

Prime Kingsbridge Road Mixed-Use Investment Fully Occupied Bronx Asset

314 E KINGSBRIDGE RD, BRONX, NY, 10458

PROPERTY HIGHLIGHTS

Positioned along the highly active Kingsbridge Road retail corridor, this fully occupied mixed-use asset offers investors stable in-place cash flow and long-term flexibility. Supported by a diverse neighborhood-oriented tenant mix and strong surrounding commercial activity, the property benefits from consistent foot traffic and tenant demand. With landlord termination rights included in each lease, the asset presents a compelling opportunity for future repositioning and value-add upside.



ASKING PRICE

\$3,600,000

PROPERTY DESCRIPTION

BOROUGH	BRONX
NEIGHBORHOOD	FORDHAM
DESCRIPTION	RETAIL
BLOCK AND LOT	03154-0093
LOT DIMENSIONS	25' x 79.67'
BUILT DIMENSIONS	24' x 32'
TAX ASSESSMENT (25/26)	\$27,278
GROSS SQUARE FOOT	3,806 SF
STORIES	3
TAX CLASS	4
FLOOR AREA RATIO/ALLOWED	1.91 / 3.4
ZONING	C4-4/R7-2
DOB	21
ECB	1

TOTAL AIR RIGHTS

UNUSED AIR RIGHTS	4,163 SF
CURRENT BUILT AREA	3,805 SF
MAX BUILDABLE AREA	7,968 SF

INCOME AND EXPENSES

INCOME

COMMERCIAL MONTHLY TOTAL	\$ 18,600.00
COMMERCIAL ANNUAL TOTAL	\$ 223,200.00
REAL ESTATE TAX REIMBURSEMENT	\$ 27,278.00

GROSS ANNUAL INCOME \$ 250,478.00

EXPENSES

REAL ESTATE TAXES (2025/2026)	\$ 27,278.00
INSURANCE	\$ 7,200.00
REPAIRS AND MAINTENANCE	\$ 3,000.00

TOTAL EXPENSES \$ 37,478.00

NET OPERATING INCOME \$ 213,000.00

PPBSF

\$452

Cap Rate

5.9%

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COMMERCIAL RENT ROLL

TENANT	STATUS	SQUARE FOOTAGE	RENT	RENT INCREASE	LEASE EXPIRATION
Grocery Store	Occupied	1,200 SF	\$6,000	3% Annually	2033
Barber & Beauty Shop	Occupied	1,250 SF	\$7,200	3% Annually	2031
Palm Reader	Occupied	1,500 SF (2 ND FLR)	\$2,800	3% Annually	2029
Nail Salon	Occupied	1,500 SF (3 RD FLR)	\$2,600	3% Annually	2030
TOTALS		5,450 SF	\$18,600		

*Full Basement Storage Available

*Modified Net Lead: Tenants pay their proportionate share of water and sewer, taxes, and heat.

