

BRONX

# 696

EAST FORDHAM ROAD

## PREMIER FLAGSHIP OPPORTUNITY AT MAJOR CROSSROADS

**NEW**

Architect's rendering + five complete test fits inside

±38,300 SF of interior space at Fordham Road & Crotona Avenue —  
delivered as-is or built-to-suit by ownership.

**RIPCO**  
REAL ESTATE



**56,502 SF**

AVAILABLE INCL. PARKING

**38,271 SF**

INTERIOR SPACE

**±15,000 SF**

EXPANSION POTENTIAL

**50K**

VEHICLES PER DAY

**AS-IS / BTS**

FLEXIBLE DELIVERY

# THE OPPORTUNITY



AS-IS TODAY — 100% VACANT · IMMEDIATE POSSESSION

|                 |                            |
|-----------------|----------------------------|
| Frontage        | E Fordham Rd + Crotona Ave |
| Ceiling Heights | 13'-6" Ground / 11' Second |
| On-Site Parking | 36-43 Spaces               |
| Zoning          | C4-4D                      |
| Signage         | Dominant corner branding   |
| Possession      | Immediate                  |

## SCALE

A rare ±27,324 SF ground-floor plate with 13'-6" ceilings and dual frontage on East Fordham Road and Crotona Avenue — one of the largest contiguous blocks of space on the corridor.

## TRAFFIC & DENSITY

50,000 vehicles per day at a signalized corner; 167,000 residents and a 141,700 daytime population within one mile.

## TRANSIT

Steps to Metro-North Fordham and the B, D and 4 subway lines, with a dense bus network along Fordham Road.

## ANCHORS & CO-TENANCY

Target, TJ Maxx, Burlington, Starbucks and Chick-fil-A nearby; Fordham University (6,500 students), the Bronx Zoo and the New York Botanical Garden (2M annual visitors each), and St. Barnabas Hospital.

## ZONING FLEXIBILITY

C4-4D zoning supports retail, office, medical, education, fitness and showroom uses — five complete architect test fits are included in this package.

## BUILT-IN UPSIDE

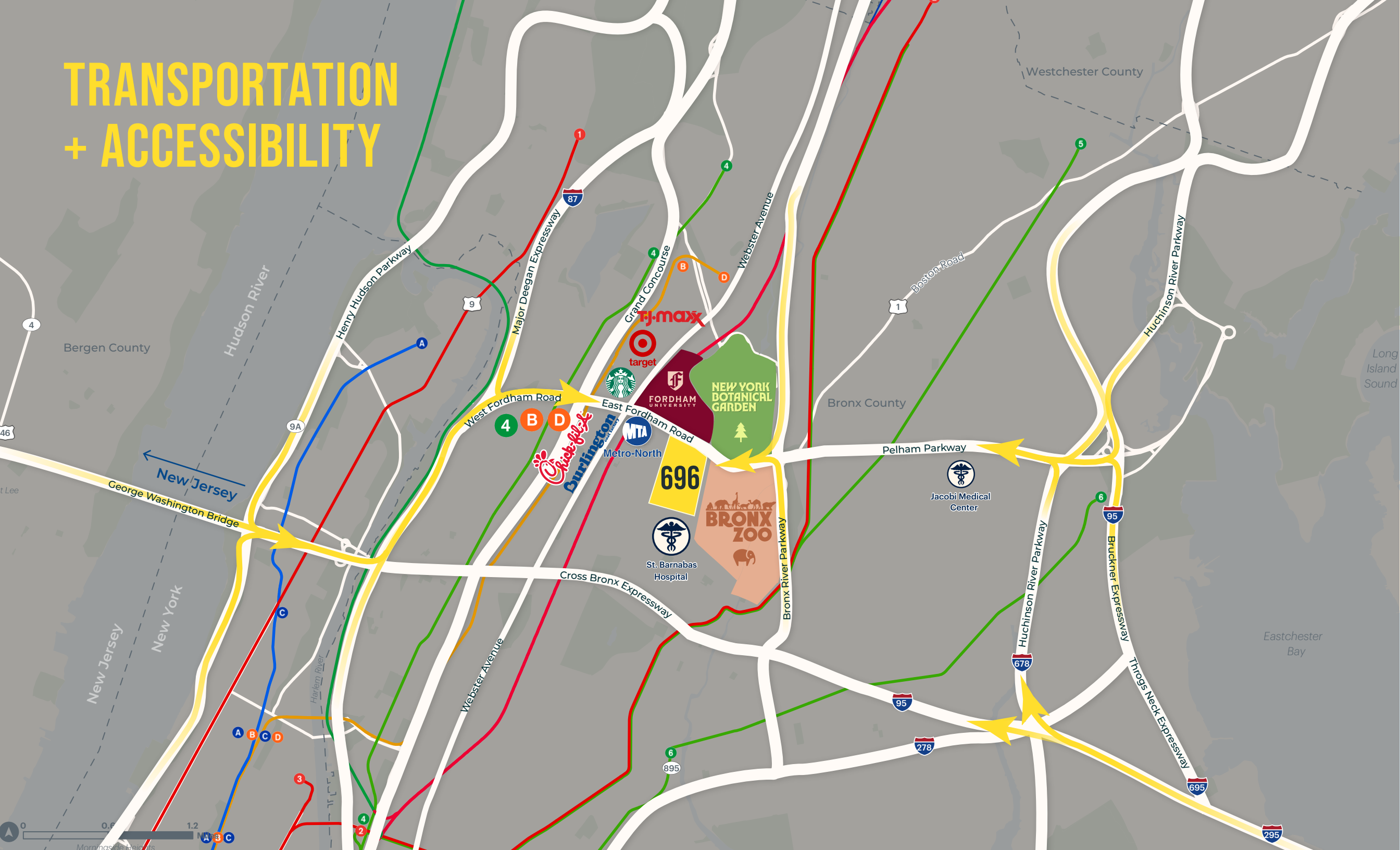
The second-level deck works three ways: 36-43 structured parking spaces today, ±15,000 SF of additional floor area, or ±11,914 SF of private outdoor space.



