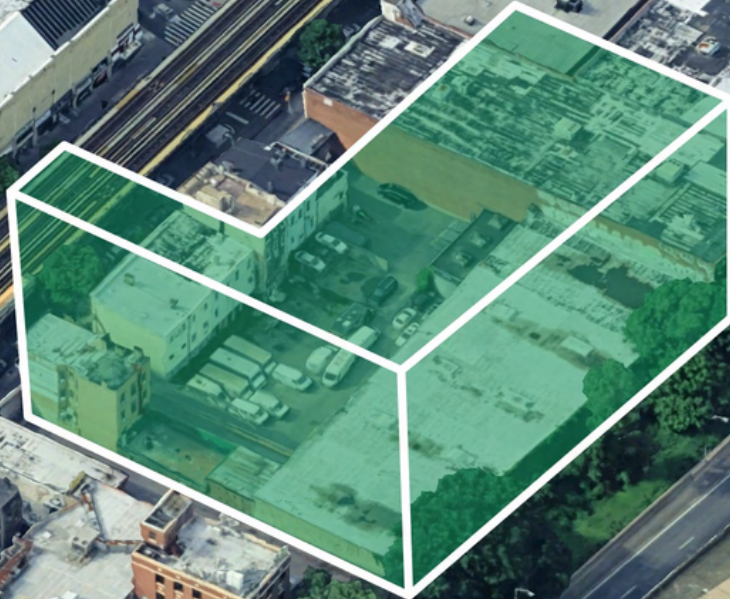


5602-5604 Broadway



KINGSBRIDGE, BRONX



BKREA

FOR SALE DEVELOPMENT SITE: GUIDANCE UPON REQUEST



TABLE OF CONTENTS

3 **Property Description**

6 **Highlights & Tax Map**

8 **Location Overview**

10 **Transit Overview**

11 **Meet the Team**

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PROPERTY DESCRIPTION



5602-5604
Broadway

5602-5604 Broadway

➤ KINGSBRIDGE, BRONX

PROPERTY DESCRIPTION

BKREA has been exclusively retained to arrange for the sale of 5602-5604 Broadway Street, an exceptional development opportunity in Kingsbridge Bronx. The site is located on the east side of Broadway, between West 231st Street, and West 233rd Street. The site has already been rezoned from its former M1-1 manufacturing designation to C2-3/R7-3 with Mandatory Inclusionary Housing an approved, ready-to-build action that unlocks a generous 6.0 FAR and approximately **184,700 square feet** of as-of-right residential development. This site consist of two tax lots (90 , 91) with a lot square footage of 30,783.

This development site presents a truly exceptional opportunity for potential developers to capitalize on the strong fundamentals of Kingsbridge, one of the Bronx's most established and highly desirable residential corridors. The location offers unbeatable connectivity for future residents, sitting just a 2-minute walk from the 231st Street station, served by the 1 train, providing a ride down Manhattan's West Side to Columbus Circle, Times Square, and Lower Manhattan. The Marble Hill Metro-North station is only a 10-minute walk away, delivering direct commuter rail access to Grand Central Terminal, Yonkers, and Westchester County



Property Information

Address:	5602-5604 Broadway
Location:	Kingsbridge, Bronx
Development (Block / Lots):	3267 / 90,91

Building Information

Lot 90,91

Lot Dimensions:	225.8' x 123.3'
Lot Square Footage	30,783
Zoning:	R7-3, C2-3
Existing Building:	43,126

Rezoned: C4-4D / R7A

	Residential	Community Facility	Commerical	Max (AOR)
FAR:	6.00	4.00	2.00	6.00
ZFA:	184,698	123,132	61,566	184,698

	Combined	Lot 90	Lot 91
Assessment (25/26):	\$1,430,730	\$309,600	\$1,121,130
Real Estate Taxes (25/26):	\$155,206	\$33,585	\$121,620

HIGHLIGHTS & TAX MAP



ZONING APPROVED — READY TO BUILD

The site has been rezoned from its former M1-1 manufacturing designation to C2-3 / R7-3 with Mandatory Inclusionary Housing, an approved action that unlocks a 6.0 FAR and approximately 184,700 square feet of residential development. The C2-3 overlay adds ground floor retail flexibility and the property is an MIH site with Options 1 or 2.



TRANSIT ORIENTED DEVELOPMENT SITE

The site fronts Broadway directly beneath the elevated IRT 1 train, steps from the 231st Street station and four blocks from Riverdale, one of the Bronx's most affluent neighborhoods. The 238th Street and Van Cortlandt Park 242nd Street terminal stops sit just north, with the BX7, BX9, BX10, and express BxM buses running along Broadway. The adjacent Major Deegan Expressway (I-87) adds direct regional car access, complemented by the building's 188 space structured garage.



