

OVER 60,000 SF OF  
OFFICE COMMERCIAL  
SPACE FOR LEASE

2530

# GRAND CONCOURSE

FORDHAM MANOR | BRONX | NEW YORK

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## PROPERTY HIGHLIGHTS

- The building is a monumental 10 Story Office Tower that dominates the Fordham Road and Grand Concourse skyline and is known as the Clock Tower
- Located right next to the Fordham Road shopping corridor with convenient access to public transportation including the D,C, E & 4 trains & Metro North – Harlem & New Haven lines
- East Fordham Road & Grand Concourse Avenue, just around the corner, has an extremely strong retail corridor and is one of the Bronx’s most heavily foot trafficked areas

**SIZE:** Entire Building – 60,000 RSF  
11 Floors (Including Cellar)

**FRONTAGE:** 32'

**CEILING HEIGHT:** 14'

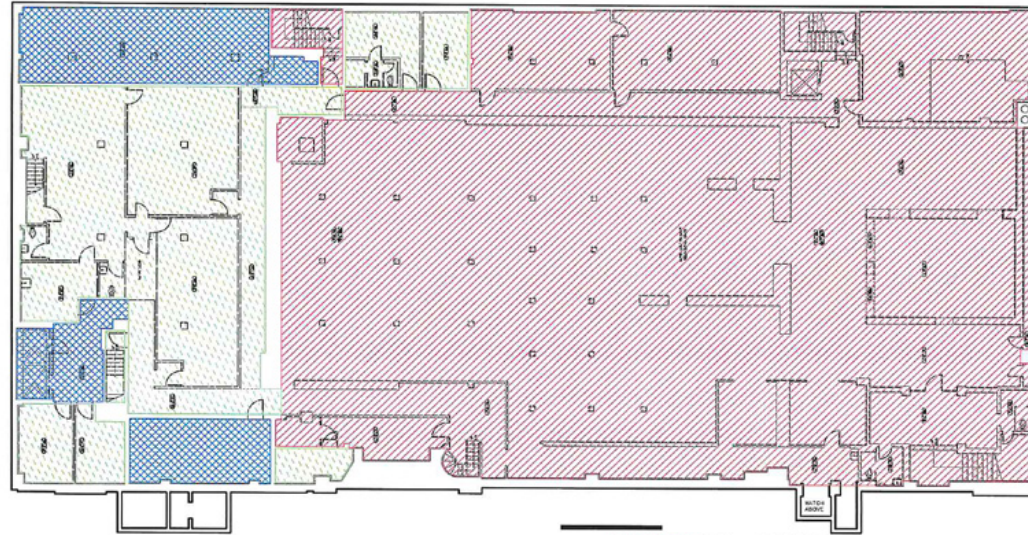
**POSSESSION:** Immediate

**TRANSPORTATION:**  MTA Metro-North Railroad

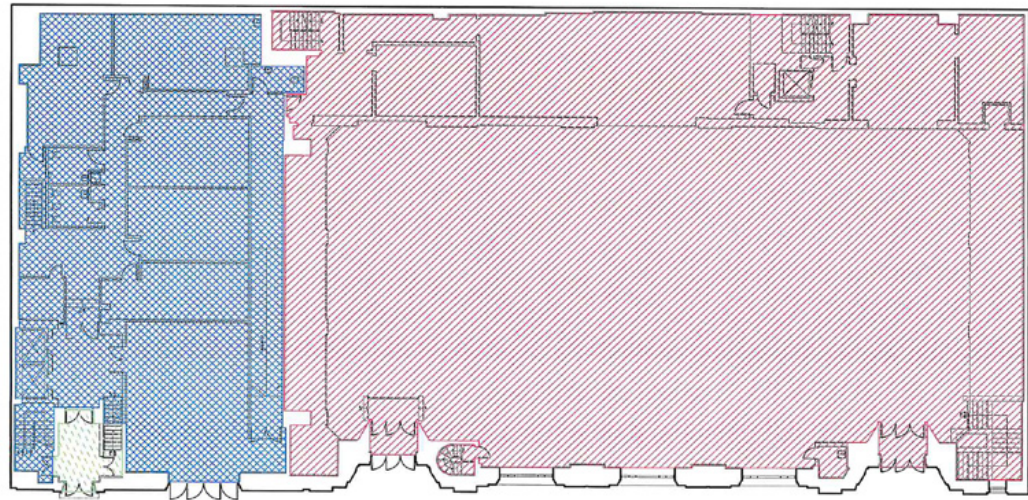
### NEIGHBORS:



