

# Grand Concourse Retail Opportunity

25-30 Grand Concourse, The Bronx, NY, 10458

Central to the Fordham Road Retail Corridor



## The Clock Tower Redevelopment | Lower Level Retail Opportunity

10,609 sf Available for Lease

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**MADDD**  
EQUITIES

## Property Location

- » Prominent, historic building located on Grand Concourse with strong vehicular and pedestrian visibility
- » Steps from the **B D** station with an annual ridership of 1,843,504 and three blocks east of the **4** station with an annual ridership of 1,837,293
- » Surrounded by dense residential, strong national retail co-tenancy and near proximity to the Fordham University campus

## Retail Availability

Size: Ground Floor: 876 sf  
Lower Level: 9,733 sf  
Total: 10,609 sf

Ceiling Height: 11'3" on Lower Level

Asking Rent: \$45 psf

Possession: June 2023

## Trade Area Co-Tenants



## Features

- » Brand new 18,000 sf Fine Fare supermarket to open in May of 2023 on the ground floor
- » Landlord is installing a new elevator, stairs and new set of sliding glass double doors to service the Lower Level retail space



## Interior Photos of Lower Level Retail Opportunity



## Conceptual Interior Renderings of adjacent Fine Fare supermarket (Coming May 2023)

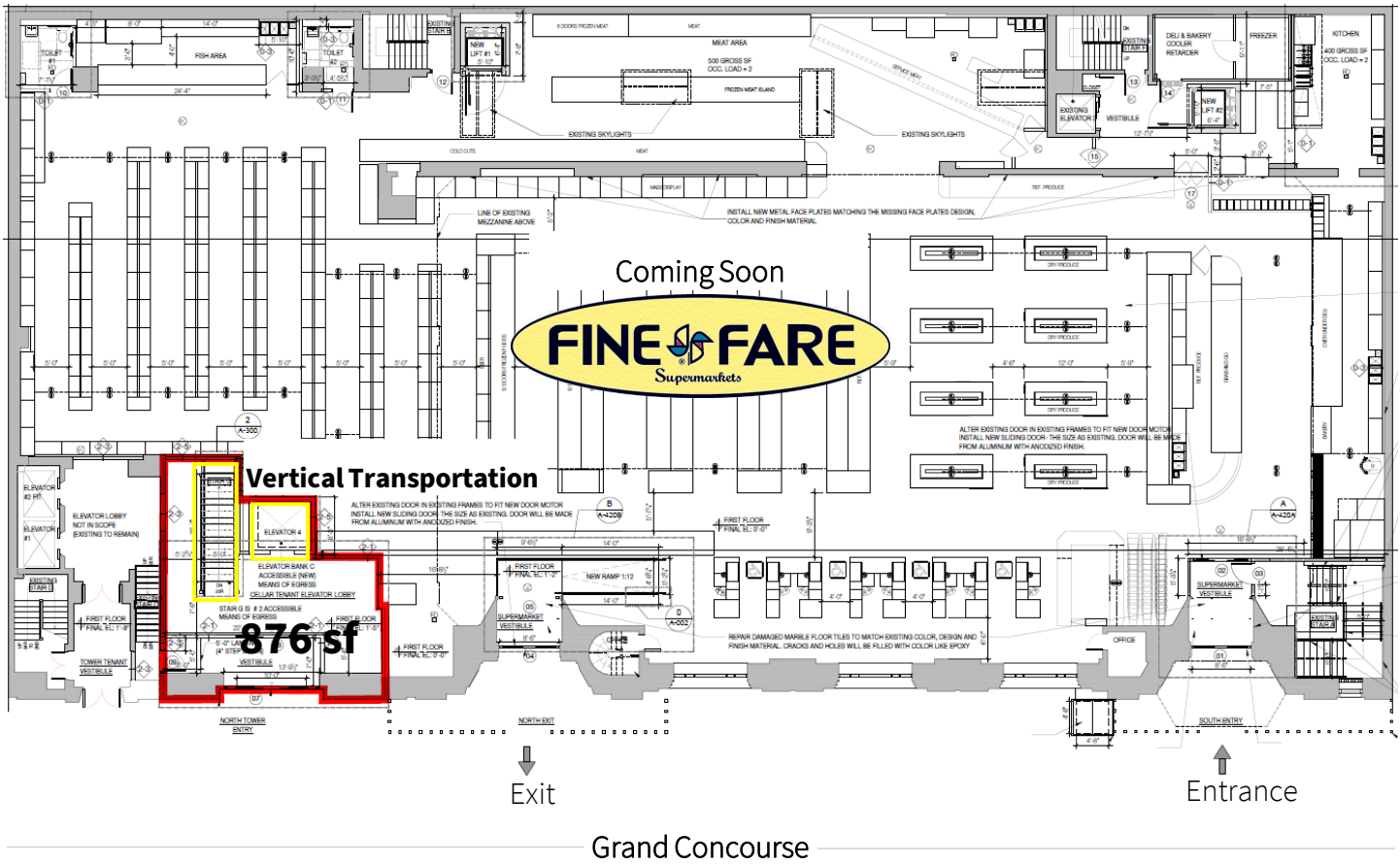


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## Ground Floor



## Lower Level

