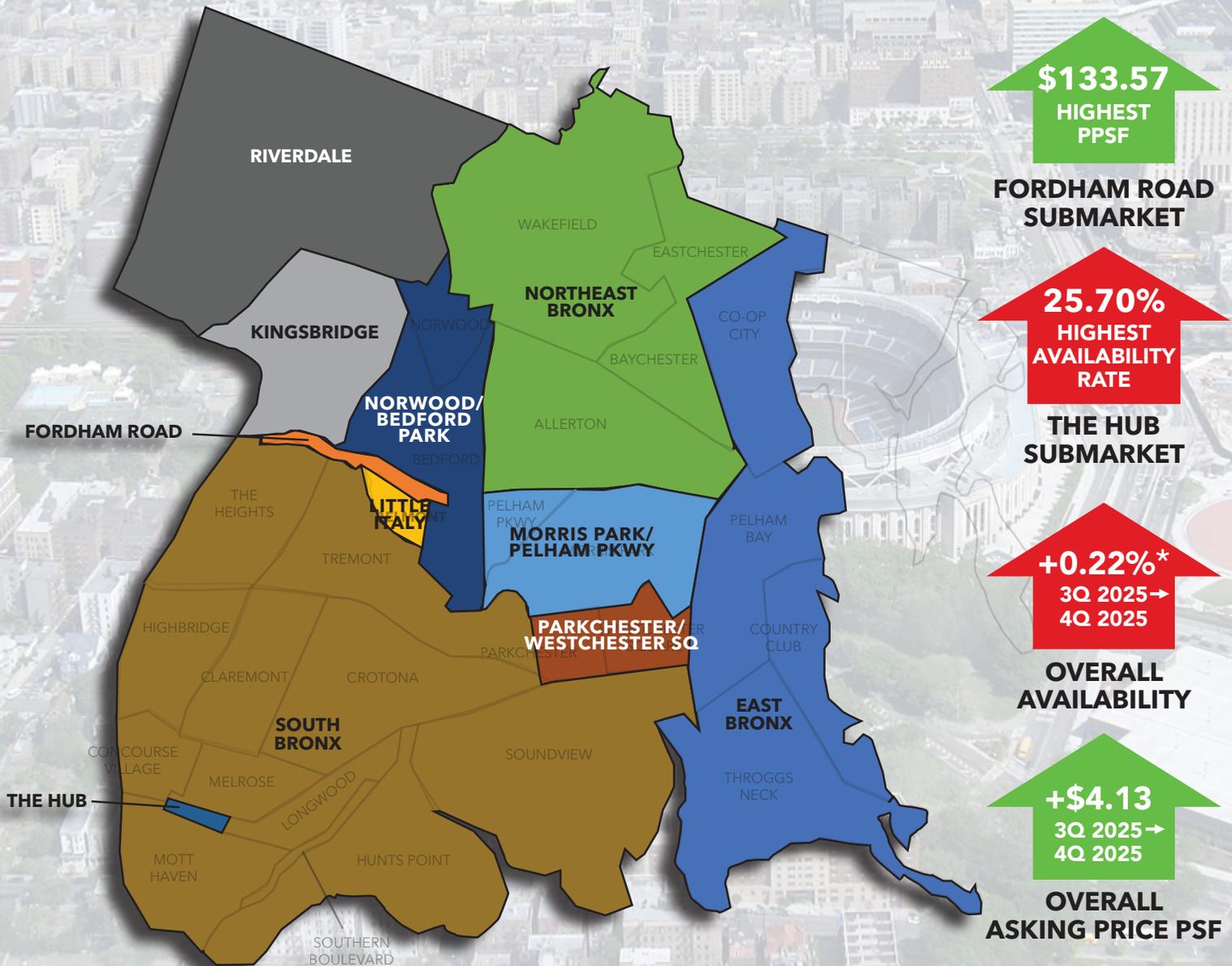


# 2025 BRONX Q4 RETAIL LEASING

## Market Insight Report



\*AS A FUNCTION OF QUARTER OVER QUARTER AVAILABILITY PERCENTAGE

# Q4

## SUMMARY

The Bronx retail market closed 2025 with mixed signals that complicate the overall assessment of market health. Both asking rents and availability increased year over year, with availability continuing its steady climb since the fourth quarter of last year. While rising rents suggest landlord confidence in certain corridors, expanding availability points to uneven tenant demand across the borough.

