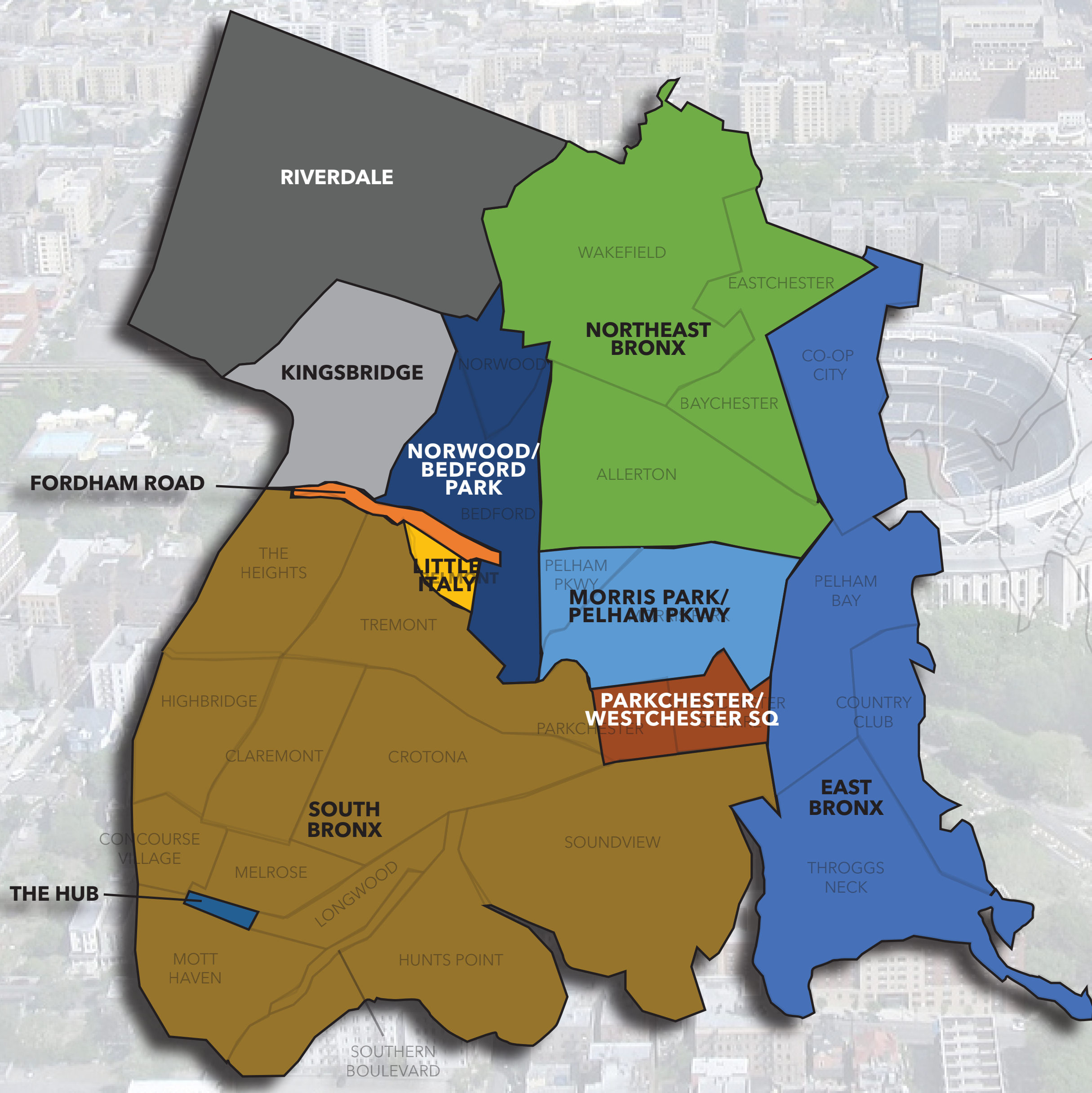
2025 Q3 BRONX RETAIL LEASING

Market Insight Report



$134.77
HIGHEST PPSF
FORDHAM ROAD SUBMARKET

25.50%
HIGHEST AVAILABILITY RATE
THE HUB SUBMARKET

+0.20%*
2Q 2025→ 3Q 2025
OVERALL AVAILABILITY

+$0.33
2Q 2025→ 3Q 2025
OVERALL ASKING PRICE PSF

*AS A FUNCTION OF QUARTER OVER QUARTER AVAILABILITY PERCENTAGE

RM FRIEDLAND
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Q3

SUMMARY

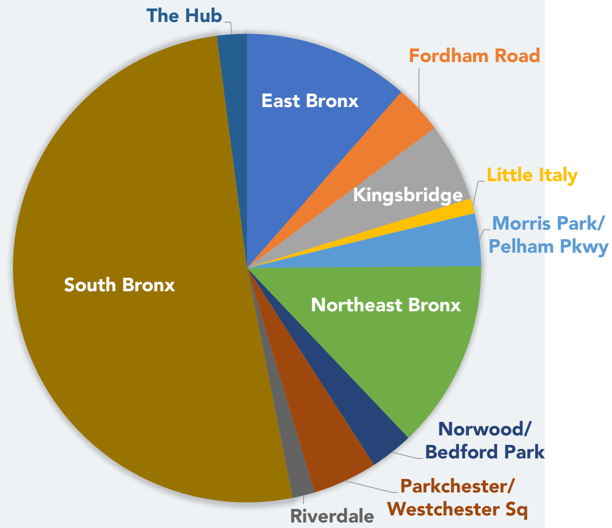
The Bronx retail market held steady in Q3 2025, with slight increases in both asking rents and availability. The quarter ended with an average asking rate of $61.53 PSF and a borough-wide availability rate of 7.02%. Demand remained concentrated in non-traditional uses, particularly among medical, therapy, and childcare tenants, continuing a trend seen throughout the year. RM Friedland's Bronx retail specialists were especially active in The Hub, a submarket where availability remains significantly higher than the rest of the borough—largely due to new development delivering space faster than it can be absorbed.

Fordham Road continues to be a bright spot, with asking rents holding above $134 PSF. Although availability in this corridor remains around 14.5%, landlords and brokers have shown renewed confidence following a challenging period a few years prior. The corridor's resilience, paired with steady leasing from service-driven tenants, has helped stabilize sentiment in key parts of the Bronx retail landscape.

Compared to earlier quarters, Q3 reflects a market finding equilibrium. In Q2 2025, availability held at 6.82%, with notable activity in primary corridors and ongoing demand from medical users. Q1 2025 saw a sharper increase in availability (up 0.71%) due to tenant move-outs and new deliveries, while Q4 2024 closed with the lowest availability in over two years. Asking rents have continued to trend upward since Q3 2024, when early signs of tightening were emerging. Although market fundamentals remain strong, caution has crept in amid broader uncertainty around the city's economic trajectory and the impact of upcoming elections.

2025 BRONX TOTAL MARKET SIZE

31,285,632



TOP PERFORMING SUBMARKETS

LOWEST AVAILABILITY RATE:
MORRIS PARK/PELHAM PKWY

HIGHEST ASKING PPSF:
FORDHAM ROAD

Q3 AVERAGE AVAILABILITY RATE*:

