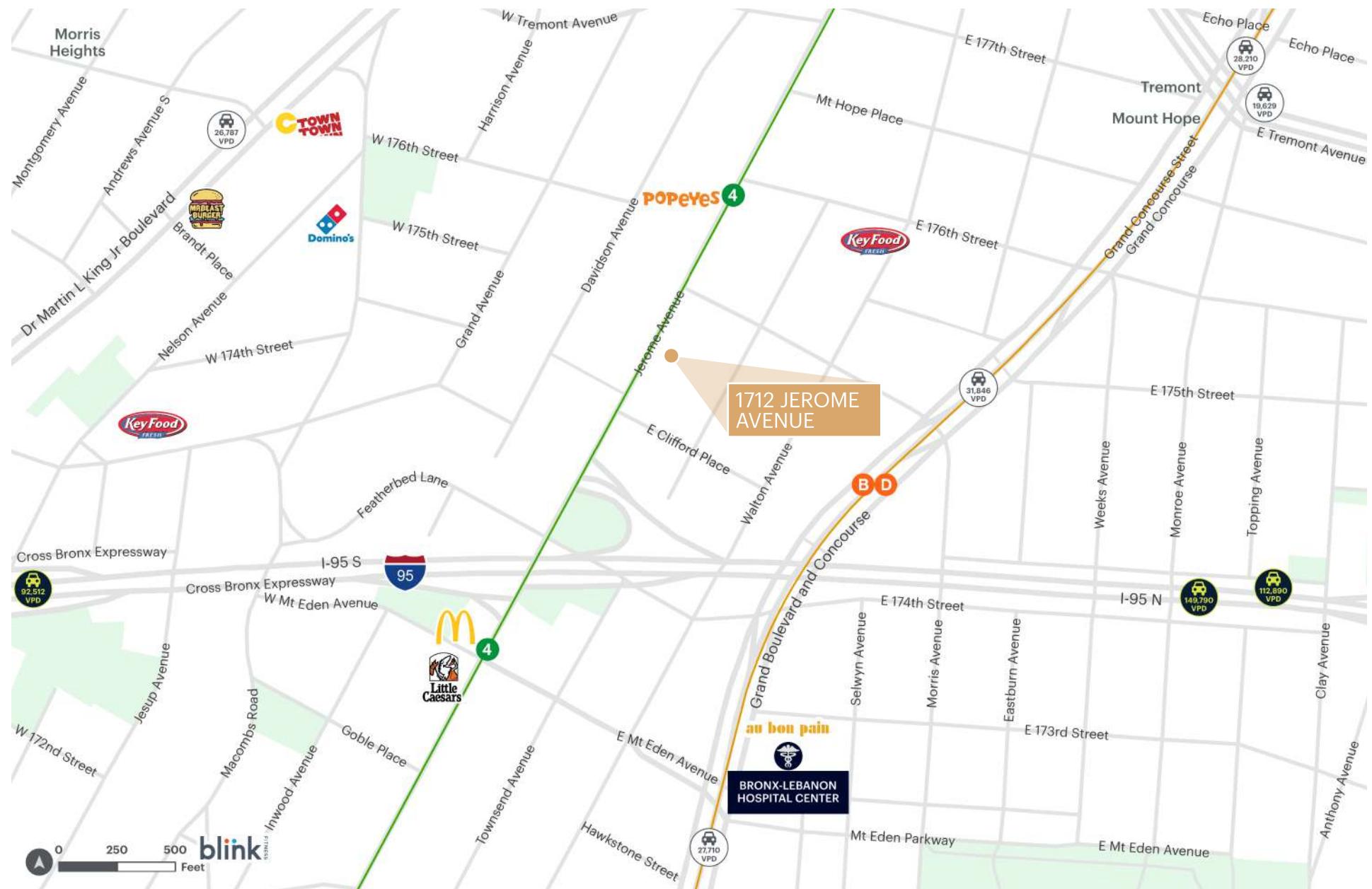
Zoning	R7A, C2-4, J
Street Width	100 FT
Street Width Classification	Wide
	<u>FAR</u> <u>BSE</u>
Building SF (Commercial)	2.00 ±20,000 SF
Building SF (Community Facility)	4.00 ±40,000 SF
Building SF (Inclusionary Housing)	4.60 ±46,000 SF
Available Air Rights (MIH)	<u>Existing</u> <u>Available</u> (10,000) ±36,000 SF

