



## PROPERTY DESCRIPTION

106 West 117th Street offers a well-located opportunity for community-focused, wellness, educational, or mission-driven operators seeking visibility within one of Central Harlem's most active corridors. Positioned at the corner of Lenox Avenue and West 117th Street, the property sits directly within the 116th Street commercial corridor and benefits from consistent daily foot traffic and strong neighborhood recognition.

The approximately 1,200 square foot community facility space was previously occupied by Gigi's Playhouse and is configured with an open, adaptable layout suitable for classes, programming, services, or gatherings. The corner location provides clear visibility and convenient access for operators and visitors alike.

## OFFERING SUMMARY

Lease Rate:	\$50.00 SF/yr (MG)
Available SF:	1,200 SF
Lot Size:	0.404 Acres
Building Size:	44,418 SF

## DEMOGRAPHICS 0.3 MILES   0.5 MILES   1 MILE

Total Households	6,701	27,610	94,417
Total Population	15,285	63,806	226,390
Average HH Income	\$110,002	\$101,485	\$97,356

## PROPERTY HIGHLIGHTS

- Approximately 1,200 square feet
- Community facility designation
- Open and adaptable layout
- Corner positioning for visibility and access

## CYNTHIA G. PEACOCK

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477 MADISON AVENUE, STE 638  
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LENOX GARDENS APARTMENT CORPORATION | RETAIL PROPERTY FOR LEASE

