

350

E. FORDHAM ROAD

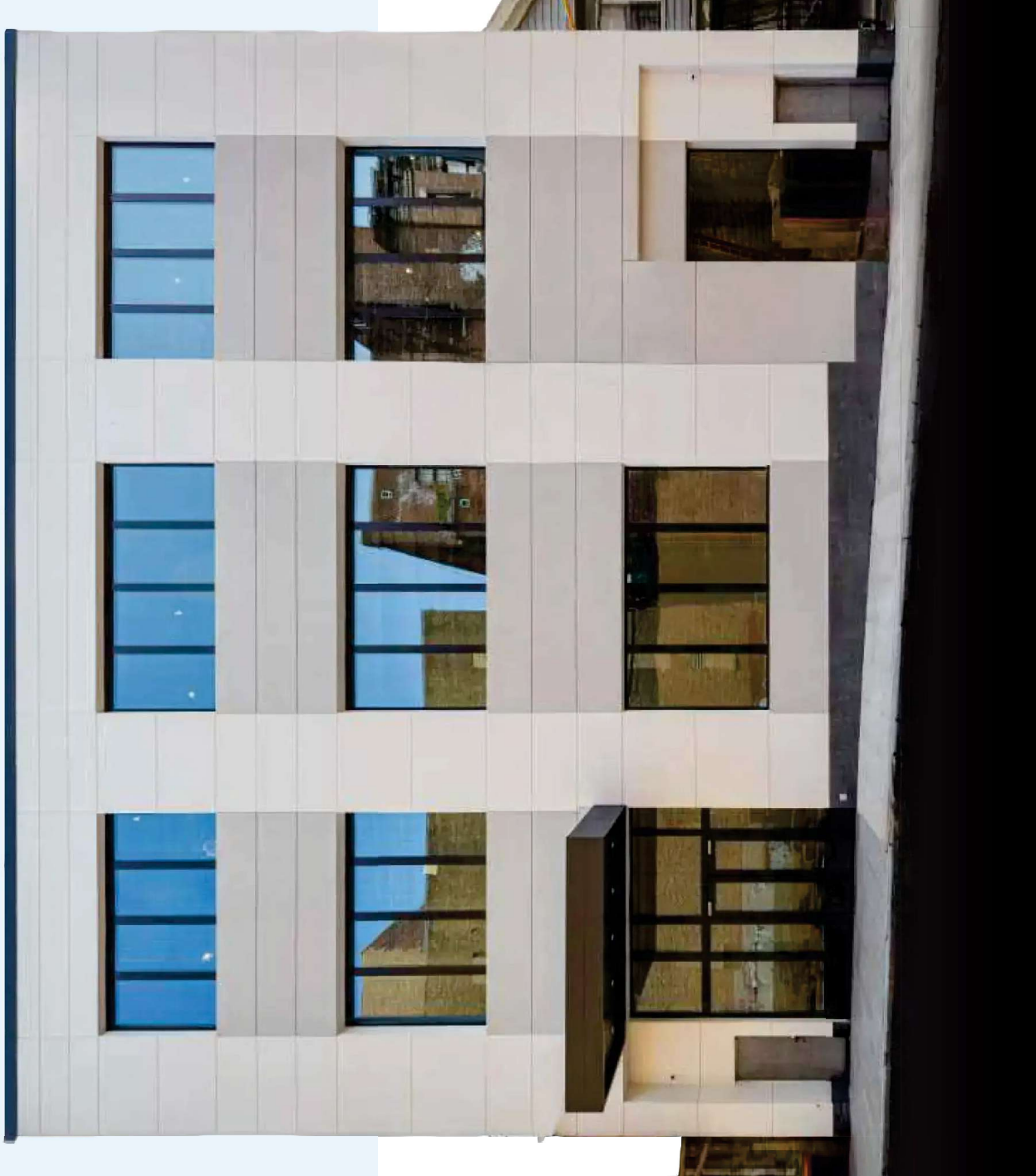
OVER 16,500 RSF
FOR LEASE

HIGH-TRAFFIC
BRONX CORNER

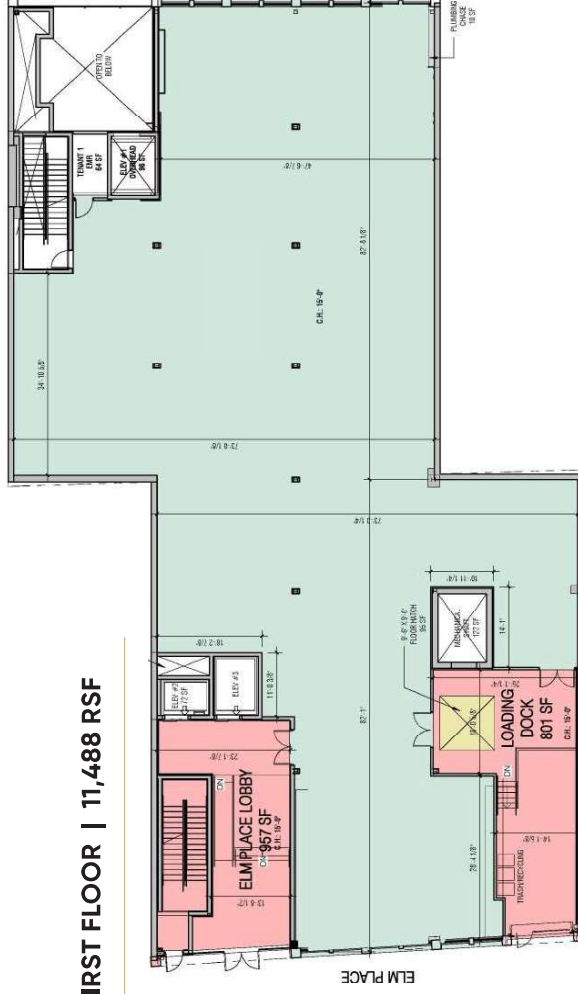
BA BRADFORD
ALLEN

ARC AUGENBAUM
REALTY CORP.

350 E. FORDHAM ROAD/2511 MARION AVENUE
BRONX, NY



FIRST FLOOR DIVISION SCENARIOS



FIRST FLOOR | 11,488 RSF



THIRD FLOOR | 5,122 RSF

GROUND FLOOR	11,488 RSF
THIRD FLOOR	5,122 RSF
TOTAL	16,610 RSF
FRONTAGE	255'+
CEILING HEIGHT	13'-16'
POSSESSION	Arranged
ASKING RENT	Upon Request

For more information or to arrange a tour, please contact:

MITZI FLEXER | 212 593 7124 | mflexer@bradfordallen.com
DENVER TVETER | 212 593 7109 | dtveter@bradfordallen.com

JOSH AUGENBAUM | 917 634 1140 | josh@augenbaumrealty.com
MURRAY MIZRACHI | 917 634 1140 | murray@augenbaumrealty.com

- Newly renovated in the heart of Fordham, Bronx
- Natural light throughout the space
- Floor to ceiling glass windows
- Sprinkler in place
- Possible divisions on ground floor for multi-tenant scenarios
- Building entrance on Marion Avenue
- Co-tenants in building include Lennox Hill Imaging, Venture House, and Chipotle
- Ground floor lobby with two brand-new ADA-compliant elevators
- Shared loading dock area for building
- Building is amenable to medical, schools, not-for-profits, and other like users



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E. FORDHAM ROAD

NEARBY RETAILERS

NEIGHBORING TENANTS

- | | |
|-------------------------|------------------------------------|
| OLD NAVY | SKYZONE |
| MCDONALD'S | TRAMPOLINE PARK |
| BURLINGTON COAT FACTORY | PLS CHECK CASHING |
| BEST BUY | CHICK-FIL-A |
| PLANET FITNESS | BANK OF AMERICA |
| FOOT LOCKER | VERIZON |
| BRONX FOOD STAMPS | NYC HUMAN RESOURCES ADMINISTRATION |
| ADVANCED DERMATOLOGY | BRONX VETERINARY CENTER |
| CITYMD | MEDIKIDS PEDIATRIC MEDICINE |