7.02%

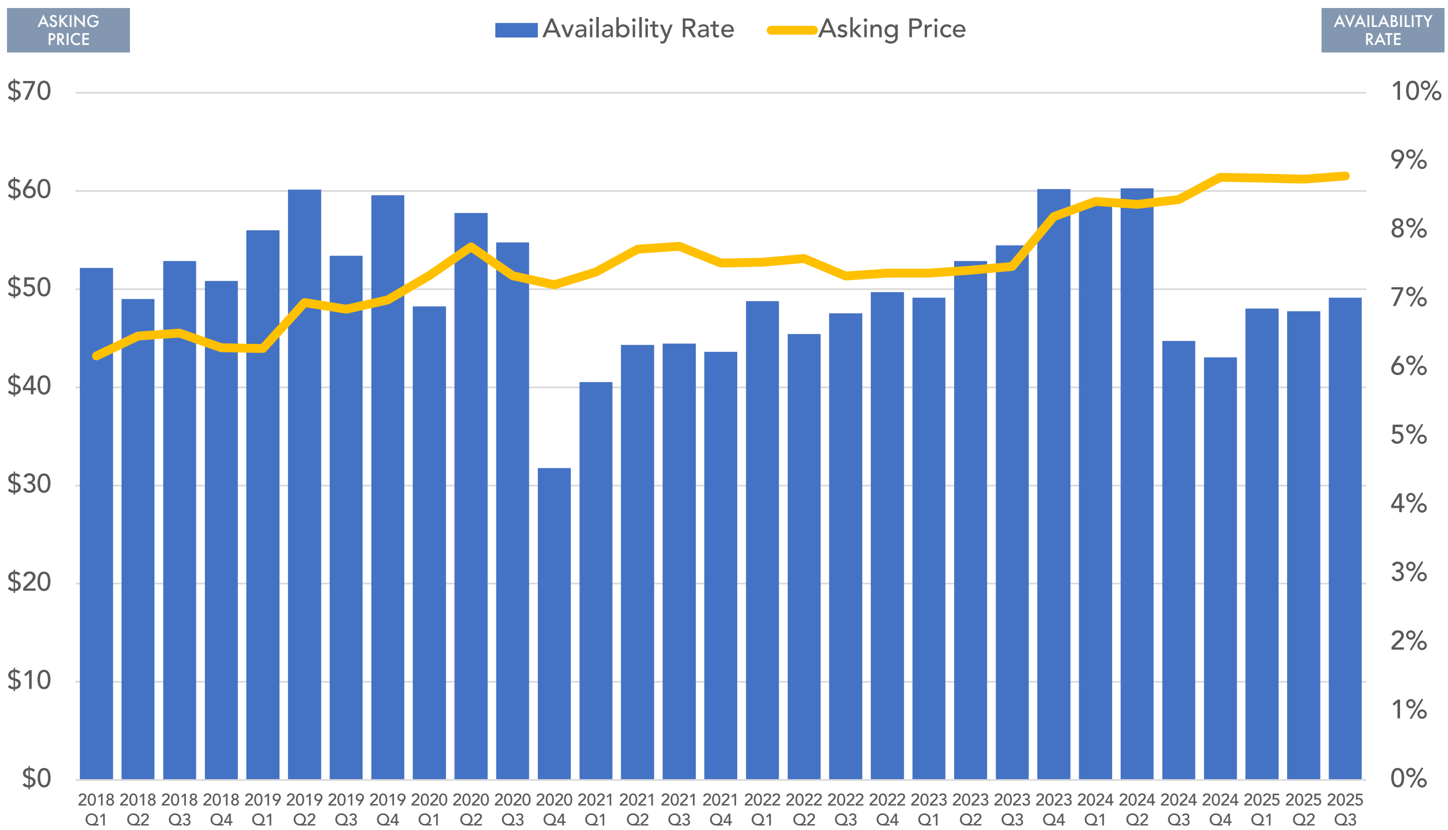
Q3 AVERAGE ASKING PRICE*:

$61.53

*These are weighted averages, rental rates are quoted on a gross basis using a formula for net cost.