TAX INFORMATION

Assessment (25/26)	\$310,950
Tax Rate (25/26)	10.762%
Annual Property Tax (25/26)	\$33,464
Tax Class	4

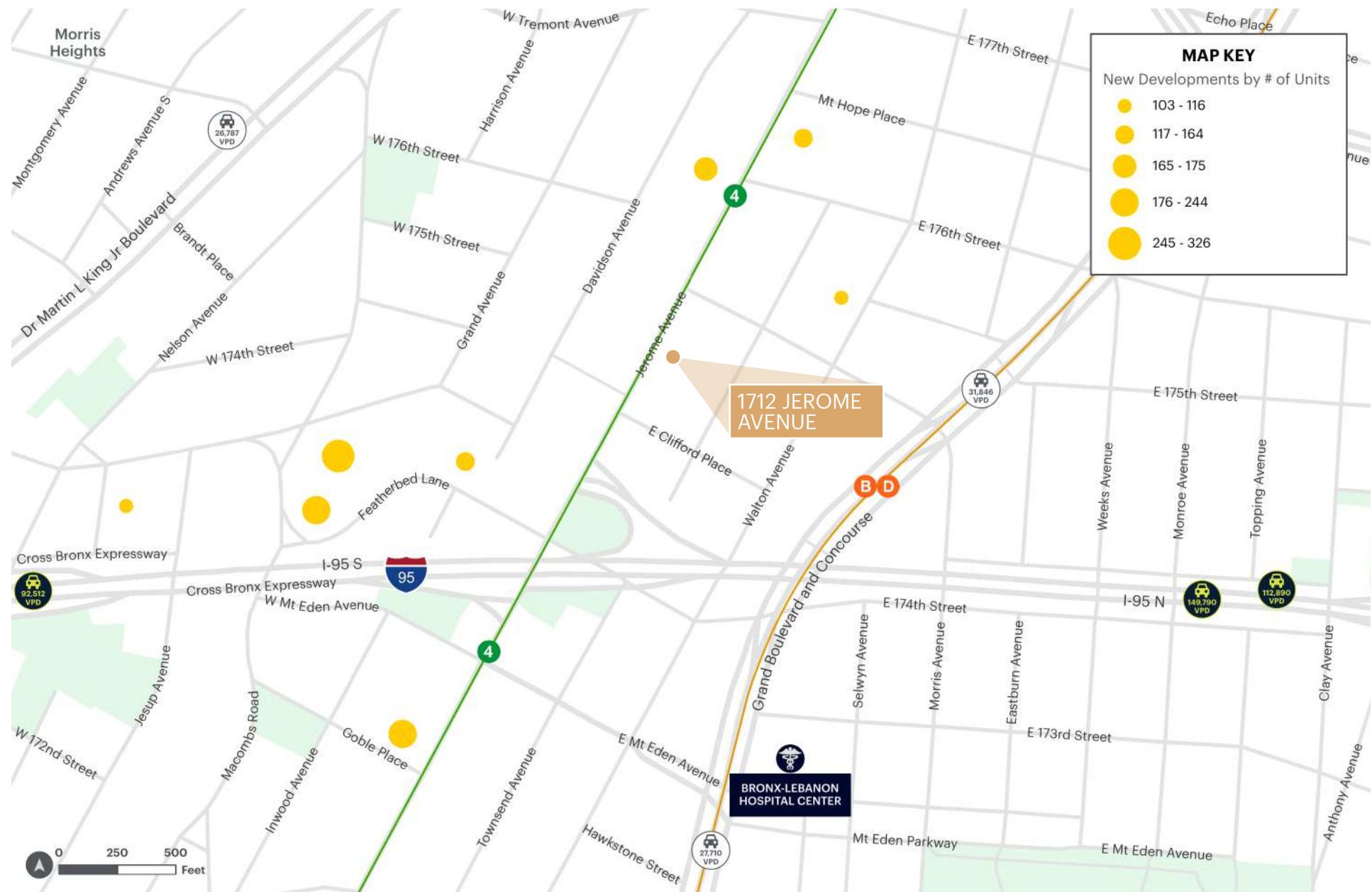