| 2025 DEMOS                  | 1 MILES | 3 MILES | 5 MILES |
|-----------------------------|---------|---------|---------|
| Total Population            | 167 K   | 1.3 M   | 2.1 M   |
| Daytime Pop Densisty        | 45.8 K  | 40.1K   | 28.4 K  |
| Daytime Population: Workers | 38.9 K  | 334.1K  | 620.7 K |
| Total Daytime Population    | 141.7 K | 1.1 M   | 1.7 M   |

# MARKET AERIAL

# TRANSPORTATION + ACCESSIBILITY



# FLOOR PLANS | EXISTING

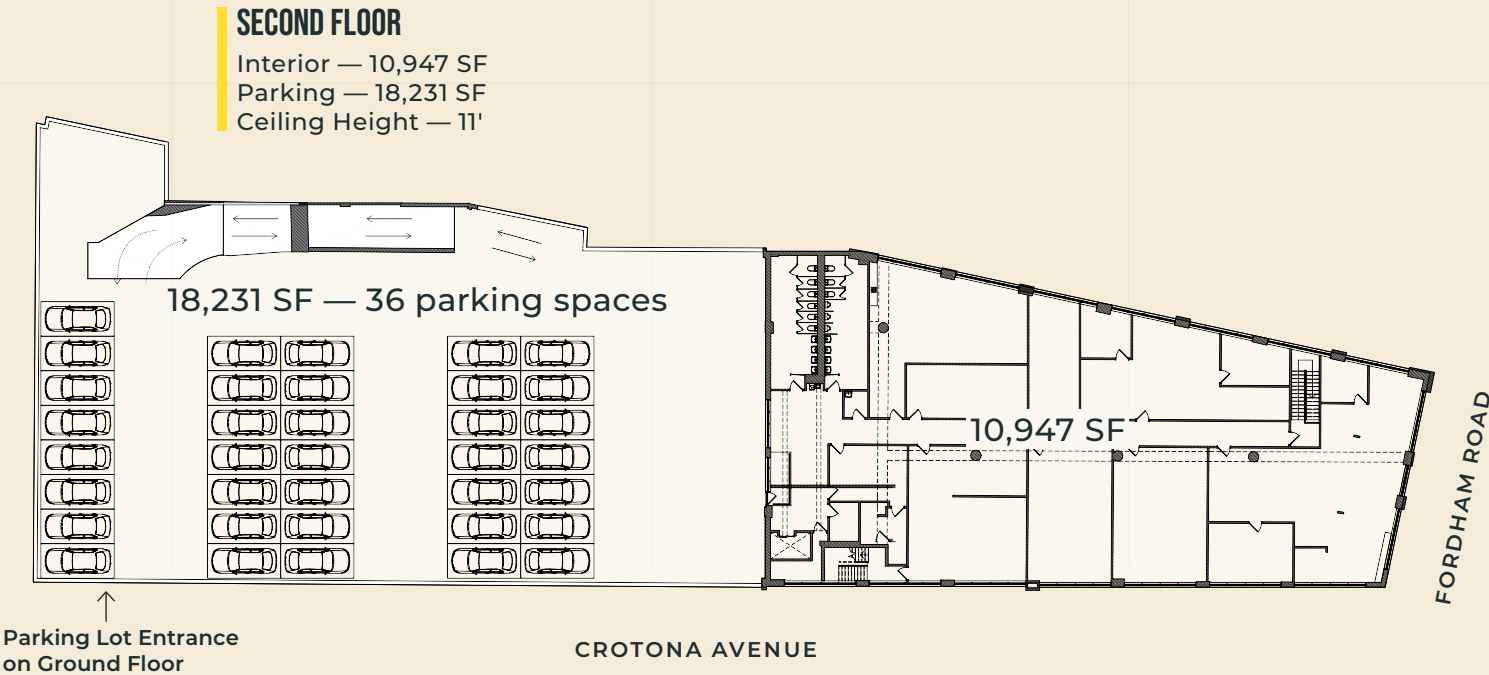
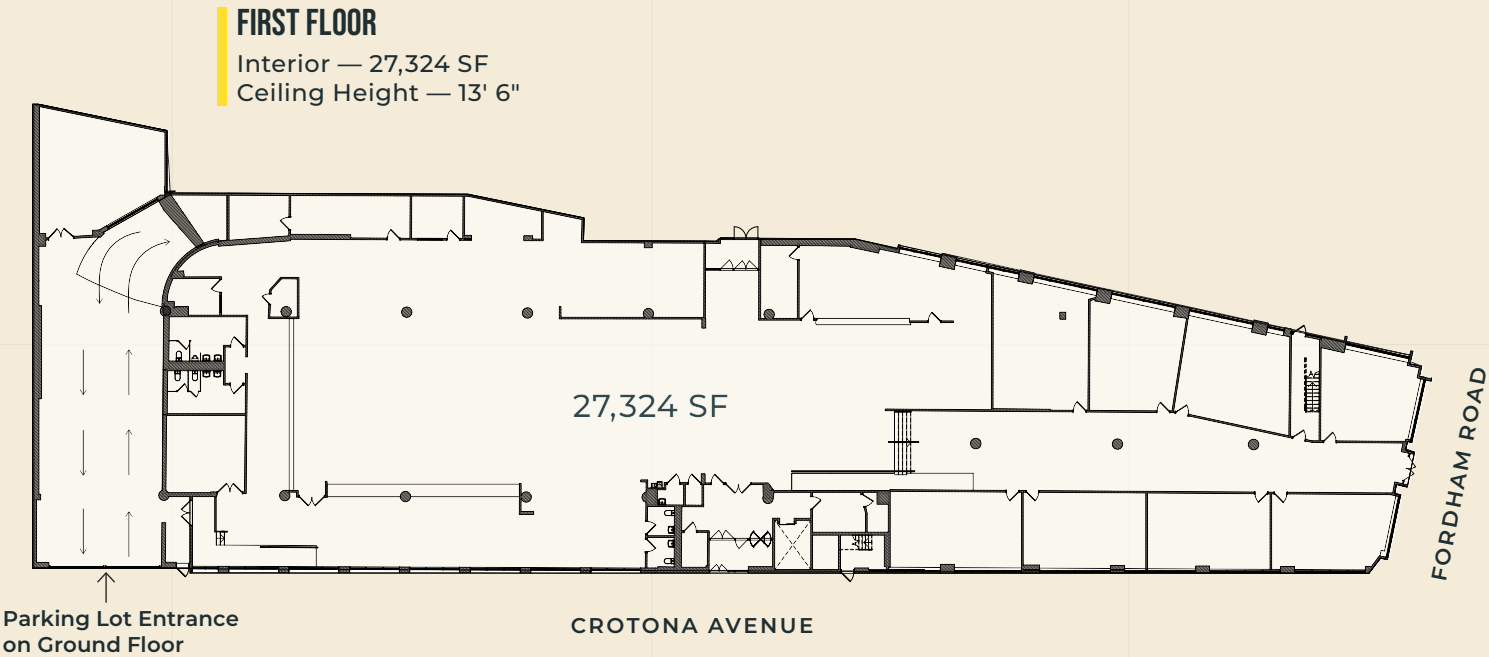
Address .....696 E Fordham Rd, Bronx  
Neighborhood .....Belmont/Fordham  
Cross Street..... Crotona Avenue  
Year Built..... 1926  
Zoning.....C4-4D  
Prior Tenant..... NYS DMV  
Status..... Vacant / Immediate