The most pronounced shift occurred in the Riverdale submarket, where multiple new listings along Mosholu Parkway and Riverdale Avenue entered the market, nearly doubling availability in that section of the Bronx. This surge reflects both repositioning efforts and tenant turnover, creating short-term pressure on absorption despite the area's historically stable retail base.

RM Friedland's Bronx Retail Brokers remained active throughout the year, with a significant share of leasing activity driven by community facility users, including daycare operators and social service tenants. While the national retail outlook remains constructive, the Bronx retail market's trajectory beyond this tenant category remains less certain, particularly for discretionary and soft-goods retail users.

Compared to the mid-year report, which highlighted strengthening investment activity, stable pricing, and renewed investor confidence driven by larger transactions, the year-end outlook reflects a cautious tone. While pricing resilience and selective demand remain evident, rising availability and a narrowing tenant pool suggest that momentum observed in early 2025 did not translate evenly across the second half of the year, signaling a more selective and segmented market heading into 2026.

### 2025 BRONX TOTAL MARKET SIZE

# 31,328,380

#### TOP PERFORMING SUBMARKETS

**LOWEST AVAILABILITY RATE:**  
MORRIS PARK/PELHAM PKWY

**HIGHEST ASKING PPSF:**  
FORDHAM ROAD

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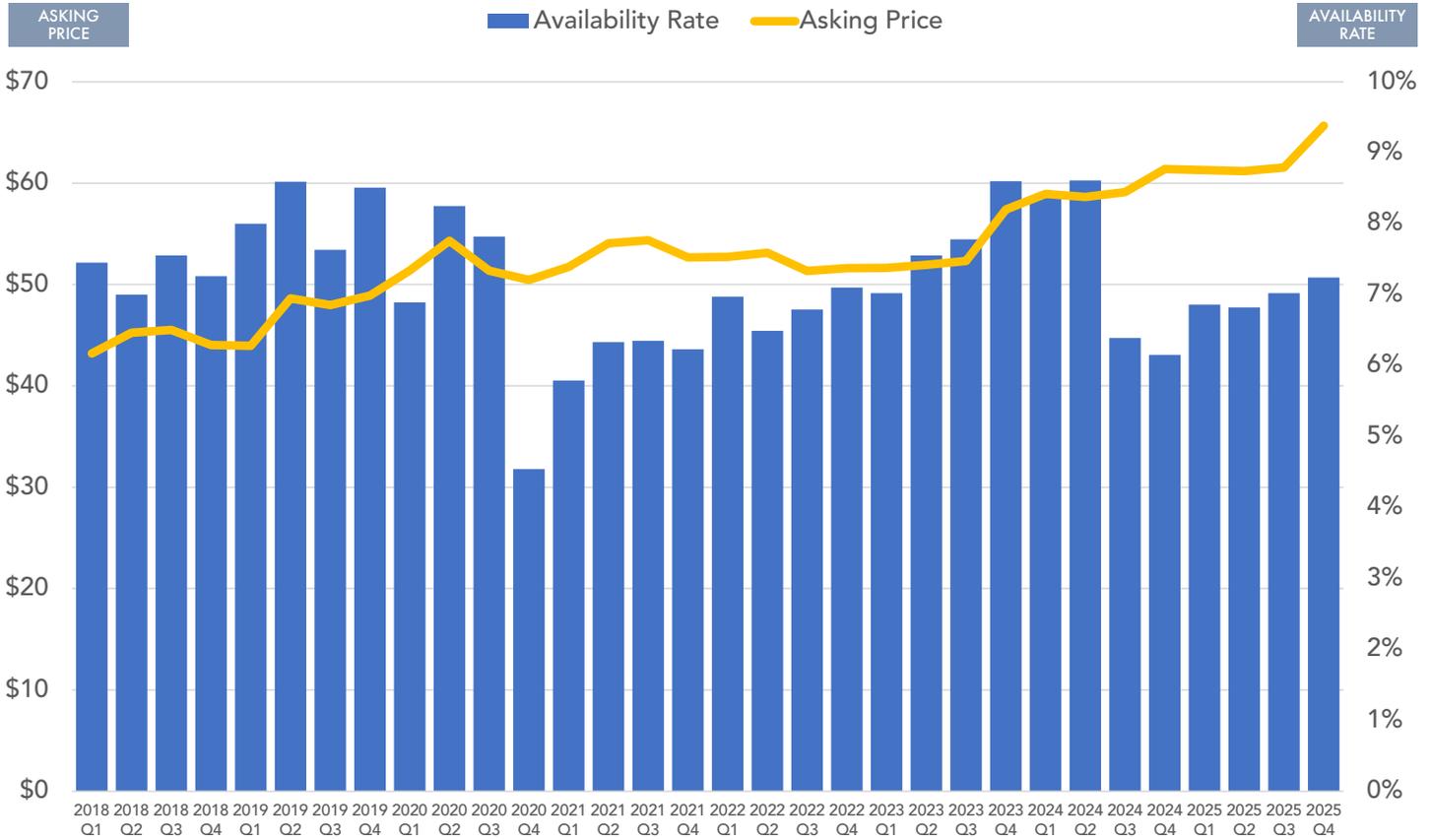
**Q4 AVERAGE AVAILABILITY RATE\*:**  
**7.24%**