**1712 JEROME AVENUE
FOR GROUND LEASE**

RETAIL MAP



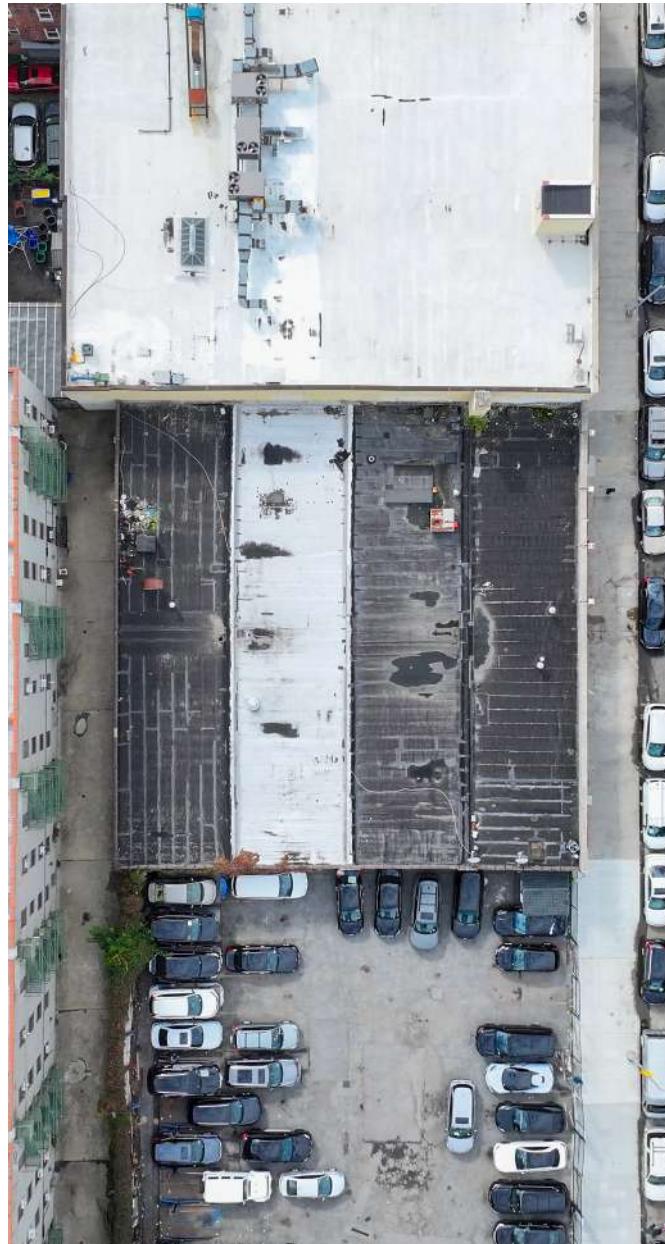
1712 JEROME AVENUE FOR GROUND LEASE