## First Floor

First Floor.....27,324 SF  
Ceiling Height.....13' 6"

## Second Floor

Second Floor.....10,947 SF  
Second Floor Parking.....18,231 SF  
Ceiling Height..... 11'



# ONE ADDRESS. FIVE FUTURES.

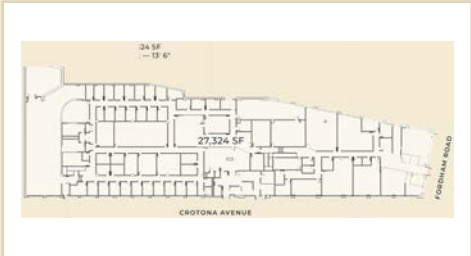
C4-4D zoning and a rare ±27,000 SF ground-floor plate make 696 East Fordham one of the most adaptable blocks of space in the Bronx. Ownership commissioned Stratus | Zyscovich Architects to fully test five distinct uses — each one buildable, and each one deliverable as-is or built-to-suit.

## SECOND-LEVEL FLEX

Keep 36–43 structured parking spaces · add ±15,000 SF of floor area · or activate ±11,914 SF of private outdoor space — playground, garden terrace or vehicle display. No other availability on the corridor offers private outdoor space at this scale.

### OFFICE

P. 07



Full-floor headquarters plate with 43 dedicated parking spaces.

### MEDICAL

P. 08



Four demisable clinic suites, ±50 exam rooms, on-site lab.

### SCHOOL

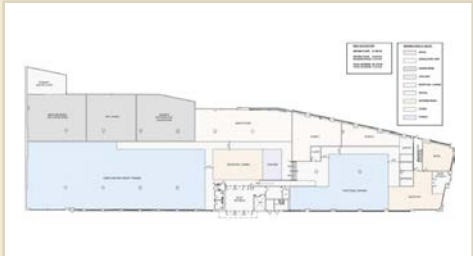
P. 09



±35 classrooms, science labs and an 11,914 SF playground.

### FITNESS

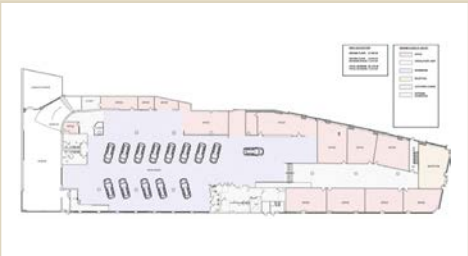
P. 10



Group studios, functional training floor, juice bar and kids' gym.

### SHOWROOM

P. 11



±27,390 SF showroom plus secured outdoor vehicle display.

## DELIVERED AS-IS OR BUILT-TO-SUIT BY OWNERSHIP

Ownership is prepared to deliver the building in its current condition or execute any of the programs on the following pages on a build-to-suit basis. Test fits are illustrative; layouts can be demised, combined or re-programmed to suit a tenant's requirement.