**Q4 AVERAGE ASKING PRICE\*:**  
**\$65.66**

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

\*\*Country Club not included

# Q4 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**

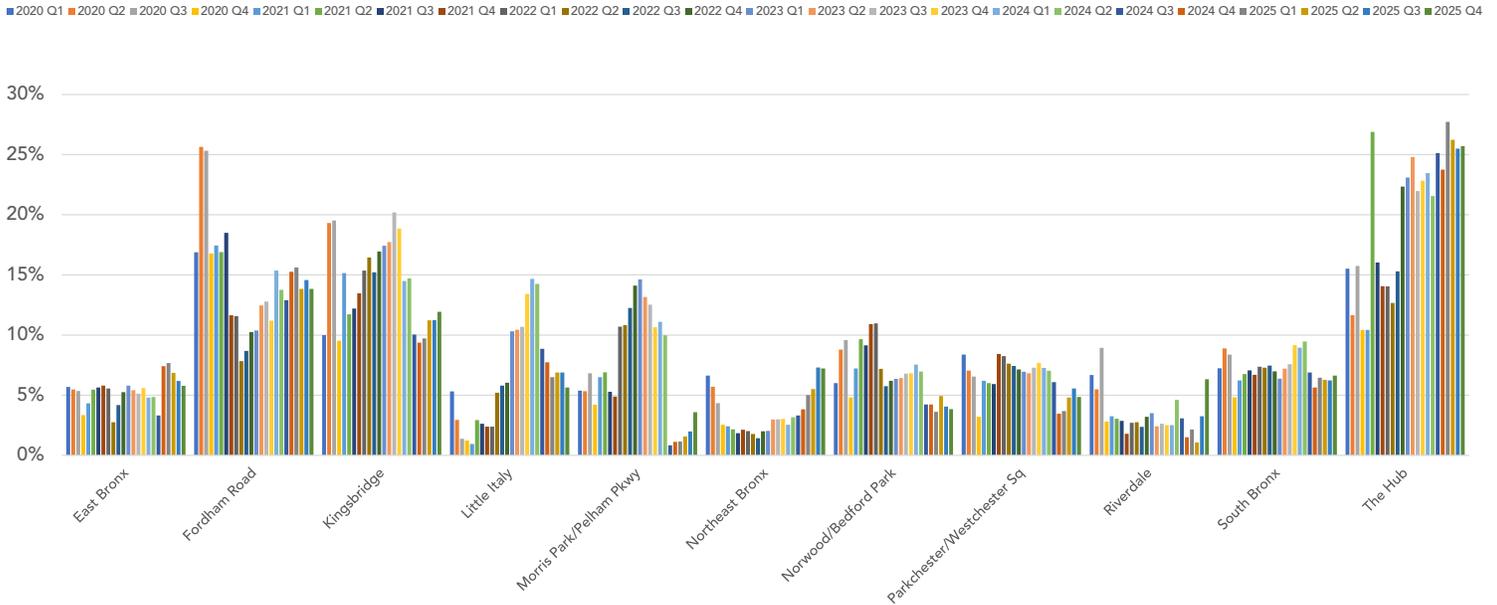
LOWEST ASKING PPSF:  
**Little Italy**

LEAST AVAILABLE SF:  
**Riverdale**

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

# Q4 SUBMARKET AVAILABILITY RATE 2020-2025 QTR OVER QTR

## 2020 to 2025 AVAILABILITY RATE BY SUBMARKET



### AVAILABILITY RATE TRENDS



QUARTER OVER QUARTER INCREASE

