1602 HERING AVENUE

BRONX, NEW YORK



15,000 SF COMMUNITY FACILITY CONCEPT



7,500 SF RESIDENTIAL CONCEPT

DEVELOPMENT SITE WITH DRAWINGS FOR SALE

RM FRIEDLAND
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EXECUTIVE SUMMARY | 1602 HERING AVENUE

1602 Hering Avenue is a 7,500 SF development site positioned at the center of one of New York City's densest concentrations of healthcare and academic institutions. Within a short walk are Montefiore's Weiler Hospital, the Albert Einstein College of Medicine, NYC Health + Hospitals Jacobi, Calvary Hospital, Yeshiva University's Resnick Campus, and Mercy University's Bronx campus at Hutchinson Metro Center. Together these anchors employ thousands of physicians, nurses, researchers, students, and support staff, creating sustained demand for medical office, community facility, and residential uses that few sites in the borough can match.

Zoned R4, the site allows up to 15,000 SF of community facility buildable or 7,500 SF of residential buildable, giving a purchaser two clear development paths. The broader market reinforces the case. The Bronx remains one of the strongest residential land markets in the city, with acquisition costs well below Manhattan, Brooklyn, and much of Queens and a steady flow of renters moving north. Morris Park combines an established residential fabric with direct access to the Pelham Parkway subway stations and the new Morris Park Metro-North station on the Penn Station Access line. Under the City of Yes for Housing Opportunity rezoning, developers have also gained greater as-of-right density across much of the borough.

MONTEFIORE



MONTEFIORE WEILER HOSPITAL

EINSTEIN



ALBERT EINSTEIN COLLEGE OF MEDICINE

CALVARY



CALVARY HOSPITAL HOSPICE CARE

PROPERTY INFORMATION

LOT 39 (EXISTING BUILDING)

BLOCK/LOT:	4113/39
LOT SIZE:	2,500 SF
LOT DIMENSIONS:	25' x 100'
ZONING:	R4
EXISTING:	~1,642 SF building with medical office on the ground floor and residential unit above

LOT 40 (VACANT LAND)

BLOCK/LOT:	4113/40
LOT SIZE:	5,000 SF
LOT DIMENSIONS:	50' x 100'
ZONING:	R4
EXISTING:	Land

TOTAL ASSEMBLAGE: COMMUNITY FACILITY DEVELOPMENT

ASSEMBLAGE LOT SIZE:	75' X 100' | 0.17 Acres
COMMUNITY FACILITY SIZE:	15,000 BSF
COMMUNITY FACILITY F.A.R.:	2.00
FLOOD ZONE:	No
ESTIMATED RE TAXES:	$30,900

TOTAL ASSEMBLAGE: RESIDENTIAL DEVELOPMENT*

ASSEMBLAGE LOT SIZE:	75' X 100' | 0.17 Acres
RESIDENTIAL SIZE:	7,500 BSF
RESIDENTIAL F.A.R.:	1.00
FLOOD ZONE:	No
ESTIMATED RE TAXES:	$30,900

*Drawings have been fully developed and filed with DOB for the residential option and are provided with the sale