# SAMPLE FLOOR PLANS | OFFICE

Address .....696 E Fordham Rd, Bronx  
Neighborhood .....Belmont/Fordham  
Cross Street..... Crotona Avenue  
Year Built..... 1926  
Zoning.....C4-4D  
Prior Tenant..... NYS DMV  
Status..... Vacant / Immediate

## First Floor

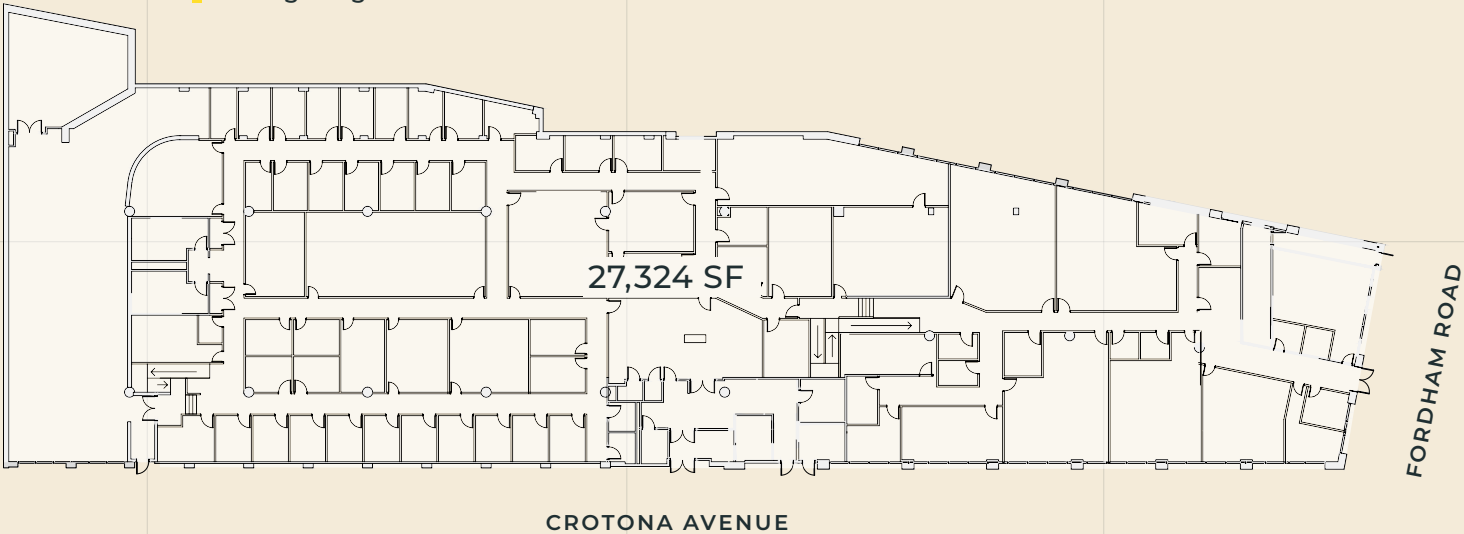
First Floor.....27,324 SF  
Ceiling Height .....13' 6"

## Second Floor

Second Floor.....10,947 SF  
Second Floor Parking .....18,231 SF  
Ceiling Height ..... 11'

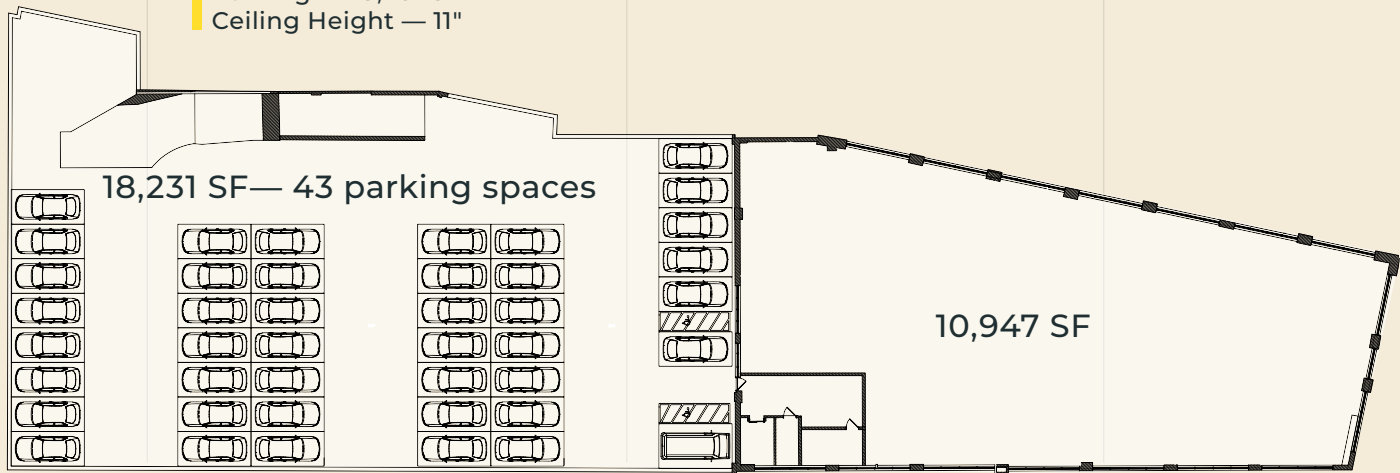
## FIRST FLOOR

Interior — 27,324 SF  
Ceiling Height — 13' 6"



