

# 1-9 WEST FORDHAM ROAD

LOCATED BETWEEN JEROME & DAVIDSON AVENUES



### APPROXIMATE SIZE:

5,834 sq. ft. - Ground Floor  
15,976 sq. ft. - Second Floor

### DIVISIONS:

Spaces can be rented separately

### ASKING RENT:

\$100 per square foot - Ground

### COMMENTS:

- Over 70 feet of Fordham Road frontage
- Monroe College one block away (6,794 undergrads)
- 32,000 VPD on W Fordham Road
- Possession to be arranged
- Heavy foot traffic & excellent visibility

### JOIN NEIGHBORS:



### MASS TRANSPORTATION:

Fordham Rd **4**  
3,892,140 annual riders



**BX12/SBS: 15,576,377** TOTAL ANNUAL BUS RIDERSHIP  
**BX32: 1,962,251** TOTAL ANNUAL BUS RIDERSHIP

### BUSIEST BUS ROUTE IN NYC STOPS IN FRONT OF STORE!

1/4 mile radius



3,730

Employees



21,385

Estimated Population

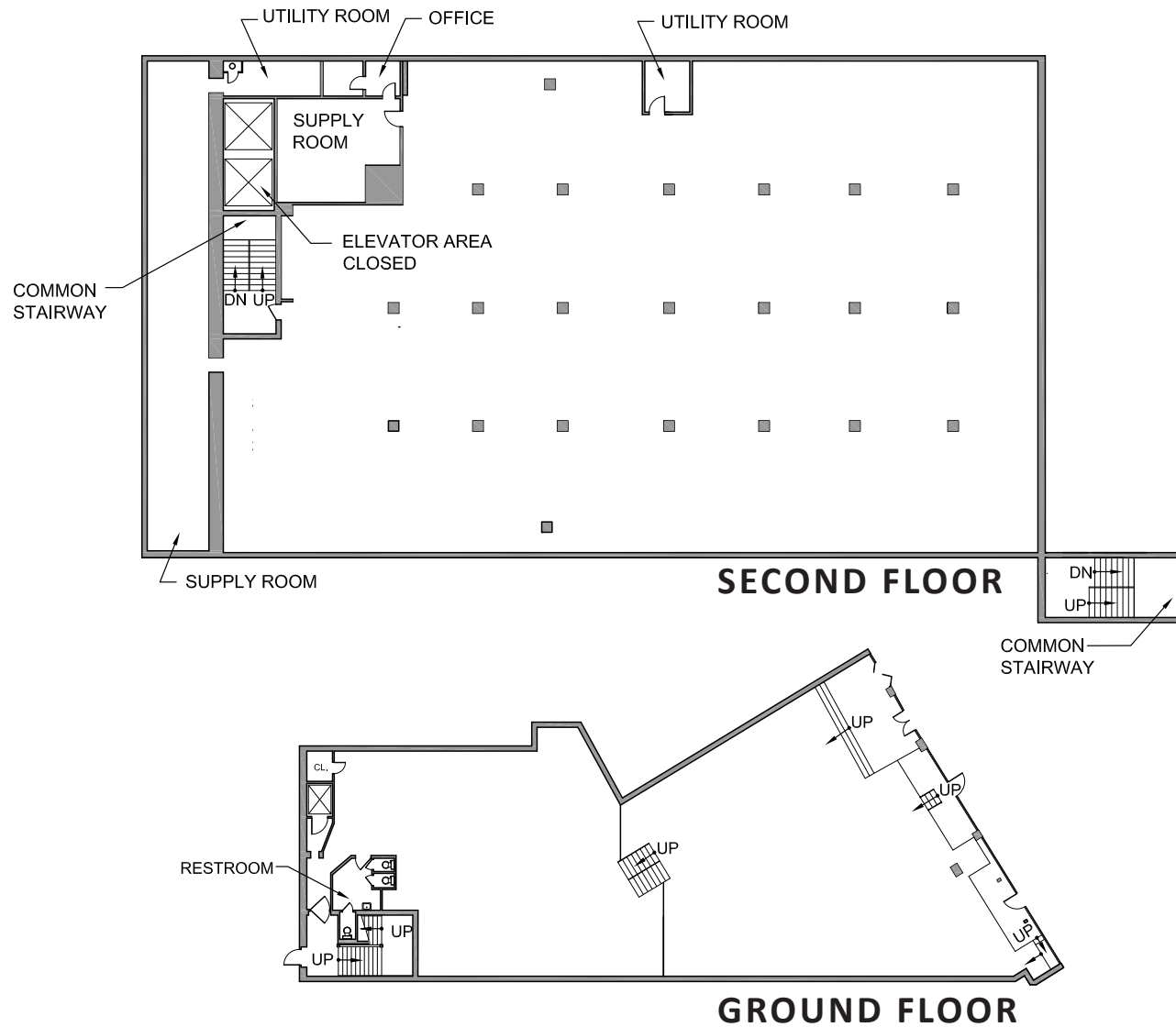


433

Businesses

# 1-9 WEST FORDHAM ROAD

Located between Jerome & Davidson Avenues





# 1-9 WEST FORDHAM ROAD

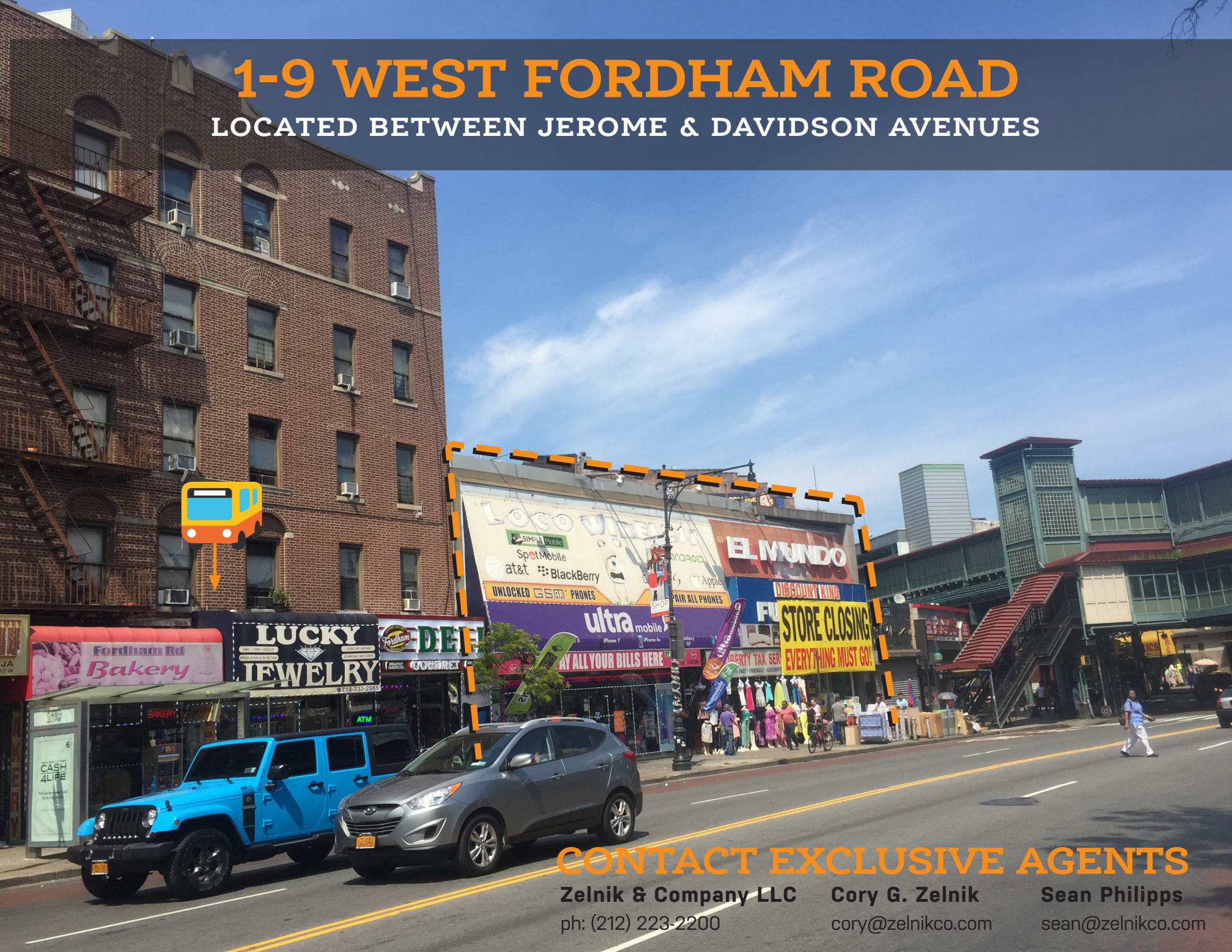
Located between Jerome & Davidson Avenues





# 1-9 WEST FORDHAM ROAD

LOCATED BETWEEN JEROME & DAVIDSON AVENUES



**CONTACT EXCLUSIVE AGENTS**

Zelnik & Company LLC  
ph: (212) 223-2200

Cory G. Zelnik  
cory@zelnikco.com

Sean Philipps  
sean@zelnikco.com