DIGITAL RENDERING OF SITE

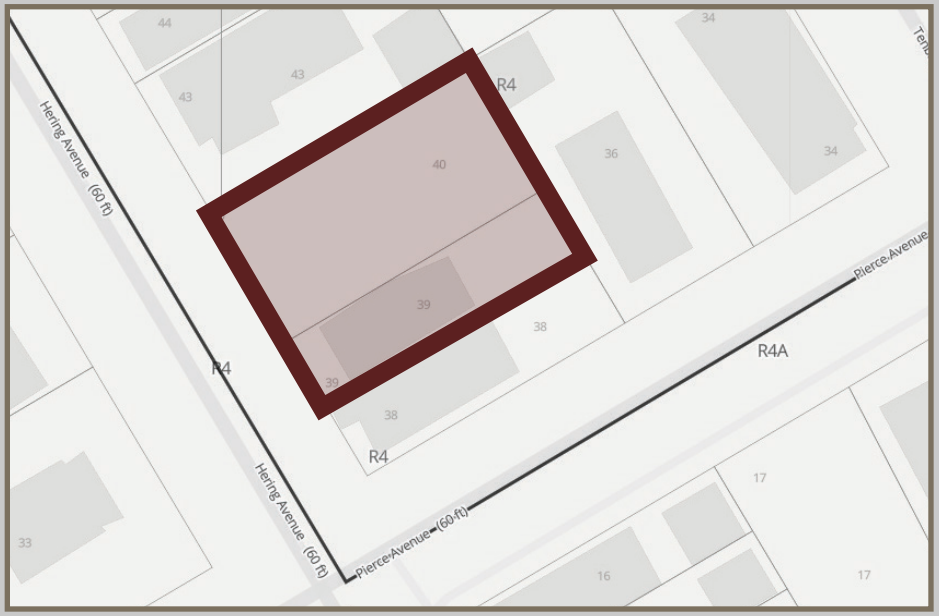


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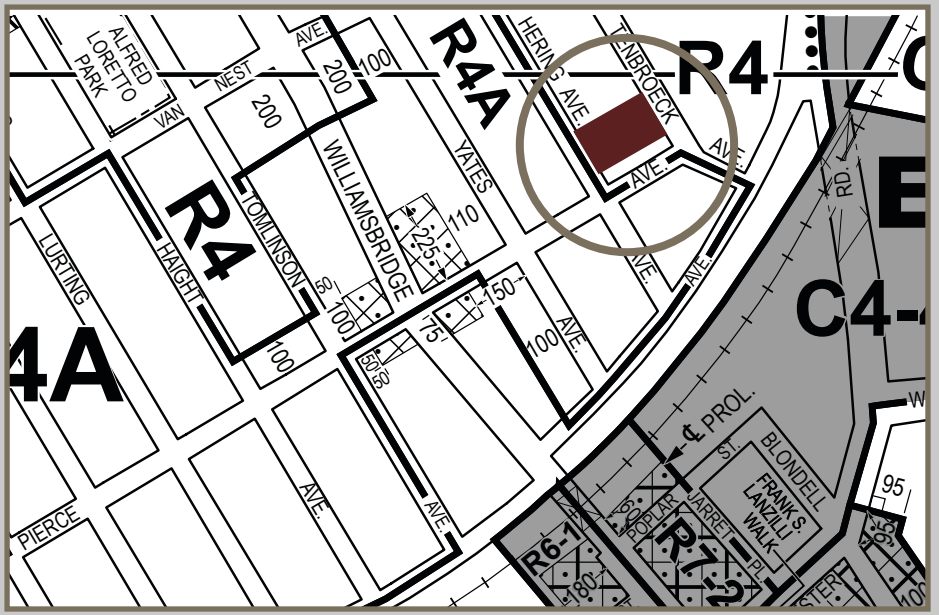
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SITE MAPS