## SECOND FLOOR

Interior — 10,947 SF  
Parking — 18,231 SF  
Ceiling Height — 11"



# SAMPLE FLOOR PLANS | MEDICAL

Address 696 E Fordham Rd, Bronx

Neighborhood Belmont / Fordham

Cross Street Crotona Avenue

Year Built 1926

Zoning C4-4D

Prior Tenant NYS DMV

Status Vacant / Immediate

## TEST FIT PROGRAM

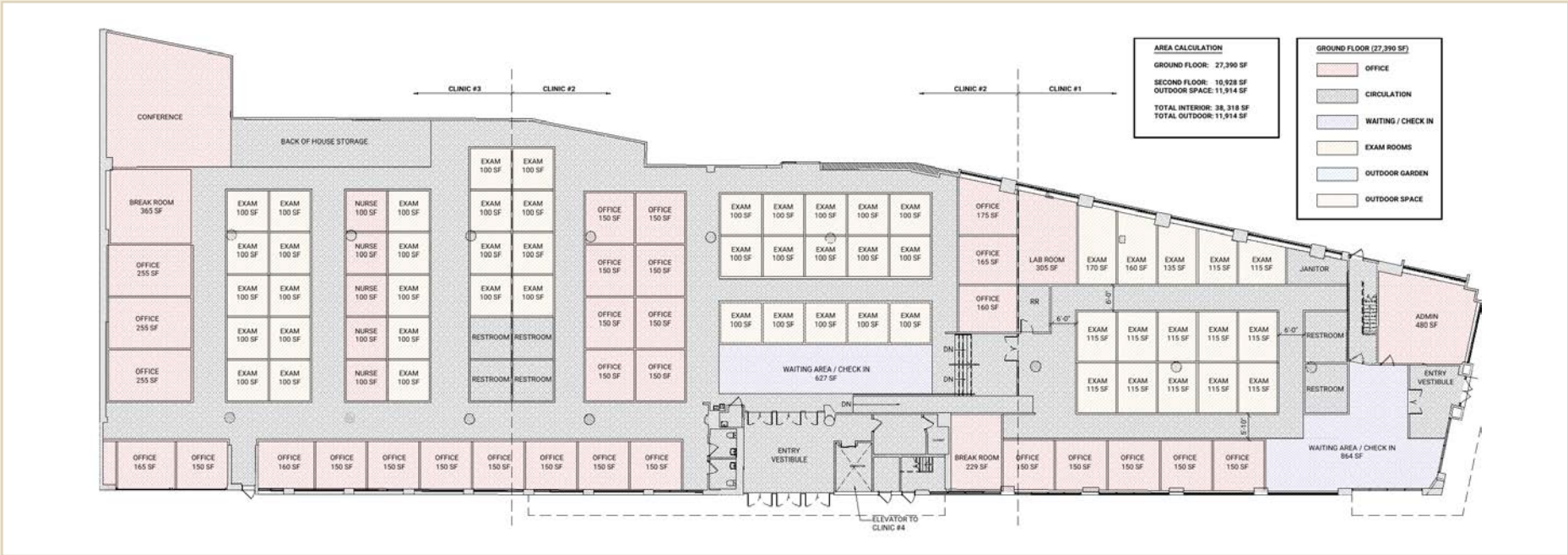
- Four demisable clinic suites, each with dedicated waiting / check-in
- ±50 exam rooms (100–170 SF) and ±30 provider offices
- On-site lab, admin and staff break rooms
- Landscaped outdoor garden on the second level
- Elevator-served; ready for single- or multi-tenant medical

|                |           |
|----------------|-----------|
| Ground Floor   | 27,390 SF |
| Second Floor   | 10,928 SF |
| Outdoor Space  | 11,914 SF |
| Total Interior | 38,318 SF |

Test fit by Stratus | Zyscovich Architects, June 2026. For illustration only — delivered as-is or built-to-suit. All areas approximate.

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EAST FORDHAM ROAD

## ■ GROUND FLOOR Interior — 27,390 SF · Ceiling — 13'-6"



## ■ SECOND FLOOR Interior — 10,928 SF · Outdoor Garden — 11,914 SF · Ceiling — 11'



# SAMPLE FLOOR PLANS | SCHOOL

Address 696 E Fordham Rd, Bronx

Neighborhood Belmont / Fordham

Cross Street Crotona Avenue

Year Built 1926

Zoning C4-4D

Prior Tenant NYS DMV

Status Vacant / Immediate

## TEST FIT PROGRAM

- ±35 classrooms across two floors (±300 SF typical)
- Junior + senior science labs, library, art and music rooms
- Two on-grade drop-off vestibules off the sidewalk
- ±11,914 SF outdoor playground and herbal garden
- Six skylight bays over the second floor

|                |           |
|----------------|-----------|
| Ground Floor   | 27,390 SF |
| Second Floor   | 10,928 SF |
| Outdoor Space  | 11,914 SF |
| <hr/>          |           |
| Total Interior | 38,318 SF |

Test fit by Stratus | Zyscovich Architects, June 2026. For illustration only — delivered as-is or built-to-suit. All areas approximate.

