

CREATE A COMMUNITY DESTINATION IN EAST HARLEM — 1,950 SF RETAIL OPPORTUNITY | RETAIL PROPERTY FOR LEASE

2147 SECOND AVENUE, NEW YORK, NY 10029

real



PROPERTY DESCRIPTION

Set in the heart of East Harlem, 2147 2nd Avenue offers a 1,950-square-foot, two-level retail space with the potential to become a true destination for the neighborhood. Positioned along a bustling restaurant corridor and beneath a mixed-use building with 17 residential units, this high-visibility location is perfect for businesses committed to enriching the lives of local residents through essential services, wellness, and inclusive gathering spaces.

The space features an expansive, column-free footprint with the ground floor extending the full lot length and width—offering maximum flexibility for buildout. Across both levels, the unit includes two bathrooms and pre-built showers on the lower level, as well as direct access to a rooftop for rear venting—ideal for a range of operational needs.

Whether it's a veterinary clinic, pet spa, or family wellness provider, this space is designed to support businesses that speak directly to the needs of East Harlem's diverse and growing community. The layout also accommodates team-based fitness and wellness concepts, while modern finishes and built-in showers cater to operators who value both functionality and user experience. Lastly, Food and beverage concepts that foster connection—like juice bars, specialty dessert shops, or café lounges with work/study

OFFERING SUMMARY

Lease Rate:	\$52.00 SF/yr (MG)
Available SF:	1,950 SF
Building Size:	19,500 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	7,417	25,223	74,354
Total Population	17,541	60,902	171,885
Average HH Income	\$67,308	\$63,542	\$99,354