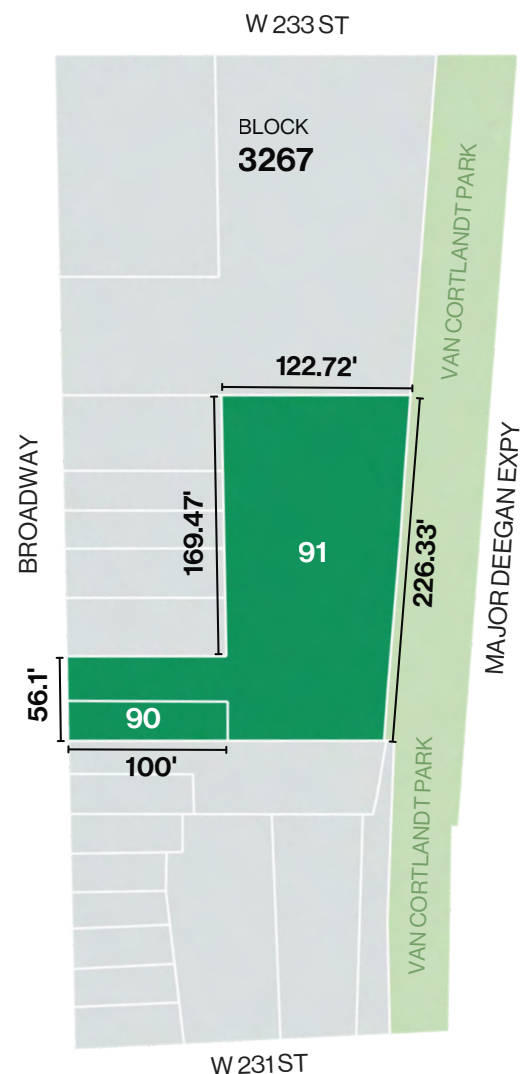
PRIME BROADWAY RETAIL CORRIDOR

The surrounding retail corridor is among the strongest in the northwest Bronx. One block south sits Broadway Plaza, a 114,611 square foot Regency Centers shopping center anchored by Best Buy, ALDI, TJ Maxx, and Bob's Discount Furniture, drawing nearly 2.5 million annual visits. The broader corridor includes Staples, Stop and Shop, McDonald's, Wendy's, BJ's Wholesale Club, Petco, Buffalo Wild Wings, IHOP, Shake Shack, Starbucks, Snipes, The Vitamin Shoppe, Ponce Bank, PM Pediatrics Urgent Care, Foodtown, and Bronx Yoga Lab. This depth of national and daily needs tenants reflects a submarket with strong foot traffic, spending power, and proven demand for ground floor commercial space.



DIRECT ACCESS TO VAN CORTLANDT PARK

The building's rear opens directly onto Van Cortlandt Park and its greenway. The City's Tibbetts Brook Daylighting Project (NYC DEP and Parks) will reroute the brook above ground along the former CSX/Putnam rail corridor, converting the disused right-of-way into a public greenway — giving residents protected open space and a pedestrian/bike path at their doorstep.





LOCATION OVERVIEW



5602-5604
Broadway

Kingsbridge

MARKET OVERVIEW

Located in the northwestern Bronx, Kingsbridge is a well-established residential neighborhood known for its strong community character, convenient transit access, and diverse housing stock. Bordered by the Harlem River to the west and Van Cortlandt Park to the north, the neighborhood offers a unique balance of urban convenience and suburban appeal. Kingsbridge features a mix of pre-war apartment buildings, multifamily properties, single-family homes, and neighborhood retail corridors that have supported generations of residents. Its proximity to Manhattan, extensive public transportation options, and continued investment in housing and infrastructure have made Kingsbridge an attractive destination for residents, businesses, and investors seeking long-term growth within New York City.

COMMUNITY & LIFESTYLE

Kingsbridge is recognized for its welcoming, family-oriented atmosphere and strong sense of community. Residents enjoy a walkable neighborhood filled with local businesses, schools, parks, and recreational facilities that contribute to a high quality of life. An abundance of green spaces await in and around Kingsbridge, such as Van Cortlandt Park and Ewen Park. Broadway and Kingsbridge Road serve as the area's primary commercial corridors, offering a wide variety of neighborhood services, restaurants, and retail establishments. Excellent subway and bus connections, including the 1 train and nearby Metro-North stations, provide convenient access to Manhattan and surrounding boroughs. Kingsbridge also has excellent schools and borders Manhattan College, with Fordham University only three miles away. The neighborhood's combination of affordability, accessibility, and abundant green space continues to attract families, professionals, and longtime New Yorkers alike.