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EAST FORDHAM ROAD

## GROUND FLOOR Interior — 27,390 SF · Ceiling — 13'-6"



## SECOND FLOOR Interior — 10,928 SF · Playground — 11,914 SF · Ceiling — 11'



# SAMPLE FLOOR PLANS | FITNESS

Address 696 E Fordham Rd, Bronx

Neighborhood Belmont / Fordham

Cross Street Crotona Avenue

Year Built 1926

Zoning C4-4D

Prior Tenant NYS DMV

Status Vacant / Immediate

## TEST FIT PROGRAM

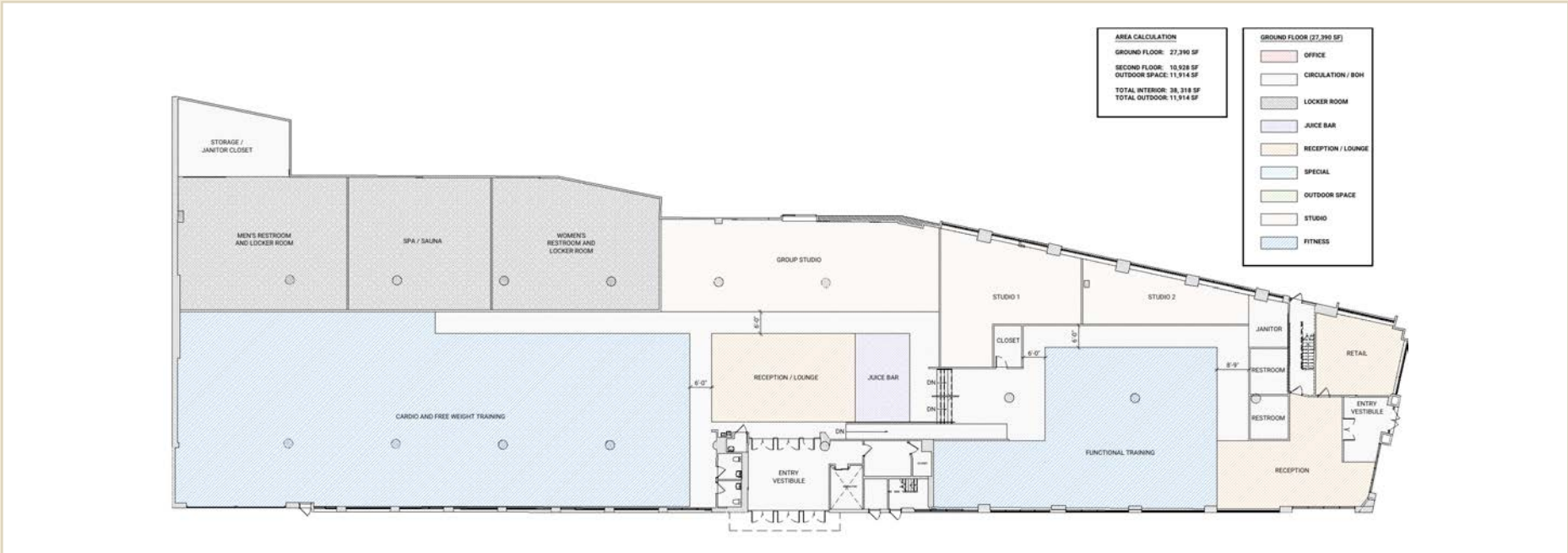
- Reception lounge, retail and juice bar at entry
- Group studios plus a large functional training floor
- Full locker rooms on the main level
- Café, kids' gym and four private studios on level 2
- ±11,914 SF of outdoor space for turf / outdoor training

|                |           |
|----------------|-----------|
| Ground Floor   | 27,390 SF |
| Second Floor   | 10,928 SF |
| Outdoor Space  | 11,914 SF |
| <hr/>          |           |
| Total Interior | 38,318 SF |

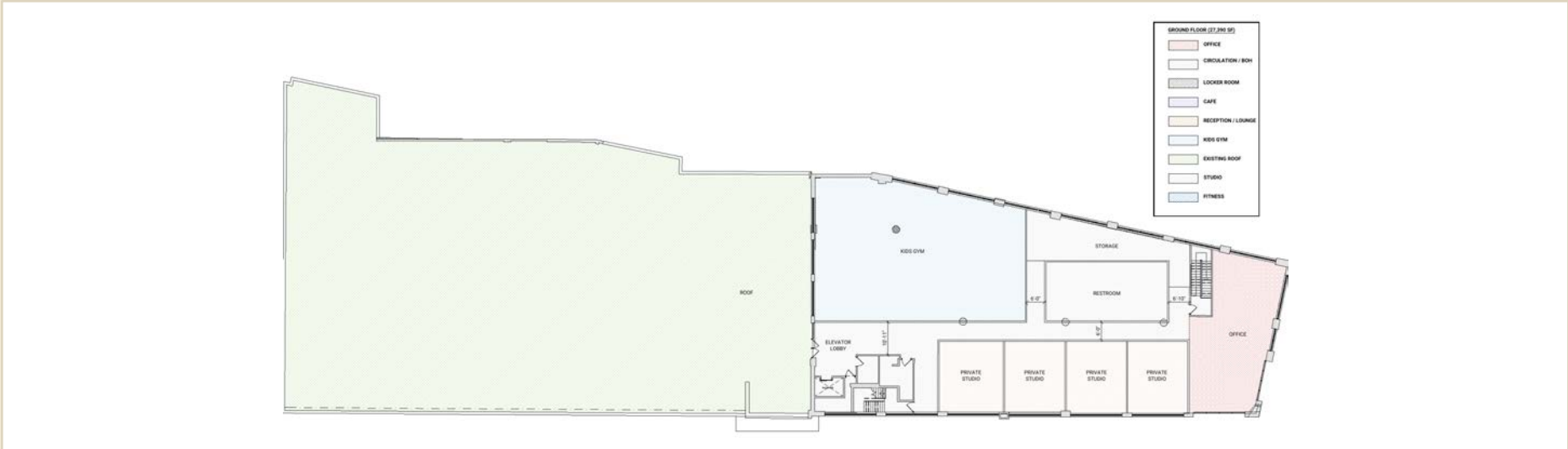
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## ■ GROUND FLOOR Interior — 27,390 SF · Ceiling — 13'-6"