NEARBY TRANSIT



METRO NORTH RAILROAD STATION FORDHAM

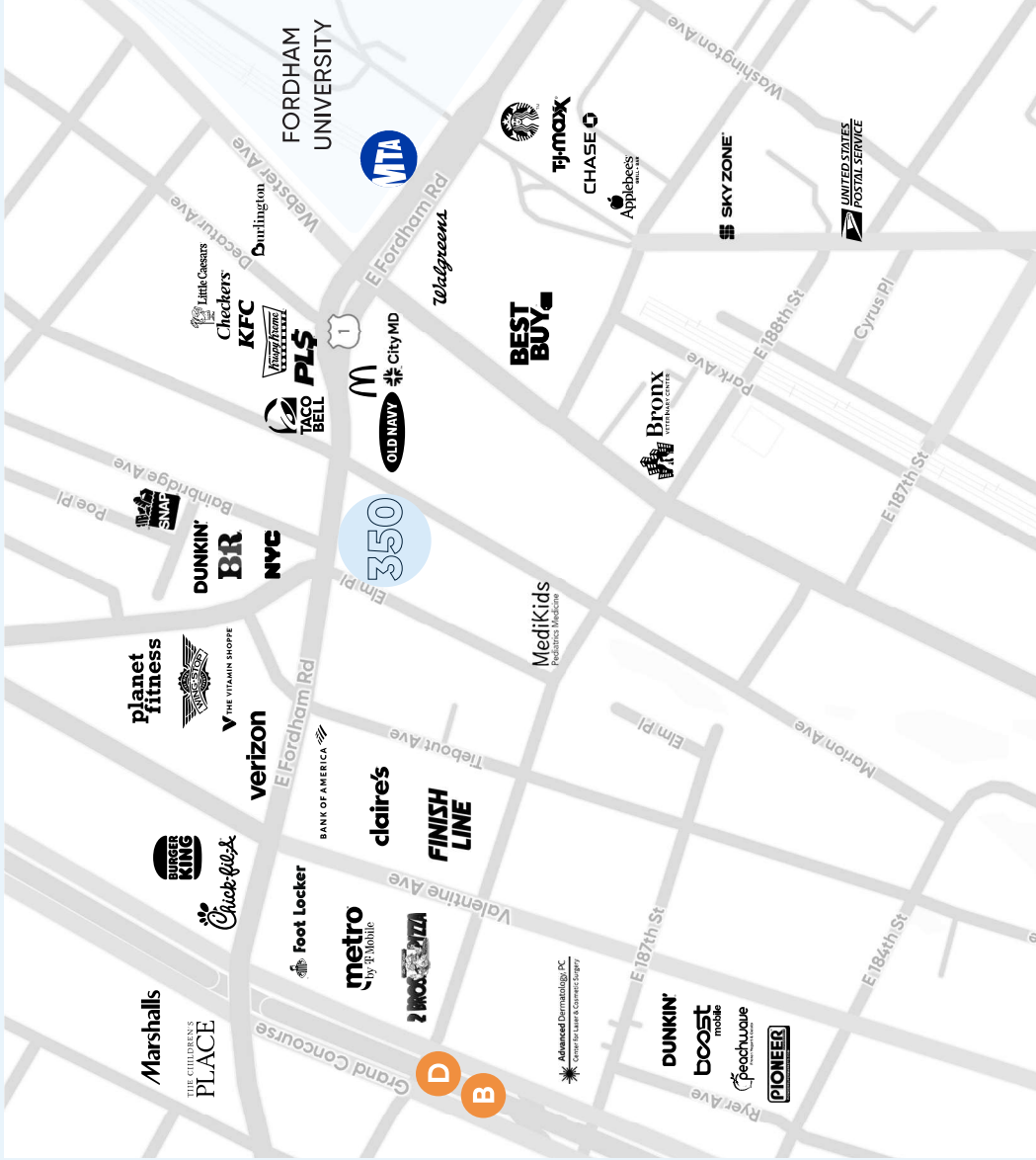
AREA POPULATION

1-MILE RADIUS

223,530

2-MILE RADIUS

679,278



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