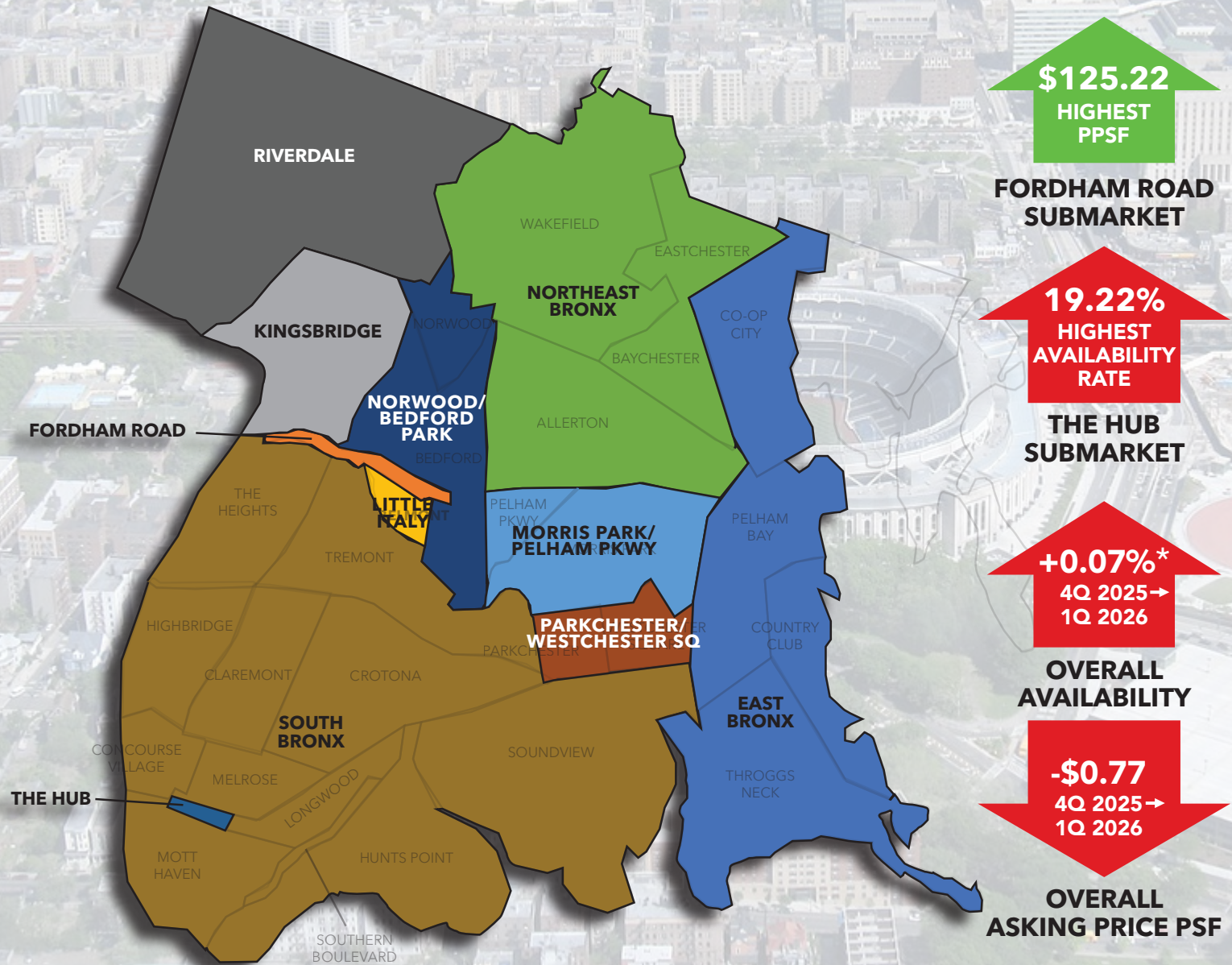


2026 BRONX Q1 RETAIL LEASING

Market Insight Report



*AS A FUNCTION OF QUARTER OVER QUARTER AVAILABILITY PERCENTAGE

Q1

SUMMARY

Leasing activity in the Bronx retail market remained highly localized in Q1 2026, continuing the block-by-block dynamic that has defined the borough throughout the past year. While the headline figures – availability up and asking prices down quarter over quarter – paint a cautious picture, they do not fully capture the divergent stories unfolding across the borough's individual submarkets.