## ■ SECOND FLOOR Interior — 10,928 SF · Outdoor — 11,914 SF · Ceiling — 11'



# SAMPLE FLOOR PLANS | CAR SHOWROOM

Address 696 E Fordham Rd, Bronx

Neighborhood Belmont / Fordham

Cross Street Crotona Avenue

Year Built 1926

Zoning C4-4D

Prior Tenant NYS DMV

Status Vacant / Immediate

## TEST FIT PROGRAM

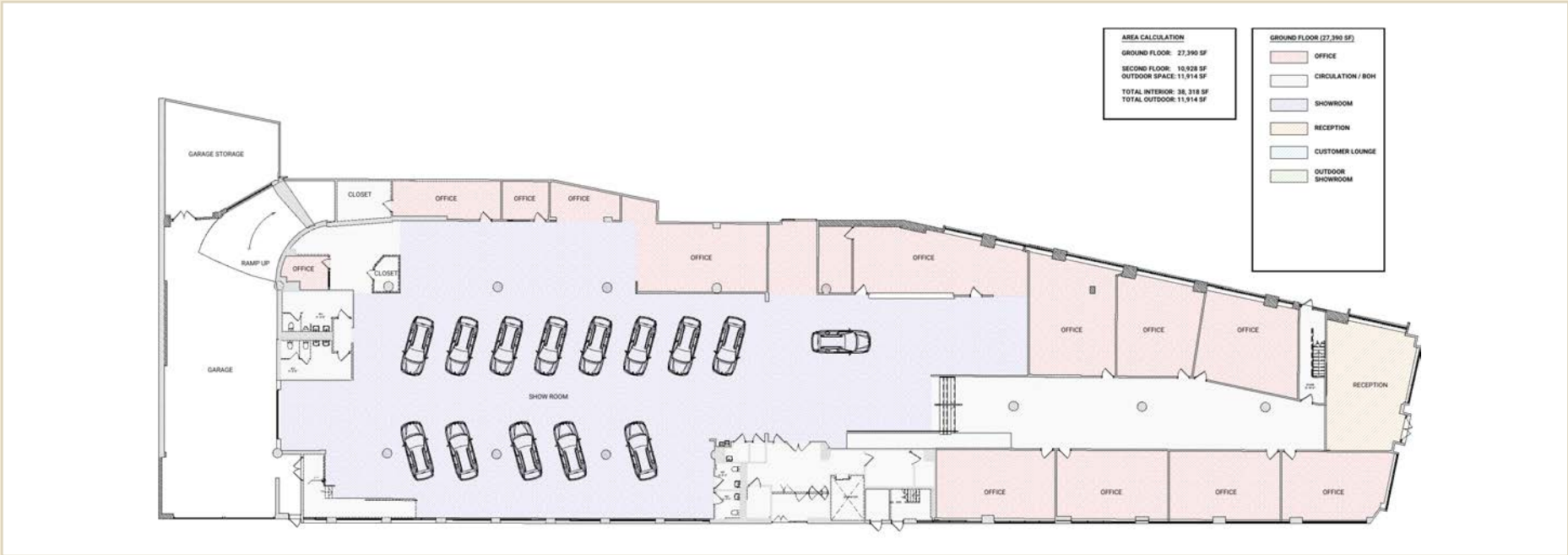
- ±27,390 SF ground-floor showroom with 13'-6" clear
- ±11,914 SF secured outdoor vehicle display
- Reception and customer lounges on both levels
- 10+ ground-level sales offices
- Executive offices, conference and open workspace above

|                |           |
|----------------|-----------|
| Ground Floor   | 27,390 SF |
| Second Floor   | 10,928 SF |
| Outdoor Space  | 11,914 SF |
| Total Interior | 38,318 SF |

