

Former Walgreens Available for Sublease



406 E Fordham Rd
Bronx, NY 10458

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THE SPACE

Location

406 E Fordham Rd
Bronx, NY 10458

HIGHLIGHTS

- **Building SF:** 10,000 SF
- **Lease Expiration:** 10/31/28
- All leases must be coterminous

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
208,125	1,200,550	1,998,288

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$56,929	\$71,740	\$80,456

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
72,763	442,454	757,482

Former Walgreens space available for sublease at the high-traffic, signalized intersection of East Fordham Road & Webster Avenue in the Bronx. This prime corner location offers excellent visibility and access, situated in one of the Bronx's most bustling retail corridors. Surrounded by national retailers like Best Buy, Old Navy, and Krispy Kreme, the space is ideal for a wide range of businesses seeking to capitalize on the heavy foot and vehicle traffic. With ample public transportation nearby and proximity to Fordham University, this is a rare opportunity in a vibrant commercial area.

Asking Price: \$300,000 modified gross per annum