**Country Club not included

Q3 AVAILABILITY RATE AND ASKING PRICE TRENDS



HIGHEST AVAILABILITY RATE:
The Hub

HIGHEST ASKING PPSF:
Fordham Road

MOST AVAILABLE SF:
South Bronx

LOWEST AVAILABILITY RATE:
Morris Park/ Pelham Pkwy

LOWEST ASKING PPSF:
Little Italy

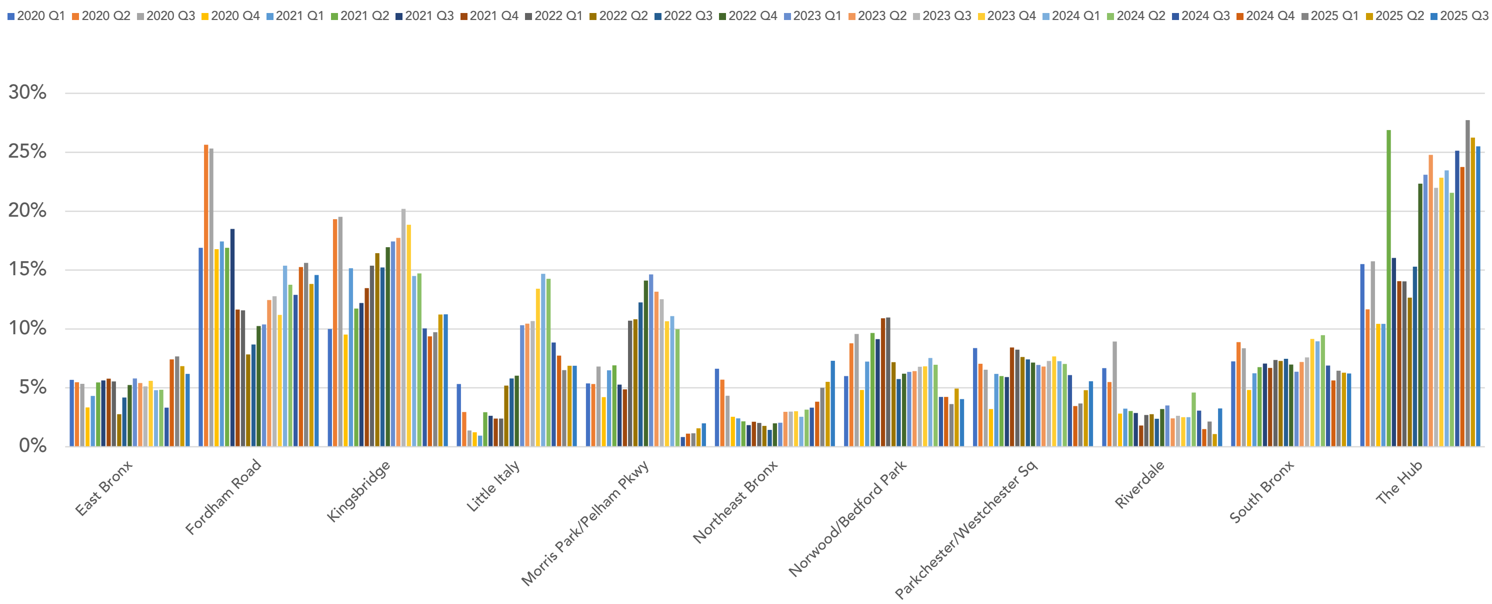
LEAST AVAILABLE SF:
Riverdale

Rental rates are quoted on a gross basis using a formula for net costs*

Q3

SUBMARKET AVAILABILITY RATE 2020-2025 QTR OVER QTR

2020 to 2025 AVAILABILITY RATE BY SUBMARKET



AVAILABILITY RATE TRENDS

QUARTER OVER QUARTER INCREASE

7.02%
Q3 BRONX OVERALL AVAILABILITY RATE

YEAR OVER YEAR DECREASE

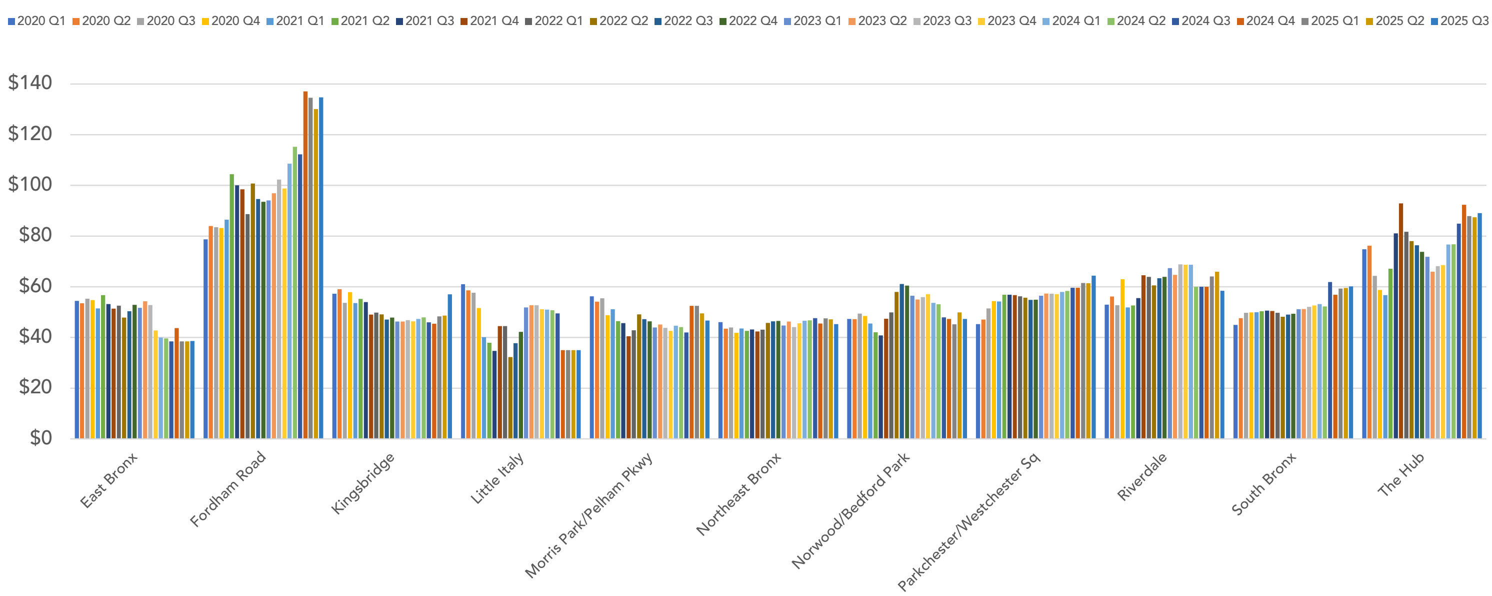
ASKING PRICE TRENDS

QUARTER OVER QUARTER INCREASE

$61.53
Q3 BRONX AVERAGE ASKING PRICE

YEAR OVER YEAR INCREASE

2020 to 2025 ASKING PRICE BY SUBMARKET



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