DEVELOPMENT MAP



1712 JEROME AVENUE
FOR GROUND LEASE

PROPERTY PHOTOS

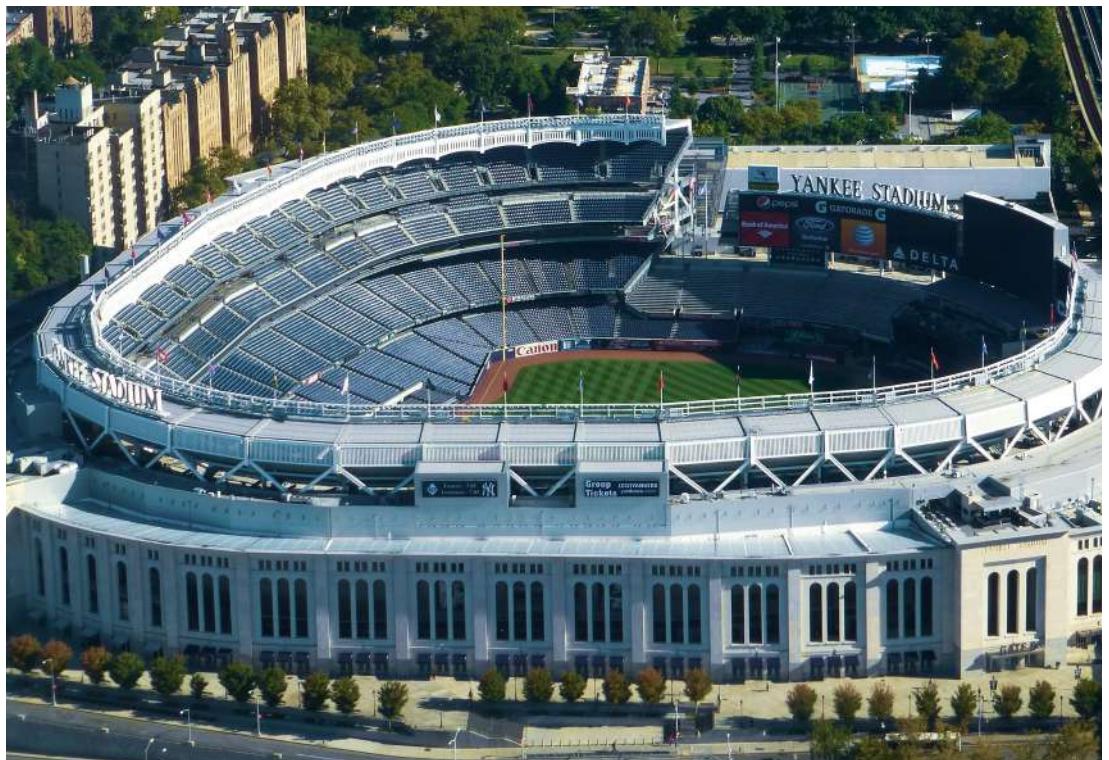
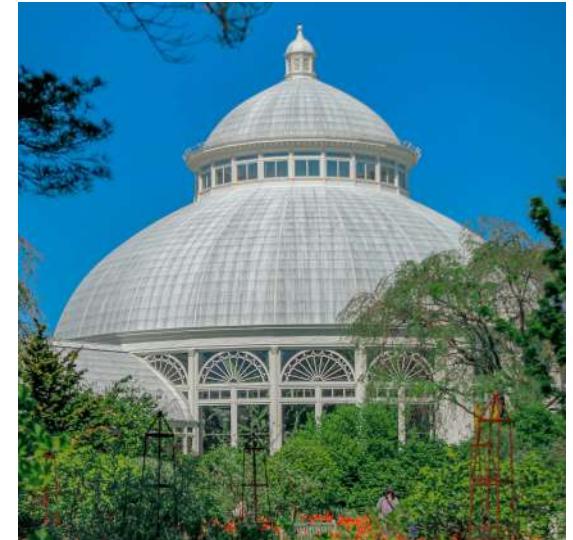