***Available occupied or vacant - flexible delivery at buyer's option.**



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Property Demographics

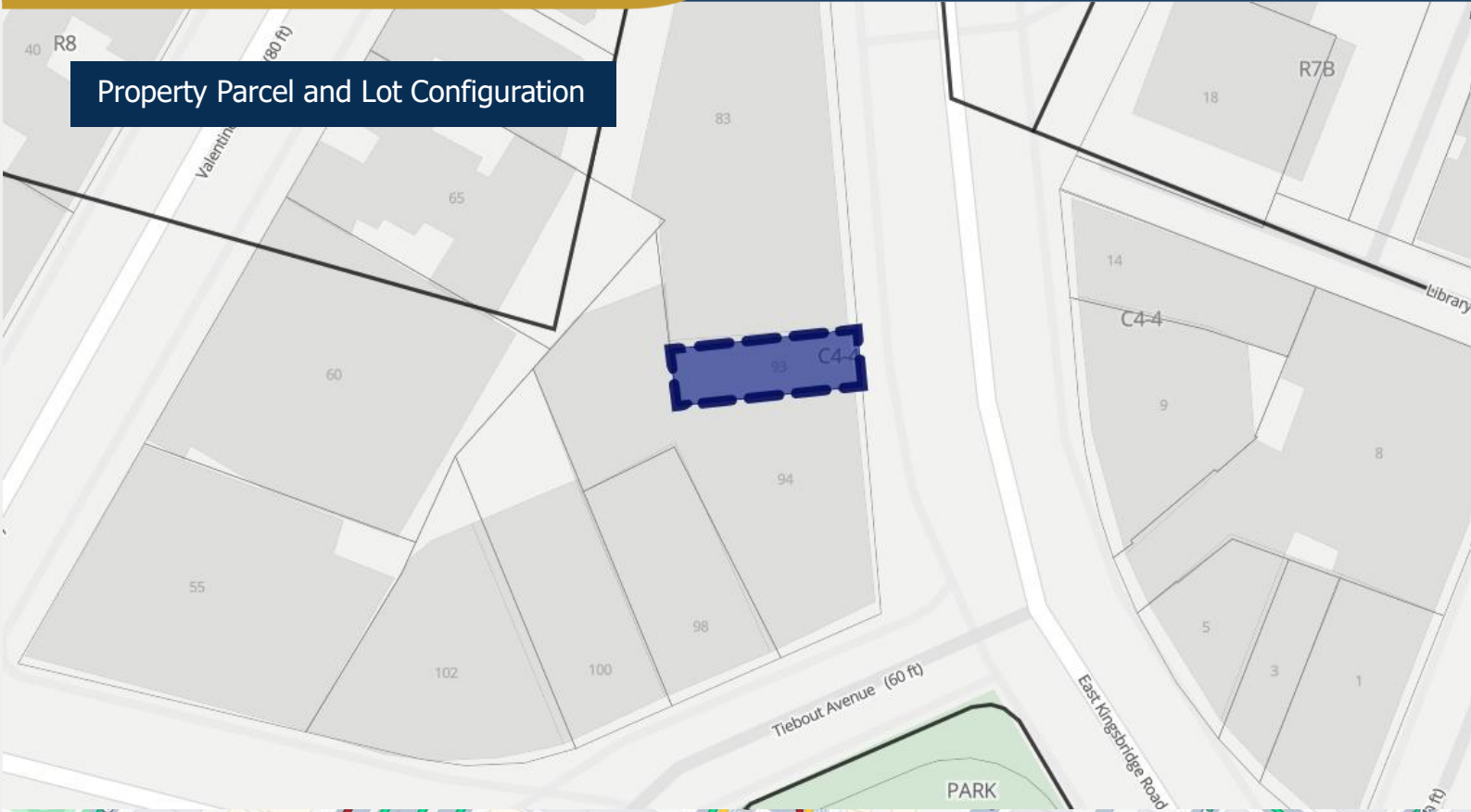
Population	2 miles	5 miles	10 miles
2020 Population	666,106	2,082,882	5,141,327
2025 Population	657,067	1,988,430	5,045,680
2030 Population Projection	653,504	1,977,001	5,095,872
Median Age	37.4	38.4	40.4
Bachelor's Degree or Higher	20%	25%	40%
U.S. Armed Forces	350	877	1,667

Households	2 miles	5 miles	10 miles
2020 Households	238,977	767,640	2,032,897
2025 Households	232,868	726,008	1,979,488
2030 Household Projection	231,126	721,848	2,006,107
Owner Occupied Households	25,207	130,726	588,866
Renter Occupied Households	205,919	591,122	1,417,241
Total Specified Consumer Spending	\$4.8B	\$16.3B	\$56.1B