**7.24%**  
Q4 BRONX OVERALL AVAILABILITY RATE



YEAR OVER YEAR INCREASE

### ASKING PRICE TRENDS



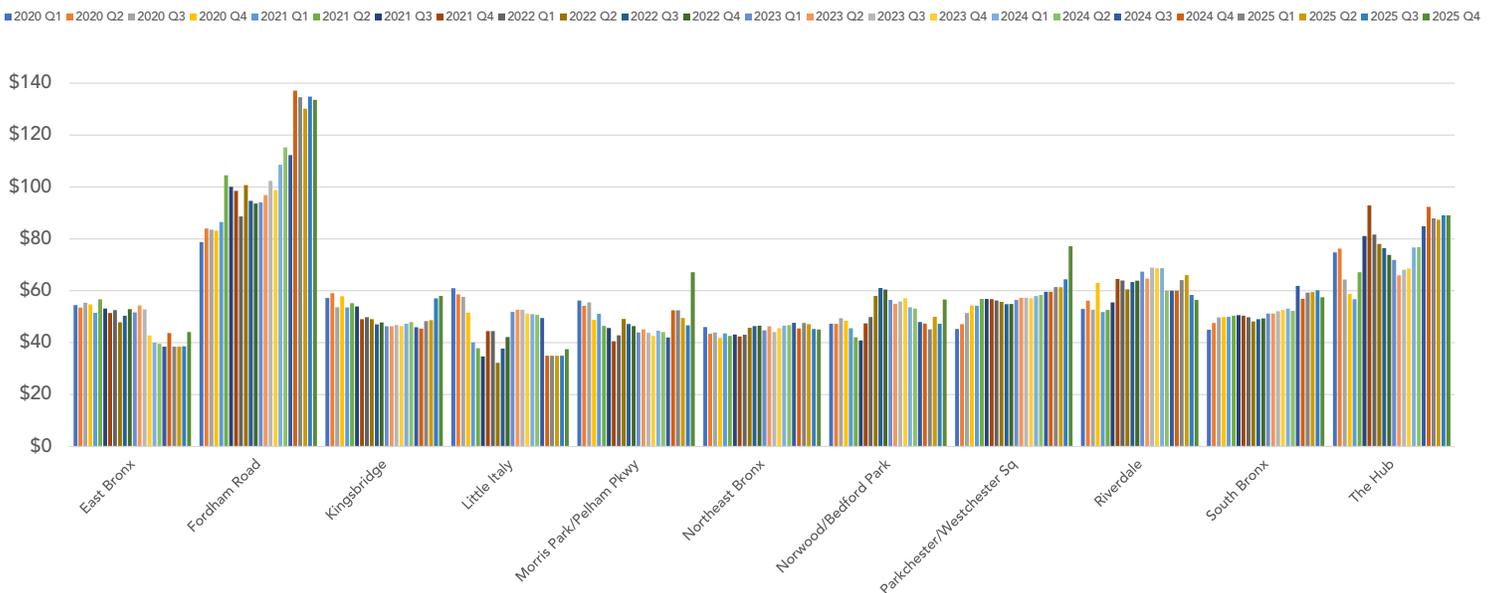
QUARTER OVER QUARTER INCREASE

**\$65.66**  
Q4 BRONX AVERAGE ASKING PRICE



YEAR OVER YEAR INCREASE

## 2020 to 2025 ASKING PRICE BY SUBMARKET



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



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