106 WEST 117TH STREET, NEW YORK, NY 10026

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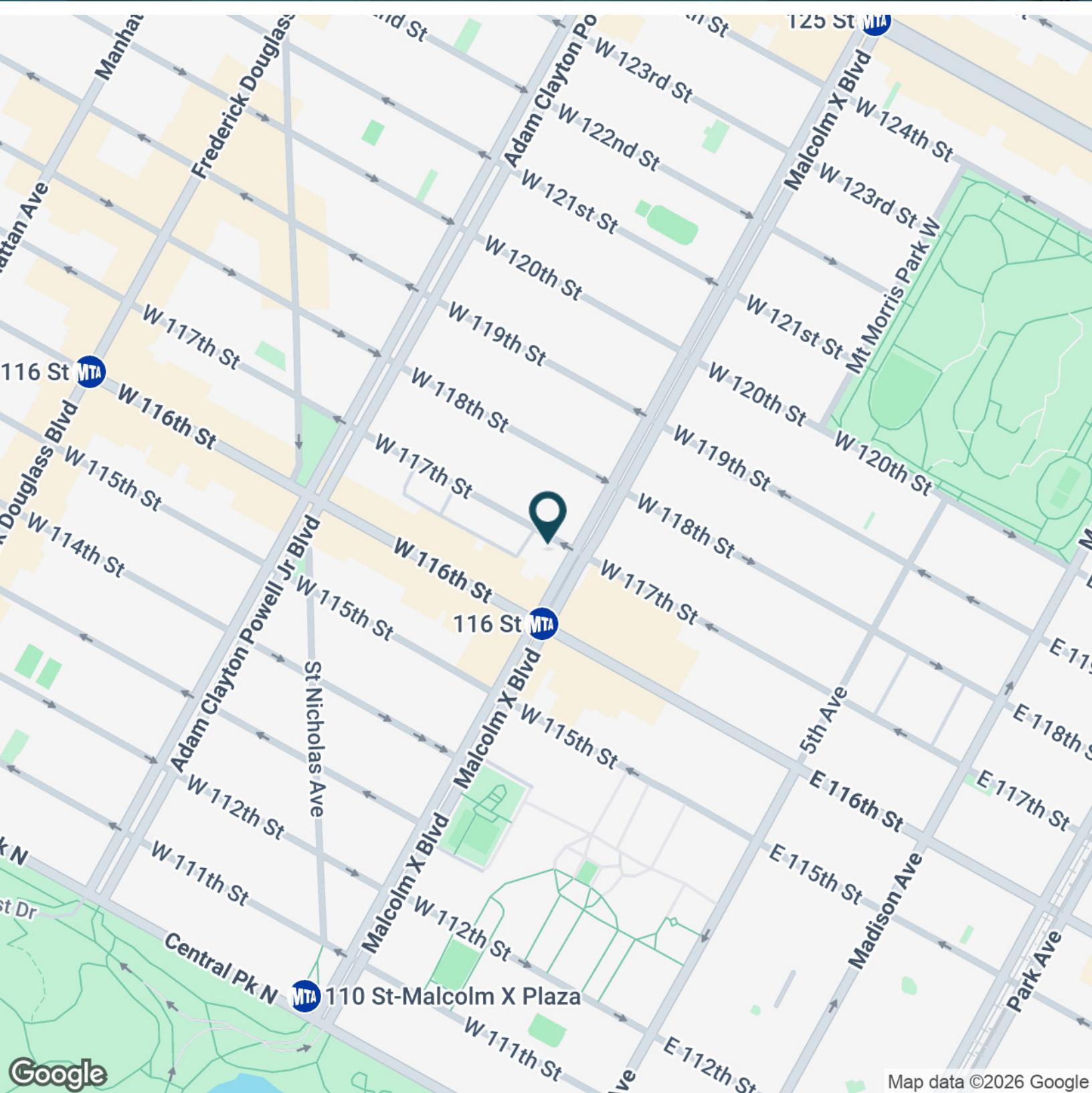
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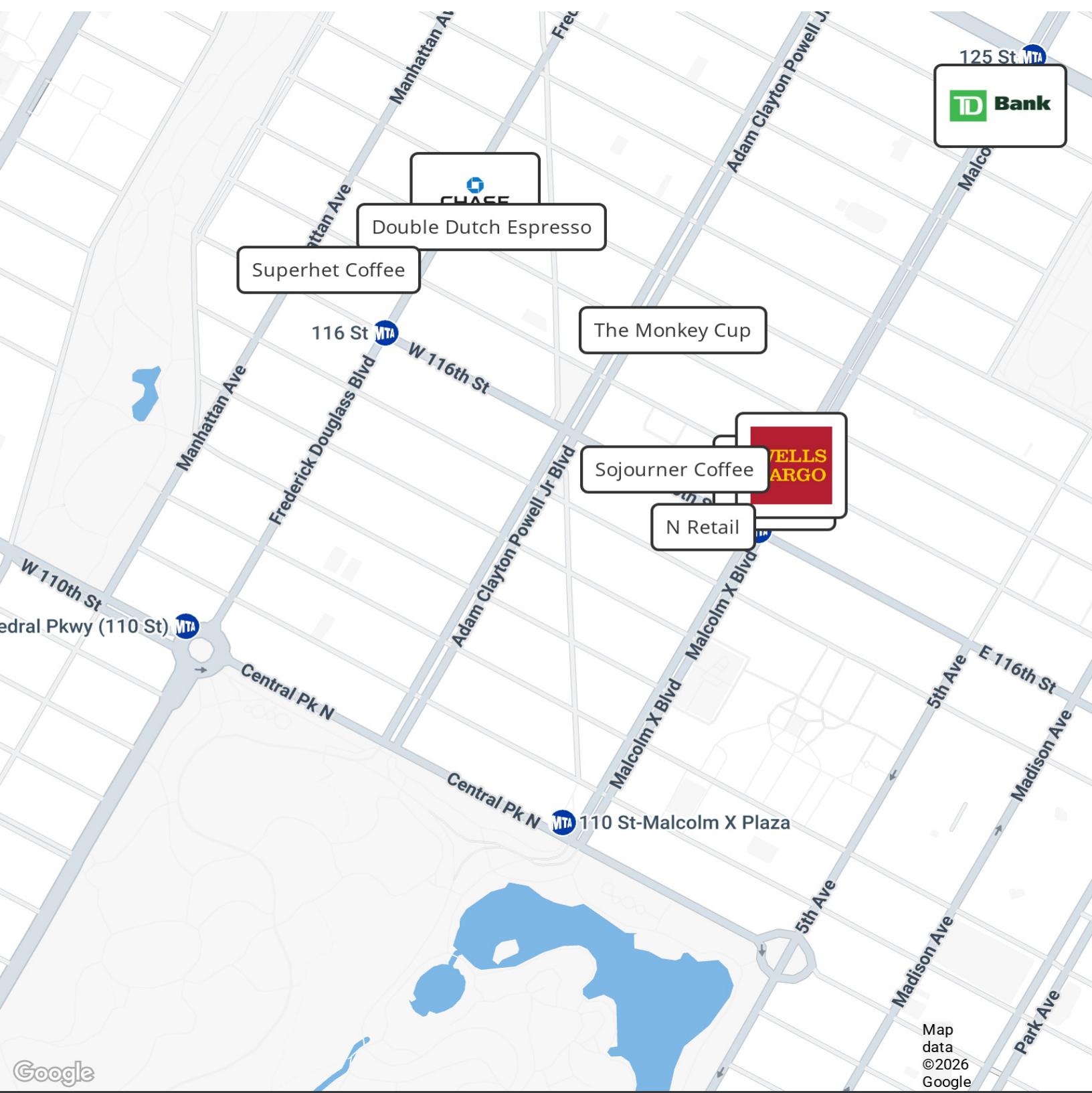
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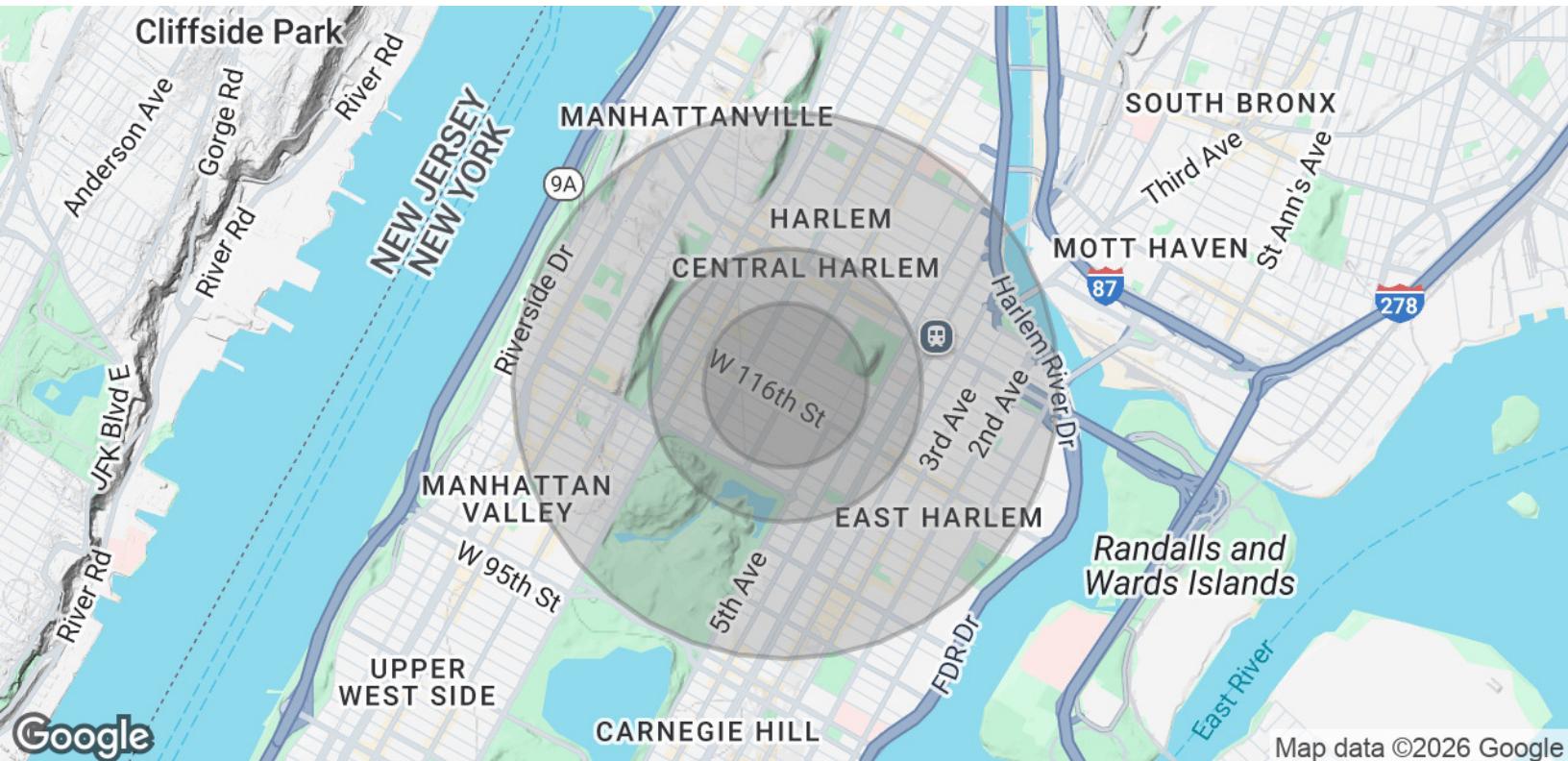
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## POPULATION

## 0.3 MILES

## 0.5 MILES

## 1 MILE

Total Population	15,285	63,806	226,390
Average Age	40	40	40
Average Age (Male)	39	38	38
Average Age (Female)	41	41	41

## HOUSEHOLDS &amp; INCOME

## 0.3 MILES

## 0.5 MILES

## 1 MILE

Total Households	6,701	27,610	94,417
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$110,002	\$101,485	\$97,356
Average House Value	\$1,261,296	\$1,187,656	\$1,039,301

Demographics data derived from AlphaMap

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