MARKET OVERVIEW

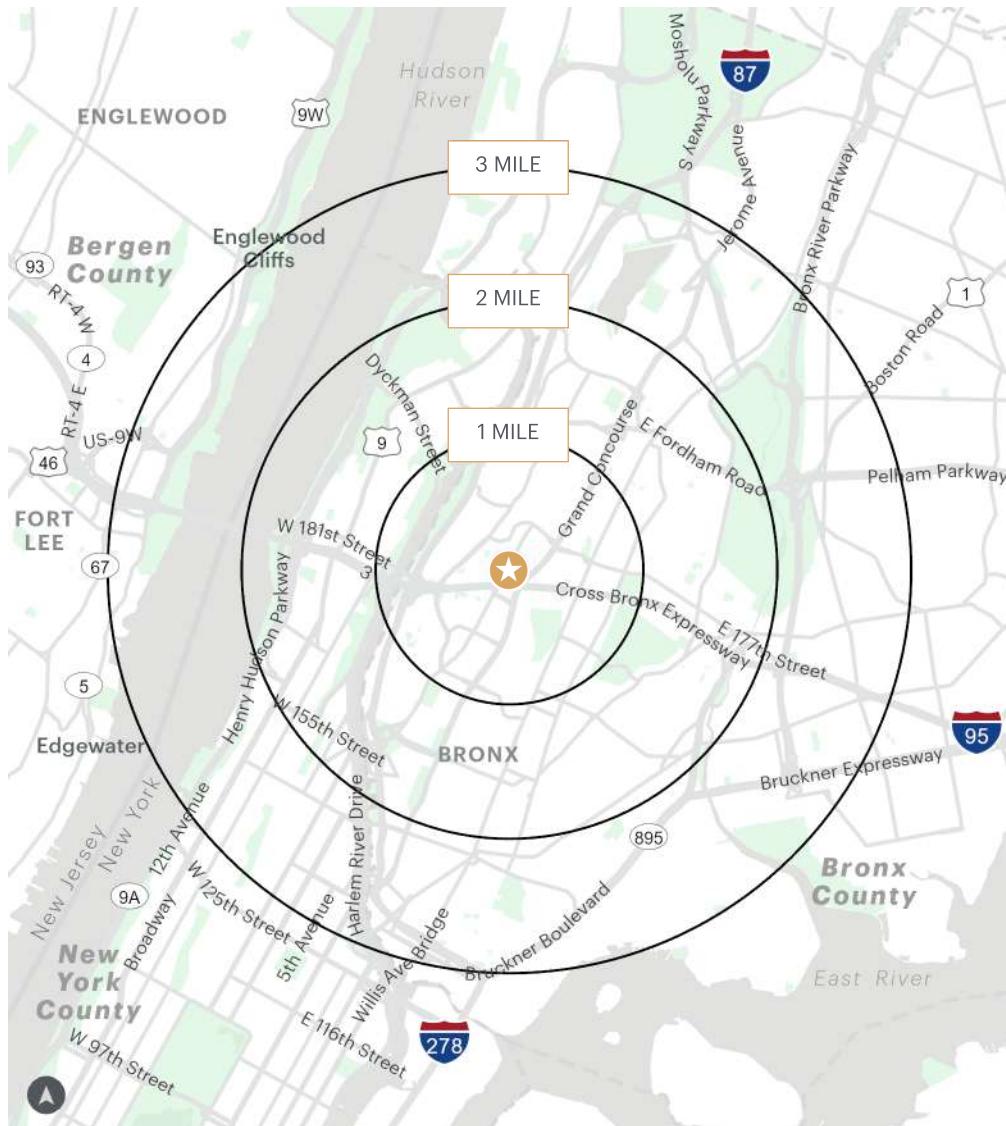
The Bronx, one of New York City's five boroughs, continues to experience sustained growth and revitalization, making it an increasingly attractive location for real estate investment. With a population exceeding 1.4 million residents, the Bronx offers a high-density, urban environment where parking remains in consistently high demand. As residential and commercial development accelerates—particularly in neighborhoods like Mott Haven, Fordham, and the South Bronx—the need for convenient, accessible parking solutions becomes even more critical.

Proximity to major transportation corridors, including the Cross Bronx Expressway, Major Deegan Expressway (I-87), and several MTA subway lines, contributes to the borough's accessibility and traffic volume. Additionally, the Bronx is home to key institutions such as Yankee Stadium, Fordham University, and the Bronx Zoo, all of which drive both local and visitor traffic.

Zoning regulations and limited available land for new development further enhance the value of existing parking assets. Investors are increasingly looking at parking facilities as stable, income-generating properties with low overhead. With demand for parking far outpacing supply in many parts of the Bronx, this offering represents a strategic opportunity to capitalize on a critical urban need within a rapidly evolving market.



AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
Population	234,198	787,928	1,347,088
Number of Households	80,477	289,657	510,291
Average Household Income	\$55,824	\$65,785	\$71,832
Median Household Income	\$41,483	\$45,497	\$48,388
College Graduates	37,061 24%	167,653 32%	320,051 34%
Total Businesses	3,098	12,885	23,824
Total Employees	51,929	227,933	406,819
Daytime Population	195,695	693,497	1,191,379

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