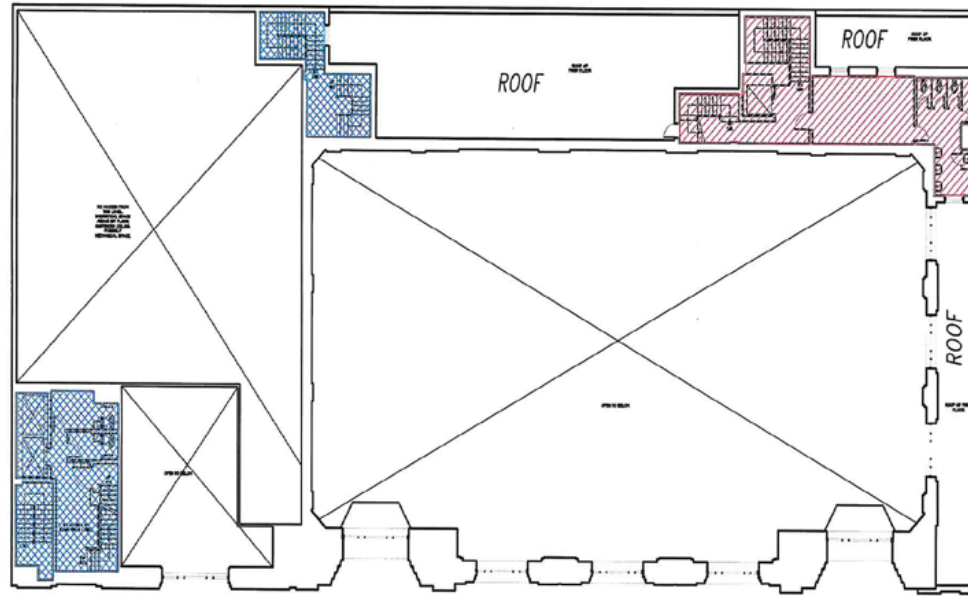
CELLAR FLOOR



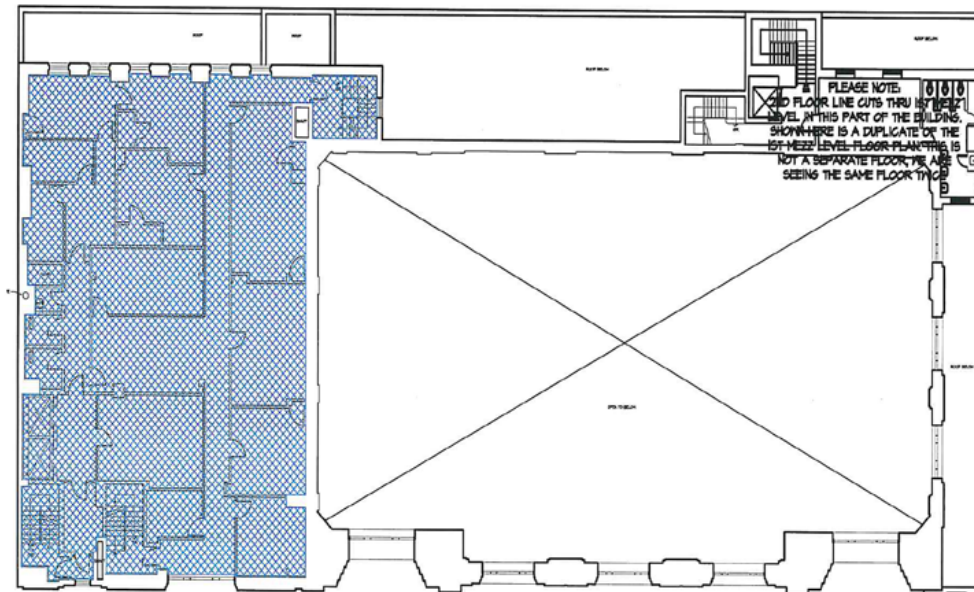
FIRST FLOOR



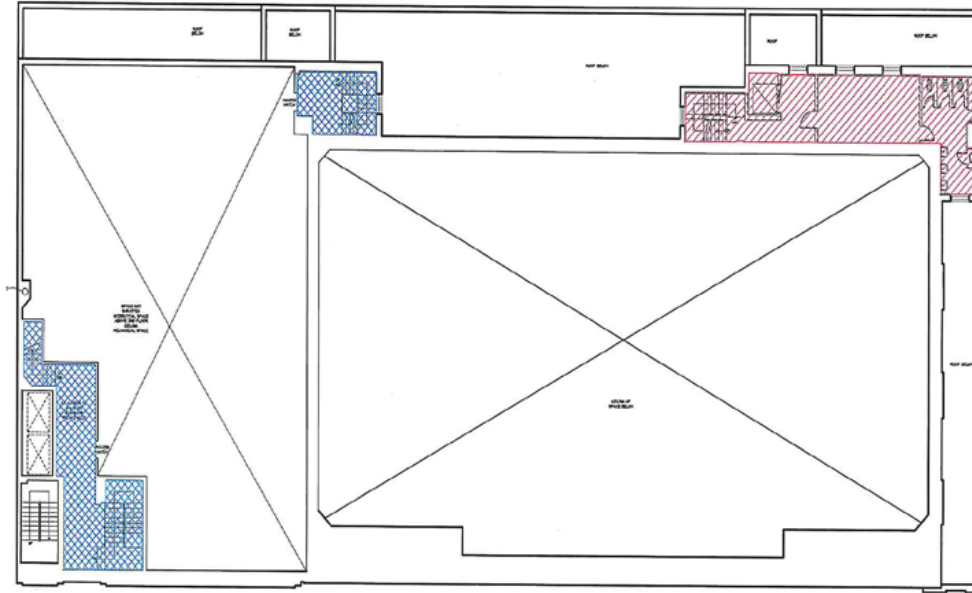
FIRST FLOOR  