Perhaps the most encouraging development of the quarter was a meaningful drop in availability within The Hub, the submarket that had carried the borough's highest vacancy rate. Leasing activity there picked up from an eclectic mix of users, with one standout transaction being The Treatment Center for Mental Hygiene, an RM Friedland deal led by Mia Abdou and Steve Kaufman. The transaction reflects a broader pattern that defined Q1: demand from social service and medical users remained active and consistent, while traditional retail tenants largely stayed on the sidelines.

The borough closed the quarter at a 7.31% availability rate and an average asking rent of \$64.89 per SF. While the numbers reflect ongoing challenges in absorbing traditional retail space, the resilience of essential service and community-oriented tenants continues to provide a stable foundation for the Bronx retail market.

2026 BRONX TOTAL MARKET SIZE

31,325,105

TOP PERFORMING SUBMARKETS

LOWEST AVAILABILITY RATE:
MORRIS PARK/PELHAM PKWY

HIGHEST ASKING PPSF:
FORDHAM ROAD

Q1 AVERAGE AVAILABILITY RATE*:

7.31%

Q1 AVERAGE ASKING PRICE*:

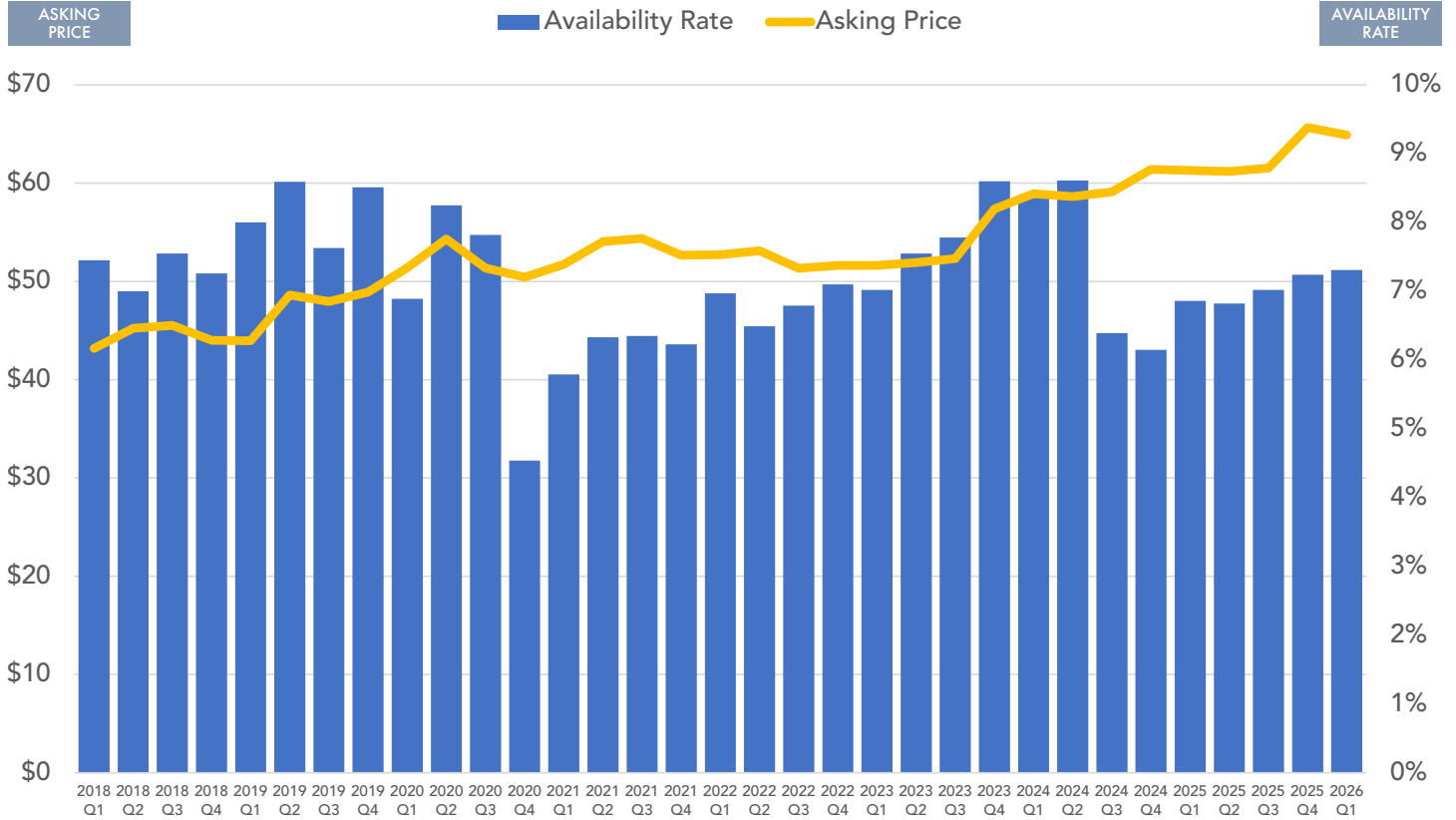
\$64.89

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

**Country Club not included

Q1

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

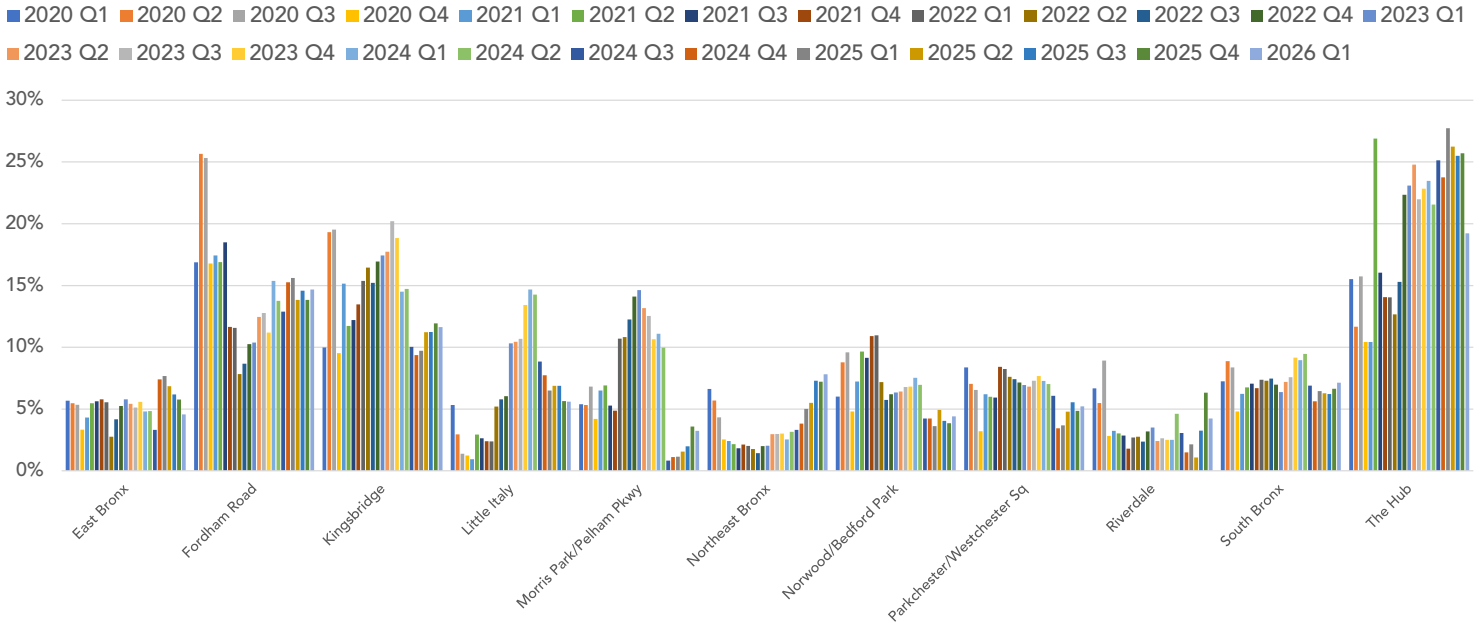
LEAST AVAILABLE SF:
Little Italy

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

Q1

SUBMARKET AVAILABILITY RATE 2020-2026 QTR OVER QTR

2020 to 2026 AVAILABILITY RATE BY SUBMARKET



AVAILABILITY RATE TRENDS