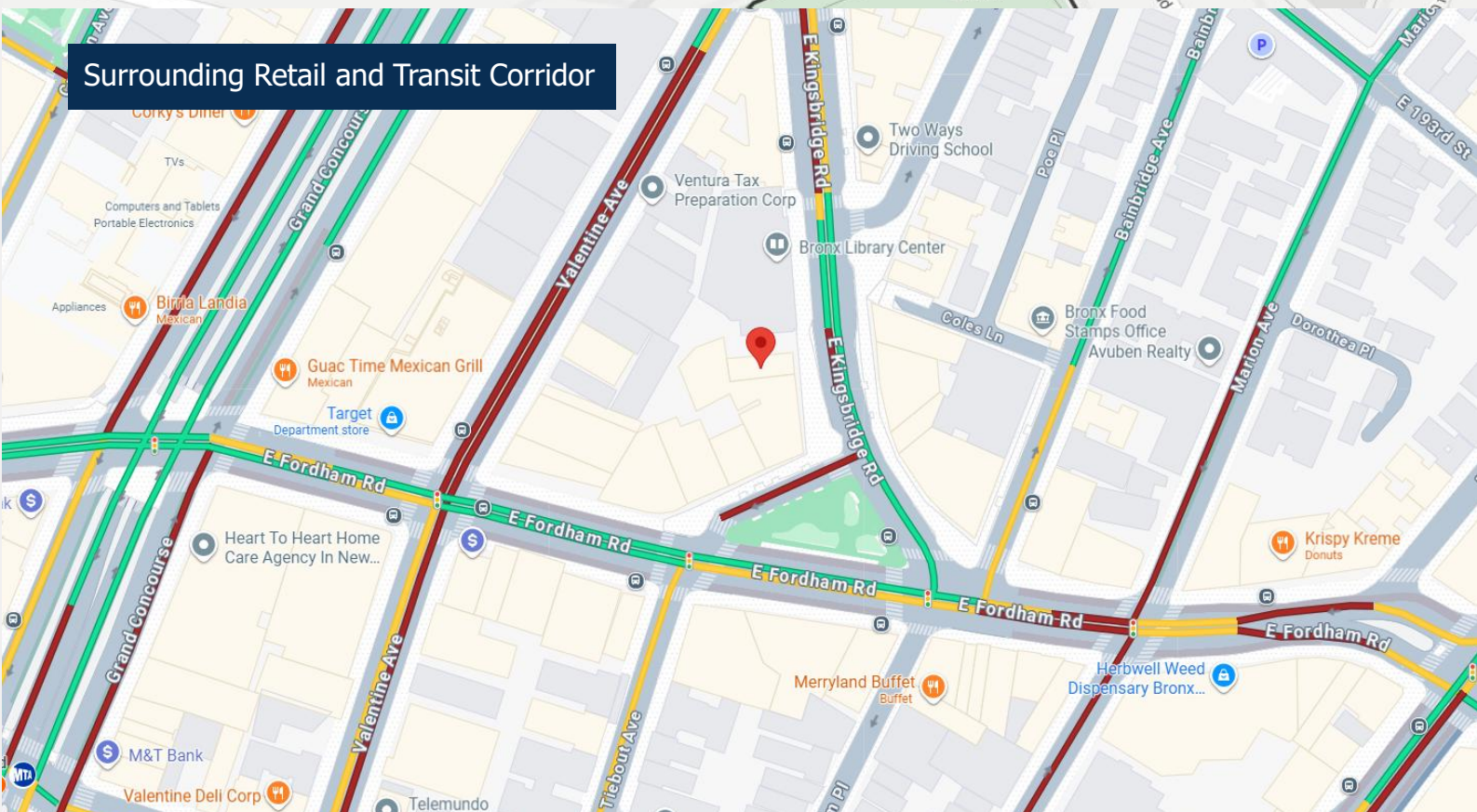
Income	2 miles	5 miles	10 miles
Avg Household Income	\$66,384	\$77,592	\$113,940
Median Household Income	\$46,885	\$52,194	\$78,049
< \$25,000	74,879	214,392	400,301
\$25,000 - \$50,000	47,638	138,055	298,857
\$50,000 - \$75,000	39,396	113,135	266,064
\$75,000 - \$100,000	23,831	74,246	201,071
\$100,000 - \$125,000	16,309	55,867	167,810
\$125,000 - \$150,000	9,464	32,721	119,254
\$150,000 - \$200,000	11,371	44,419	171,259
\$200,000+	9,979	53,173	354,873

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Property Parcel and Lot Configuration



Surrounding Retail and Transit Corridor



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