MEZZANINE



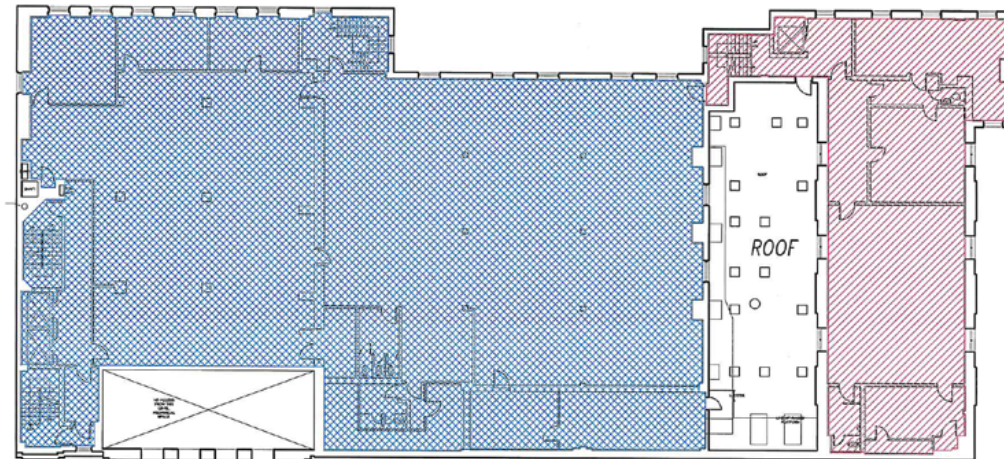
SECOND FLOOR



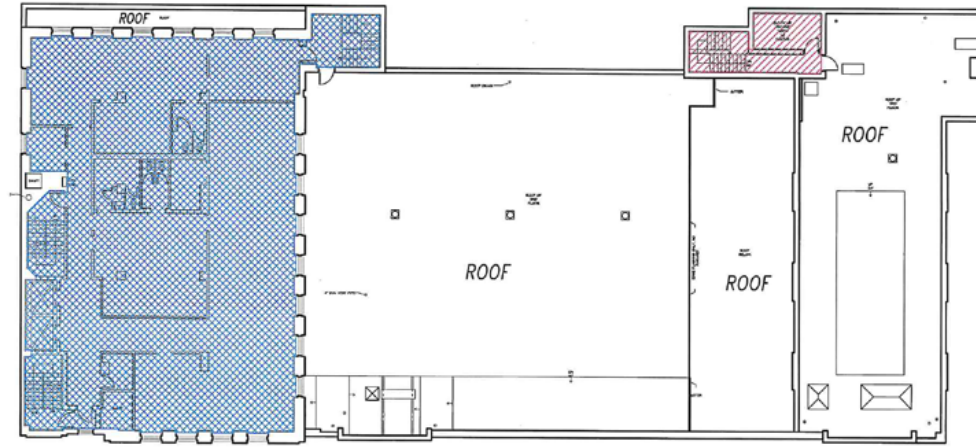
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MEZZANINE