SITE MAP



ZONING MAP



TAX MAP





DEMOGRAPHICS

* All statistics ©2026 SITES USA

$645,654
AVERAGE OWNER-OCCUPIED MEDIAN HOME VALUE:1-MILE RADIUS

72.6%
HOME VALUES $500K AND GREATER WITHIN 1-MILE

$107,731
ANNUAL HH INCOME 0.5-MILE RADIUS

790,468
POPULATION 3-MILE RADIUS



3.4
AVERAGE FAMILY HOUSEHOLD SIZE WITHIN 0.5 MILES

18.5%
PERCENTAGE OF TOTAL POPULATION OVER 65 YEARS OLD WITHIN 0.5 MILES

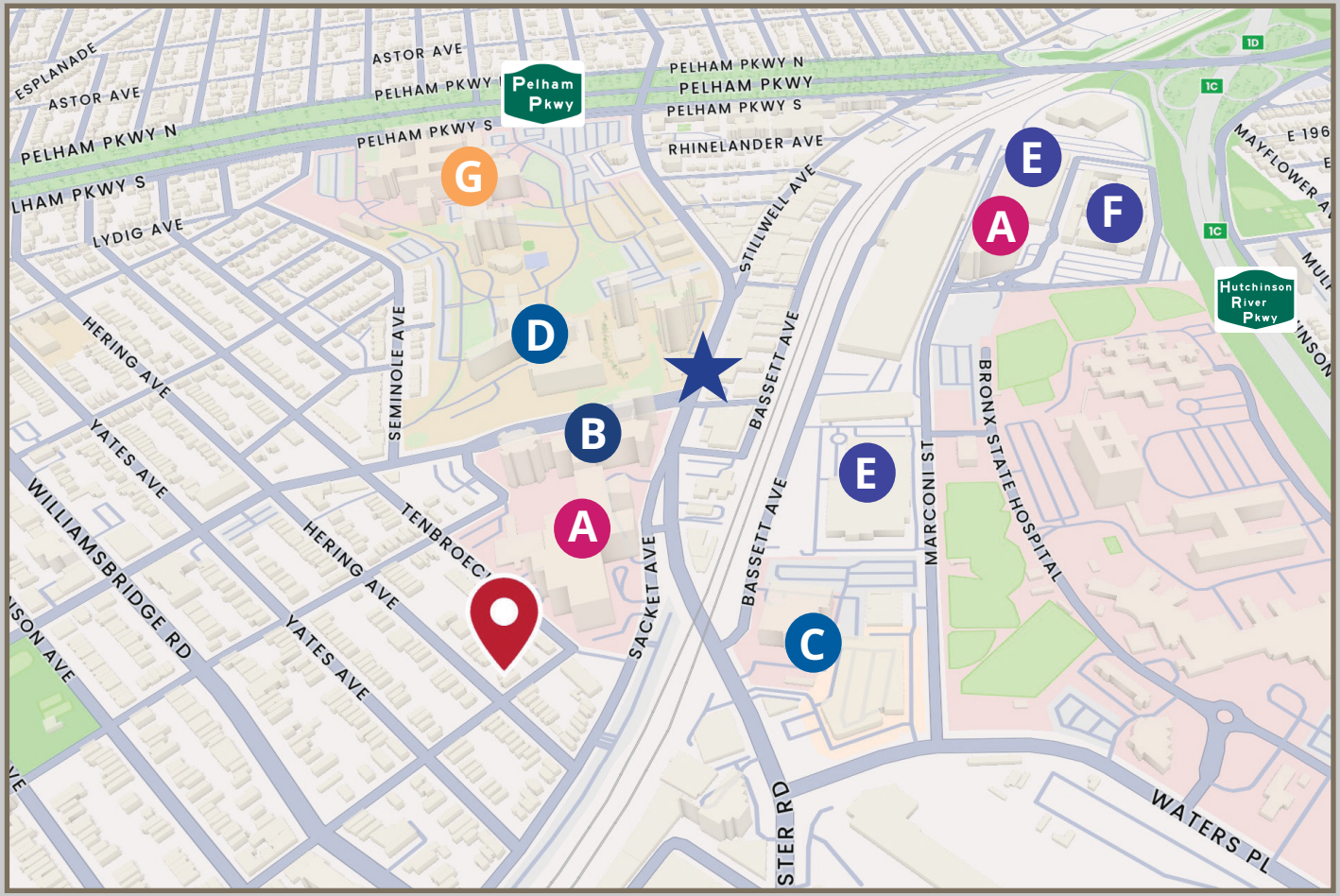
12.4%
PERCENTAGE OF TOTAL POPULATION UNDER 10 YEARS OLD WITHIN 0.5 MILES

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AREA MAP

- A — Montefiore The University Hospital
- B — Einstein Albert Einstein College of Medicine
- C — Calvary Hospital
- D — Yeshiva University
- E — Hutchinson Metro Center
- F — Mercy University
- G — NYC Health+ Hospitals | Jacobi
- ★ — MTA Access Station



TRANSPORTATION

WALK TO
Bx8, Bx21, Bx31
BUSES

WALK TO
MONTEFIORE EINSTEIN
HOSPITAL & SERVICES

6 MIN DRIVE TO
HUTCHINSON
RIVER PARKWAY

7 MIN DRIVE
I-95
NYS THRUWAY

★ **NEW ACCESS STATION TO METRO-NORTH & PENN STATION**
BEGINNING 2030

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