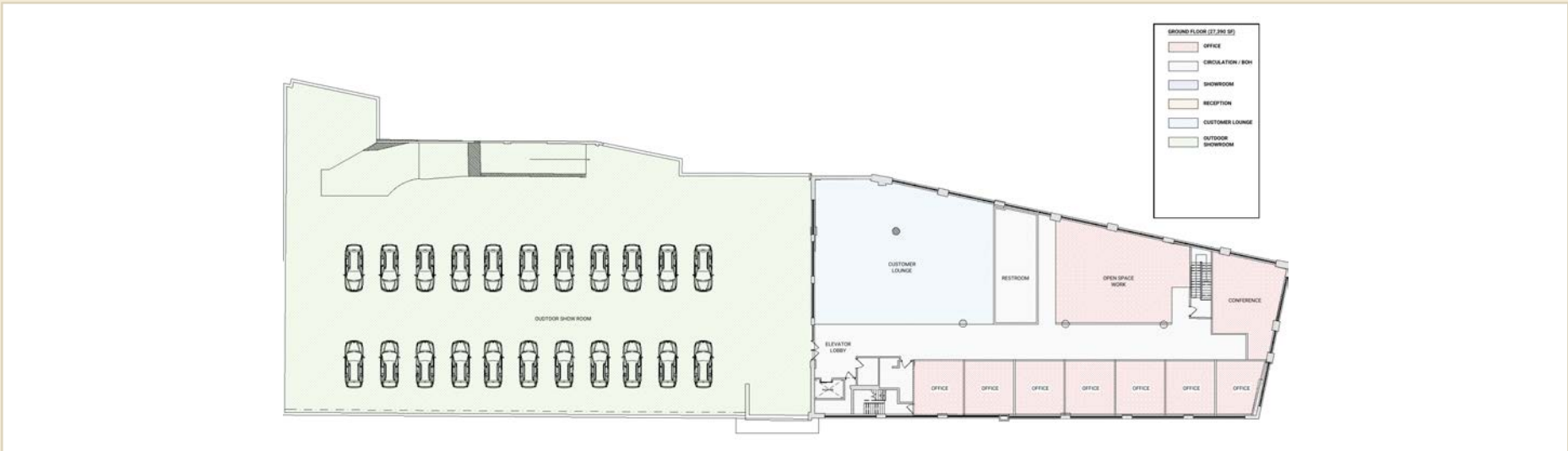
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## GROUND FLOOR Interior — 27,390 SF · Ceiling — 13'-6"



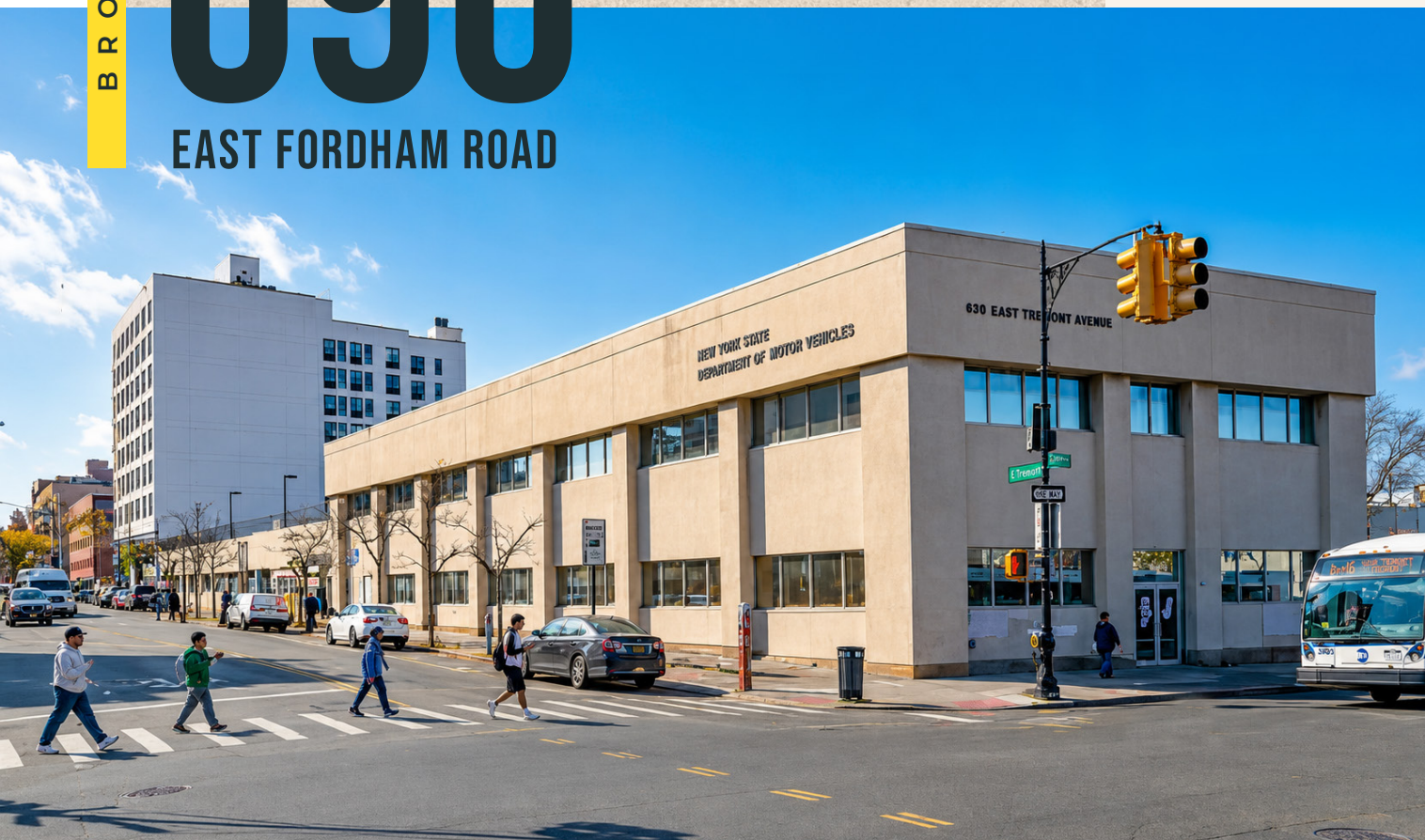
## SECOND FLOOR Interior — 10,928 SF · Outdoor Display — 11,914 SF · Ceiling — 11'



BRONX

# 696

EAST FORDHAM ROAD



Exclusive Representation

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