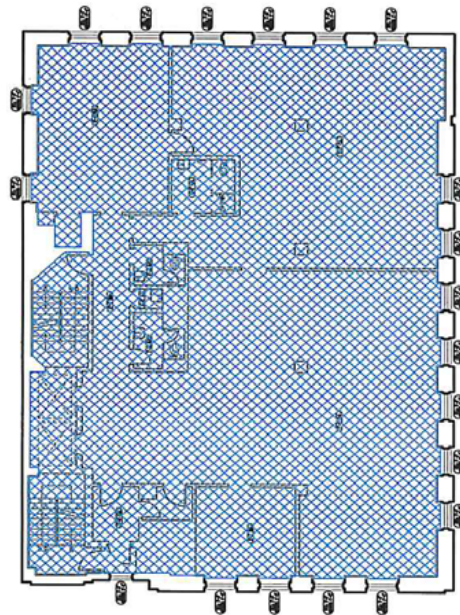
THIRD FLOOR



FOURTH FLOOR



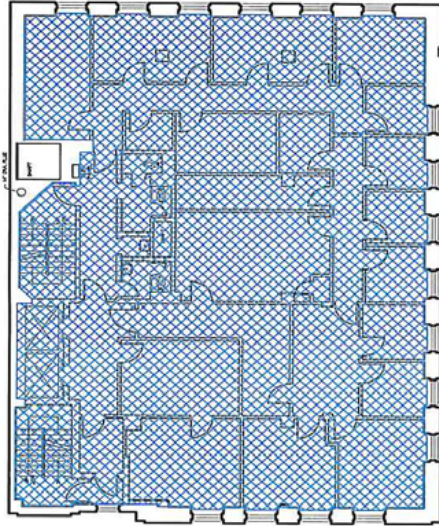
FIFTH FLOOR



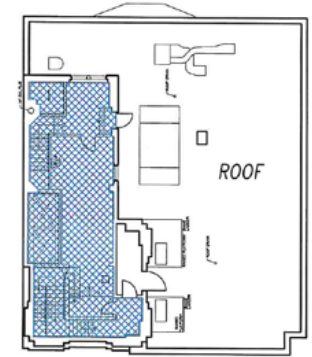
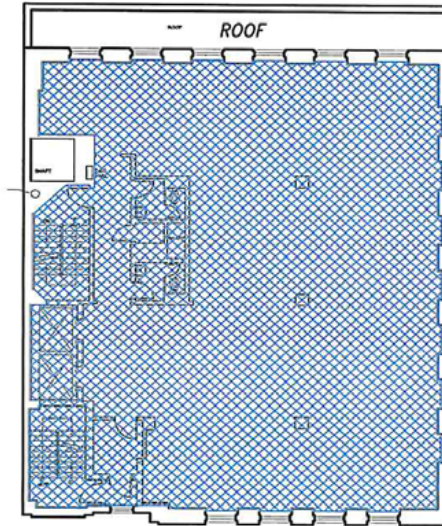
SIXTH FLOOR



SEVENTH FLOOR

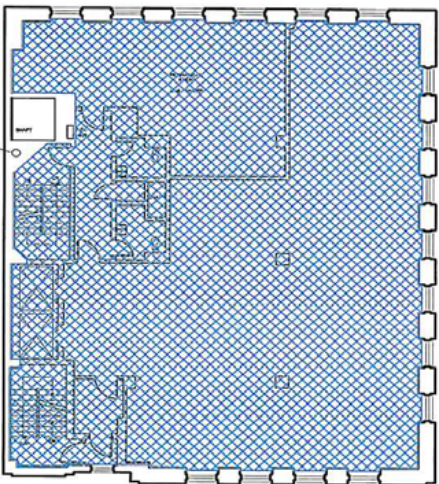


EIGHTH FLOOR

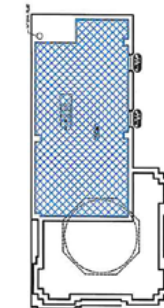
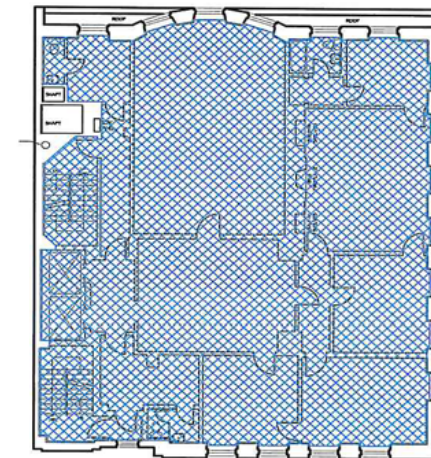


ROOF PLAN

NINTH FLOOR



TENTH FLOOR



UPPER ROOF PLAN

# GRAND CONCOURSE HIGHLIGHTS



## DEMOGRAPHICS



**POPULATION**  
**2.12 M**  
(5 MILE RADIUS)



**HOUSEHOLDS**  
**771,167**  
(5 MILE RADIUS)



**DAYTIME POPULATION**  
**1.29 M**  
(5 MILE RADIUS)



**DRIVETIME**  
**4.15 M**  
(30 MINUTES)

## NEIGHBORHOOD HIGHLIGHTS

### • FORDHAM UNIVERSITY

The campus was established in 1841 and currently has 7,228 enrolled students. The Rose Hill campus which acts as the main campus includes the Gabelli School of Business and graduate programs in Arts and Sciences, and Religion and Religious Education.

### • BRONX BOTANICAL GARDENS

A National Historic Landmark, it sits on about 250 acres and supports over one million plants from extensive collections. The New York Botanical Garden also operates one of the world's largest plant research and conservation programs on the planet.

### • BRONX ZOO

First opened in 1899 and is the largest metropolitan zoo in the United States. The zoo sees on average 1.5 million annual visitors and is comprised of over 265 acres.

### • BRONX'S LITTLE ITALY

While the historical and commercial center of Bronx's Little Italy is Arthur Avenue itself, the area stretches across East 187th Street from Arthur Avenue to Beaumont Avenue, and is similarly lined with delis, bakeries, cafes and various Italian merchants.

## RETAIL IN THE AREA



FOR MORE INFORMATION,  
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