

# 2005 THIRD AVENUE

BETWEEN 110<sup>TH</sup> & 111<sup>TH</sup> STREETS | EAST HARLEM



# 2005 THIRD AVENUE

## PROPERTY HIGHLIGHTS:

- Impressive ground floor retail space with cellar
- Gas and venting (Black Iron Duct) accessible to all retail spaces
- See page three for proposed divisions
- Electrical service: 600A per retail space
- Neighboring tenants include: *McDonald's, Burger King, USPS, Rainbow, Chase Bank, Papa John's, Gamestop, Duane Reade, Success Academy Charter School, Wendy's, Esperanza Preparatory Academy, Tag Young Scholars School, Luis Munoz Rivera School*

## SIZE:

Ground Floor: Up to 12,000 SF (divisible)  
Basement: Basement space to each unit

**FRONTAGE:** Over 300' wraparound

**CEILING HEIGHT:** 21'

**POSSESSION:** Q1 2026

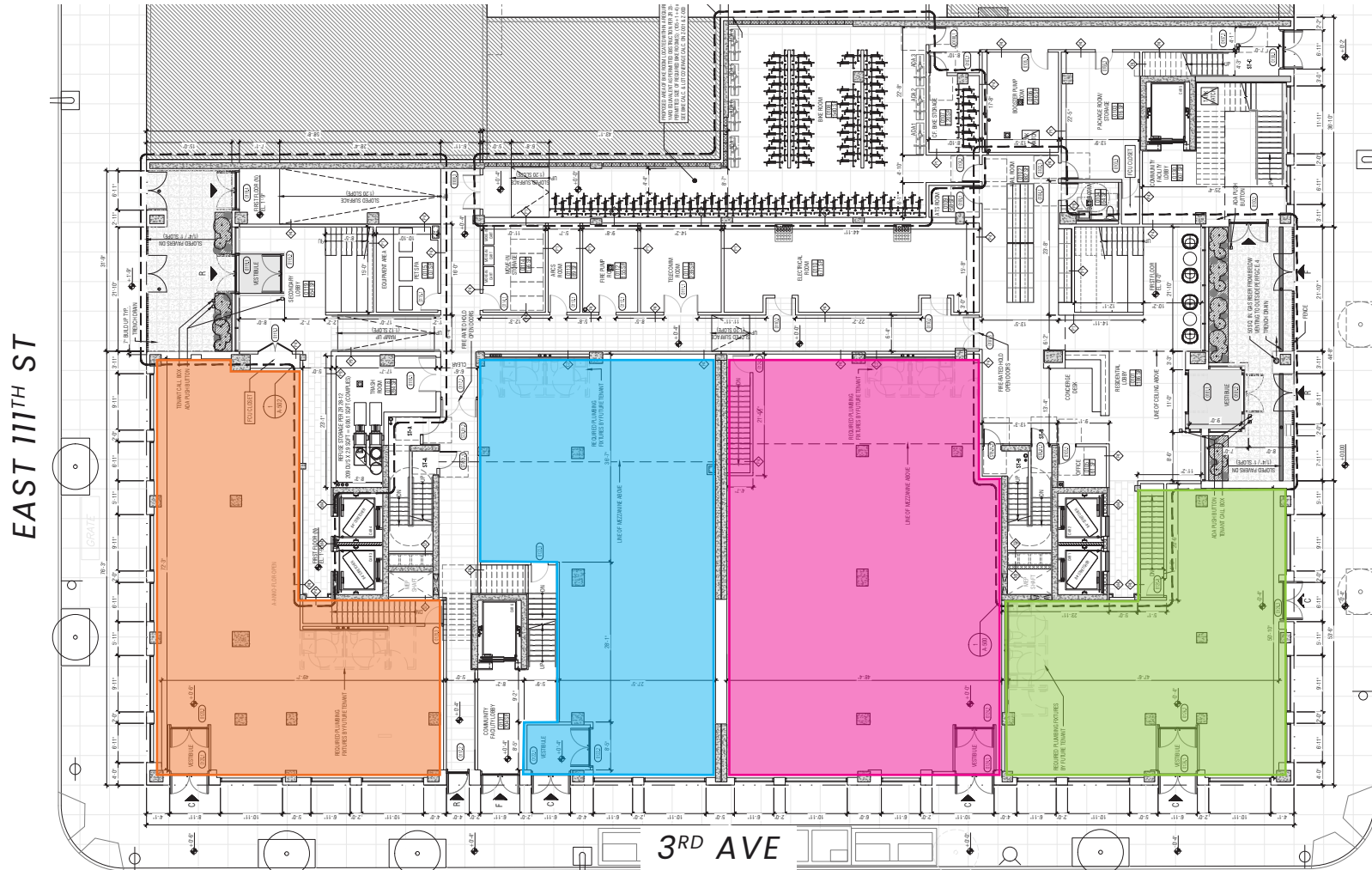
**ASKING RENT:** Upon Request

**TRANSPORTATION:** 6



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GROUND FLOOR (PROPOSED DIVISIONS)