Van Cortlandt Park



Fordham University

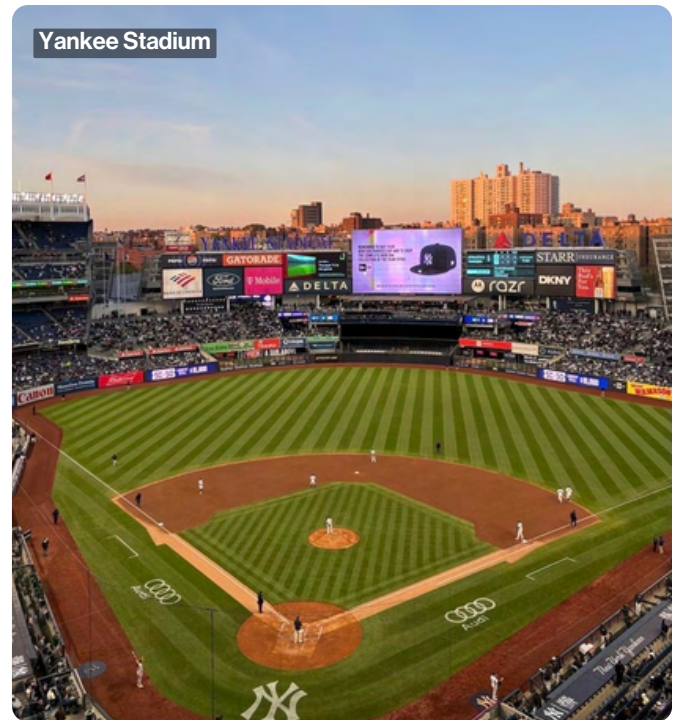
CULTURAL ATTRACTIONS AND TOURISM

Kingsbridge's history dates back to the colonial era, and its rich heritage is reflected in its historic architecture and longstanding community institutions. The neighborhood is anchored by nearby Van Cortlandt Park, one of New York City's largest parks, offering miles of hiking and biking trails, athletic fields, golf courses, and year-round recreational activities. Cultural and educational attractions such as the Van Cortlandt House Museum, Wave Hill's public gardens, and the nearby New York Botanical Garden provide residents and visitors with opportunities to experience the Bronx's rich history and natural beauty. Kingsbridge also benefits from its close proximity to Yankee Stadium, the Bronx Zoo, and other major destinations throughout the borough.

SUPERB SHOPPING AND DINING

Kingsbridge offers a vibrant mix of neighborhood retail, national retailers, and diverse dining options that reflect the area's multicultural community. Broadway and Kingsbridge Road are lined with local cafés, bakeries, family-owned restaurants, specialty food markets, and everyday conveniences. Popular neighborhood destinations include Bronx Alehouse, Kingsbridge Social Club, and a wide variety of Latin American, Italian, and Irish eateries that have long served the community.

Residents also enjoy convenient access to major shopping destinations, including the The Shops at Marble Hill, which features national retailers, grocery stores, fitness centers, and essential services. Nearby Fordham Road, one of New York City's busiest commercial corridors, offers an extensive selection of retail stores and restaurants. Combined with its expanding commercial offerings, excellent transportation, and strong residential character, Kingsbridge continues to stand out as one of the Bronx's most desirable and established neighborhoods.



NEARBY STATIONS	
231 St (1)	-2-minute walk — Broadway–Seventh Avenue Line service to Upper Manhattan, Columbus Circle, Times Square, and Lower Manhattan.
Marble Hill (Metro-North Hudson Line)	-10-minute walk — direct commuter rail service to Grand Central Terminal, Yonkers, and Westchester County.

5602-5604 Broadway →

Landmarks and Parks: Riverdale Park, Inwood Hill Park, The Met Cloisters, Bronx Park, Fordham University, Bronx Community College, Woodlawn Cemetery, Van Cortlandt Park, Manhattan University.

Educational Institutions: The Bronx High School of Science, Lehman College, CUNY, James J. Peters Department of Veterans Affairs Medical Center, Academy of Mount St. Ursula, Monroe University.

Healthcare: NewYork-Presbyterian Allen Hospital.

Subway Lines: 2, 5, 4, A, B, D.

Streets: Dyckman St, Marble Hill, Gun Hill Rd, Pelham Pkwy, Morris Park, Bronx Park East, Tremont Av, Burnside Av, Fordham Rd, Kingsbridge Rd, Bedford Pk Blvd, Moshulu Pkwy, Williamsbridge Oval, Norwood, Allerton Av, Burke Av, Gun Hill Rd, Wakefield, Nereid Av, 233 St, 225 St, 219 St, 207 St, 215 St, 231 St, 238 St, 242 St, 175 St, 181 St, 191 St, 190 St, 182-183 Sts, 176 St, 177 St, 178 St, 179 St, 180 St, 181 St, 182 St, 183 St, 184 St, 185 St, 186 St, 187 St, 188 St, 189 St, 190 St, 191 St, 192 St, 193 St, 194 St, 195 St, 196 St, 197 St, 198 St, 199 St, 200 St, 201 St, 202 St, 203 St, 204 St, 205 St, 206 St, 207 St, 208 St, 209 St, 210 St, 211 St, 212 St, 213 St, 214 St, 215 St, 216 St, 217 St, 218 St, 219 St, 220 St, 221 St, 222 St, 223 St, 224 St, 225 St, 226 St, 227 St, 228 St, 229 St, 230 St, 231 St, 232 St, 233 St, 234 St, 235 St, 236 St, 237 St, 238 St, 239 St, 240 St, 241 St, 242 St.



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