CYNTHIA G. PEACOCK

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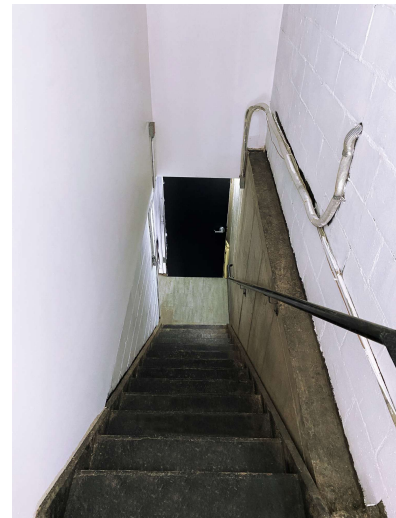
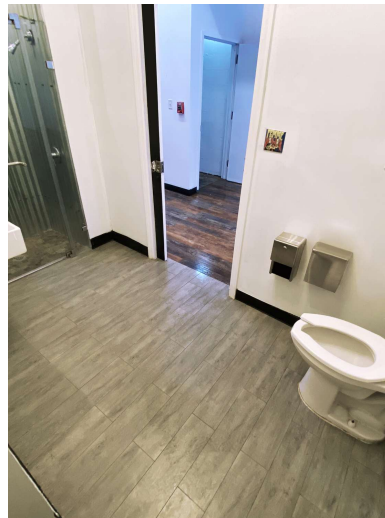
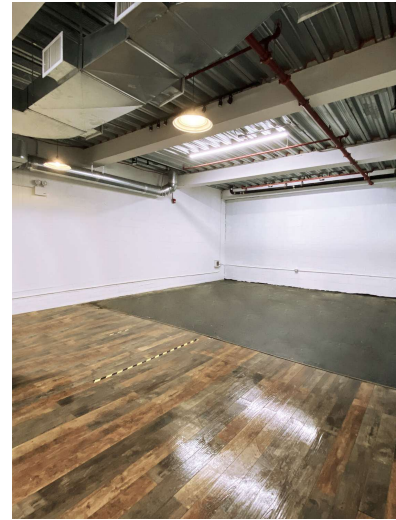
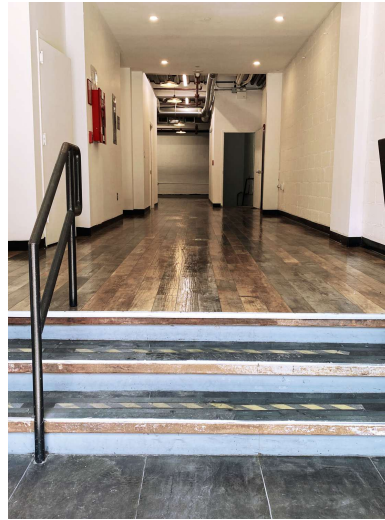
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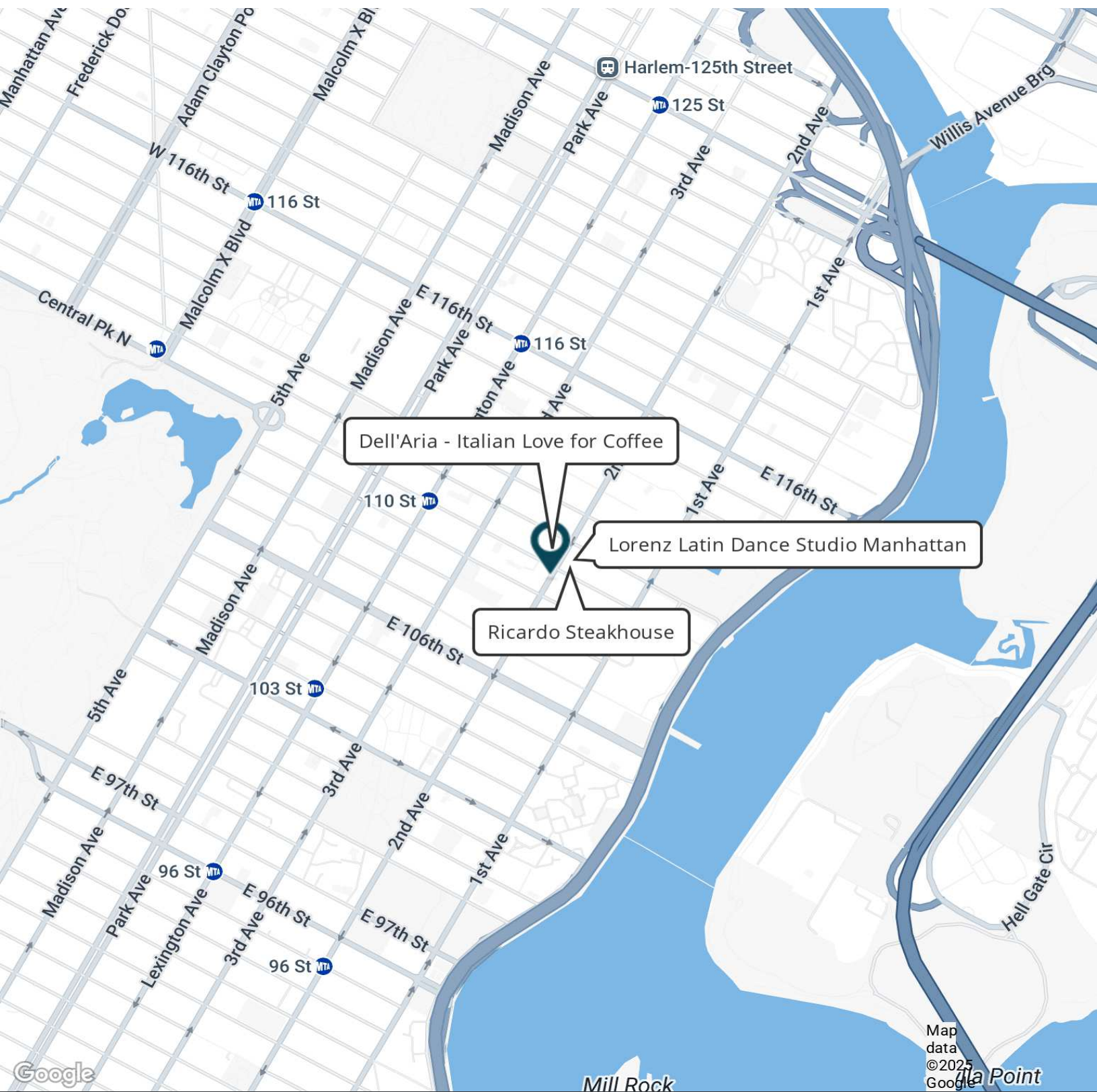
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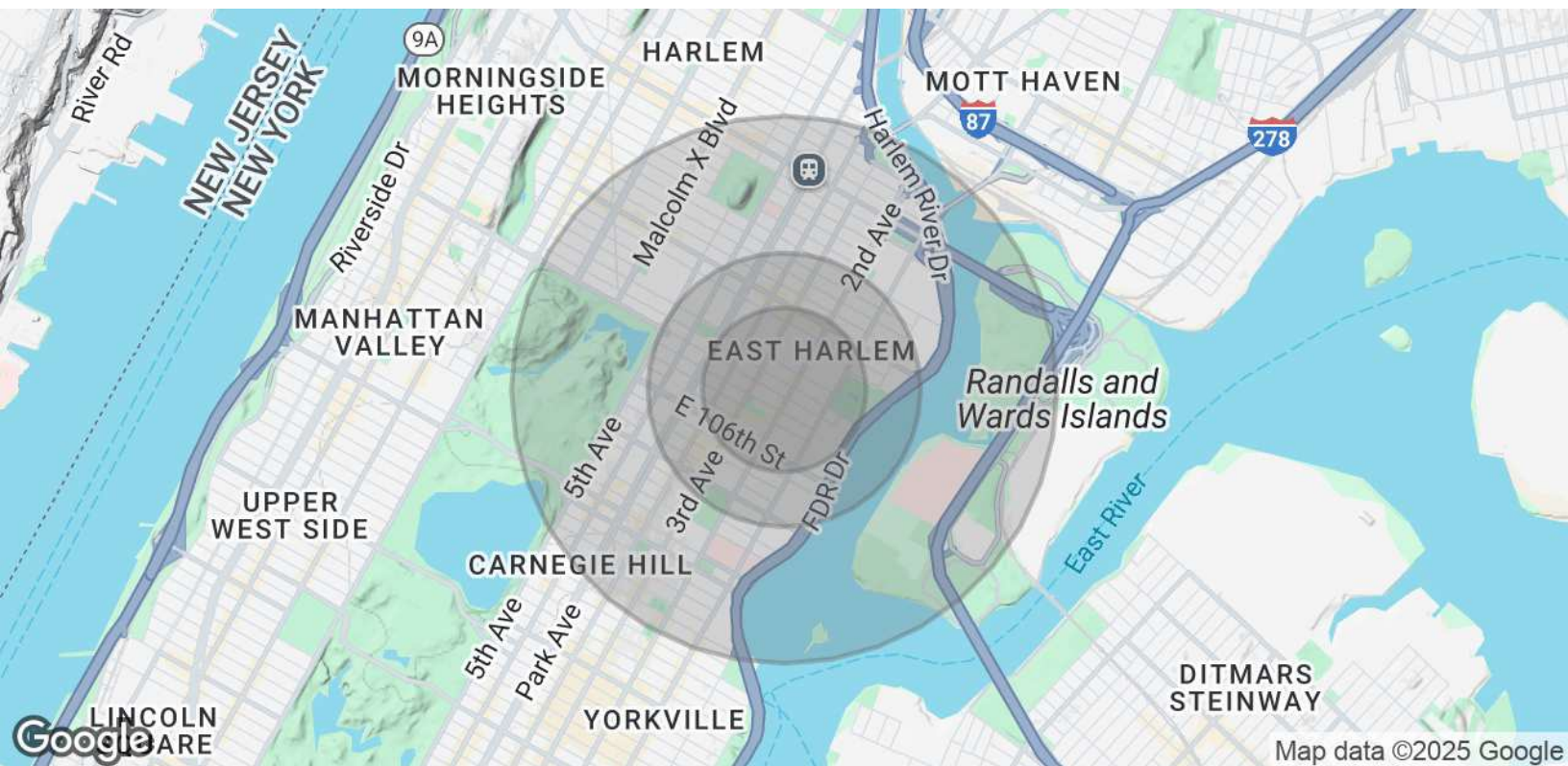
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	17,541	60,902	171,885
Average Age	41	40	40
Average Age (Male)	39	37	39
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	7,417	25,223	74,354
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$67,308	\$63,542	\$99,354
Average House Value	\$679,018	\$813,312	\$1,028,909

Demographics data derived from AlphaMap

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