**Space D**  
**Ground Floor:** 2,795 SF  
**Basement:** 2,686 SF

**Space C**  
**Ground Floor:** 2,830 SF  
**Basement:** 2,961 SF

**Space B**  
**Ground Floor:** 3,653 SF  
**Basement:** 3,513 SF

**Space A**  
**Ground Floor:** 2,213 SF  
**Basement:** 2,059 SF



# 2005 THIRD AVENUE

AREA DEMOGRAPHICS (1 MILE RADIUS)



TOTAL  
POPULATION:  
**179,913**



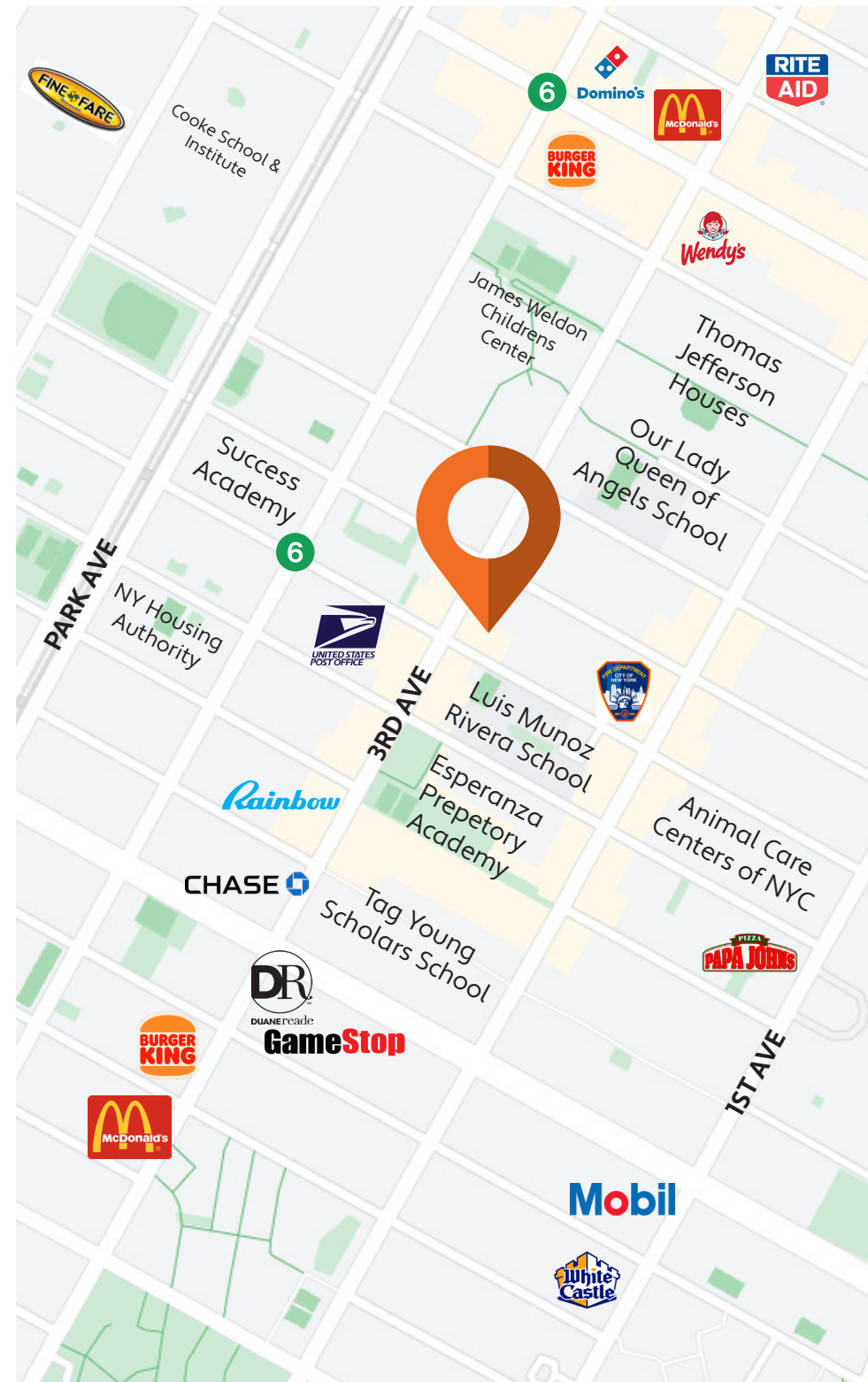
NUMBER OF  
HOUSEHOLDS:  
**69,762**



AVG. HOUSEHOLD  
INCOME:  
**\$90,702**



TOTAL CONSUMER  
SPENDING:  
**\$1,728,274,624**



# 2005 THIRD AVENUE

EXTERIOR RENDERS



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

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FOR MORE INFORMATION,  
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