QUARTER OVER QUARTER INCREASE

7.31%
Q1 BRONX OVERALL AVAILABILITY RATE



YEAR OVER YEAR INCREASE

ASKING PRICE TRENDS



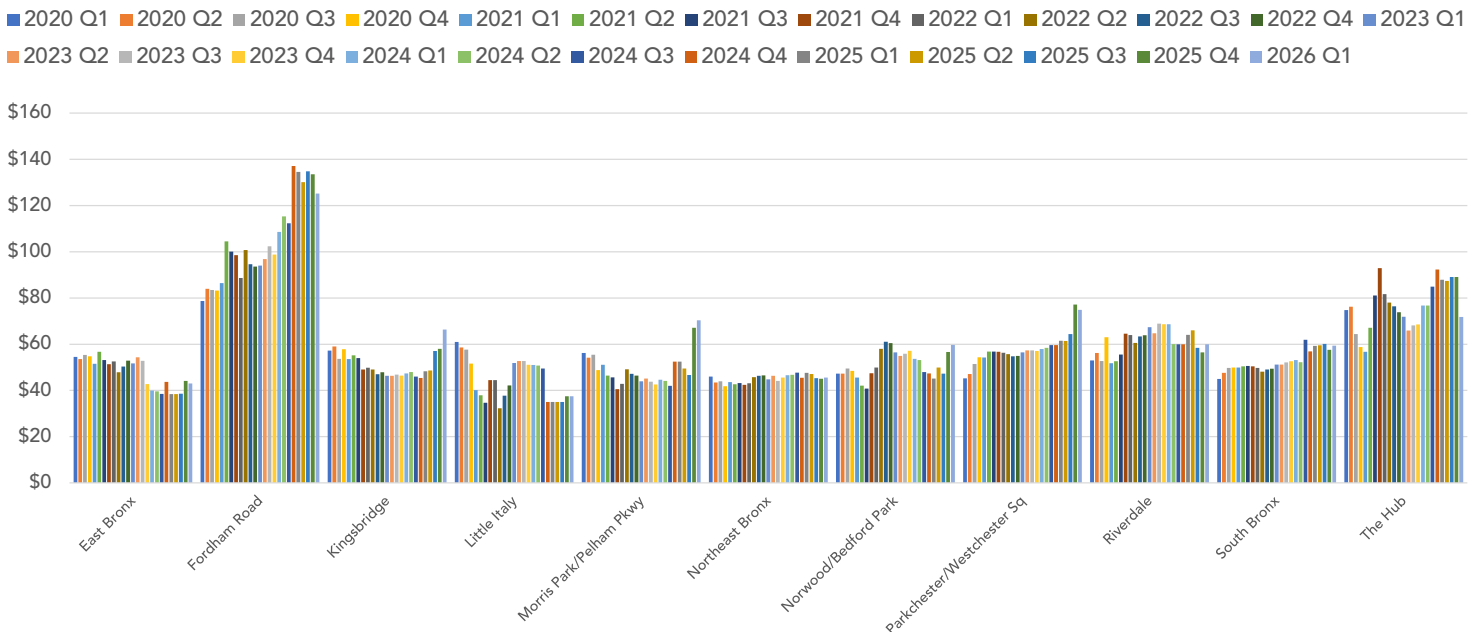
QUARTER OVER QUARTER DECREASE

\$64.89
Q1 BRONX AVERAGE ASKING PRICE



YEAR OVER YEAR INCREASE

2020 to 2026 ASKING PRICE BY SUBMARKET



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



For more information regarding these reports contact:

TENERRIA HUGHES

MARKETING & DATA SPECIALIST
THUGHES@RMFRIEDLAND.COM

For additional information regarding the Bronx retail market contact:

MIA ABDOU

914.968.8500 X326
MABDOU@RMFRIEDLAND.COM

STEPHEN KAUFMAN

914.968.8500 X315
SKAUFMAN@RMFRIEDLAND.COM

DAVID SCOTTO

914.968.8500 X306
DSCOTTO@RMFRIEDLAND.COM

KATELIN VAN VOORHIS

914.968.8500 X313
KVANVOORHIS@RMFRIEDLAND.COM