

2005

# THIRD AVENUE

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

28,000 SF  
OF TOTAL SPACE  
AVAILABLE

PRIME EAST HARLEM  
COMMERCIAL RETAIL /  
COMMUNITY FACILITY  
OPPORTUNITY  
FOR LEASE

**AKSR**



# 2005 THIRD AVENUE

BETWEEN 111<sup>TH</sup> & TITO PUENTE WAY | EAST HARLEM

## PROPERTY HIGHLIGHTS:

- Impressive ground floor space with cellar
- Phenominal 2nd floor space with two outdoor patios
- 2nd floor is accessible via two entrances on the ground floor
- Gas and venting (Black Iron Duct) accessible to all retail spaces
- Electrical service: 600A per retail space / 800A on 2nd floor
- 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:** 11,500 SF (Approx.) Ground Floor  
16,500 SF (Approx.) Second Floor  
11,633 SF Cellar

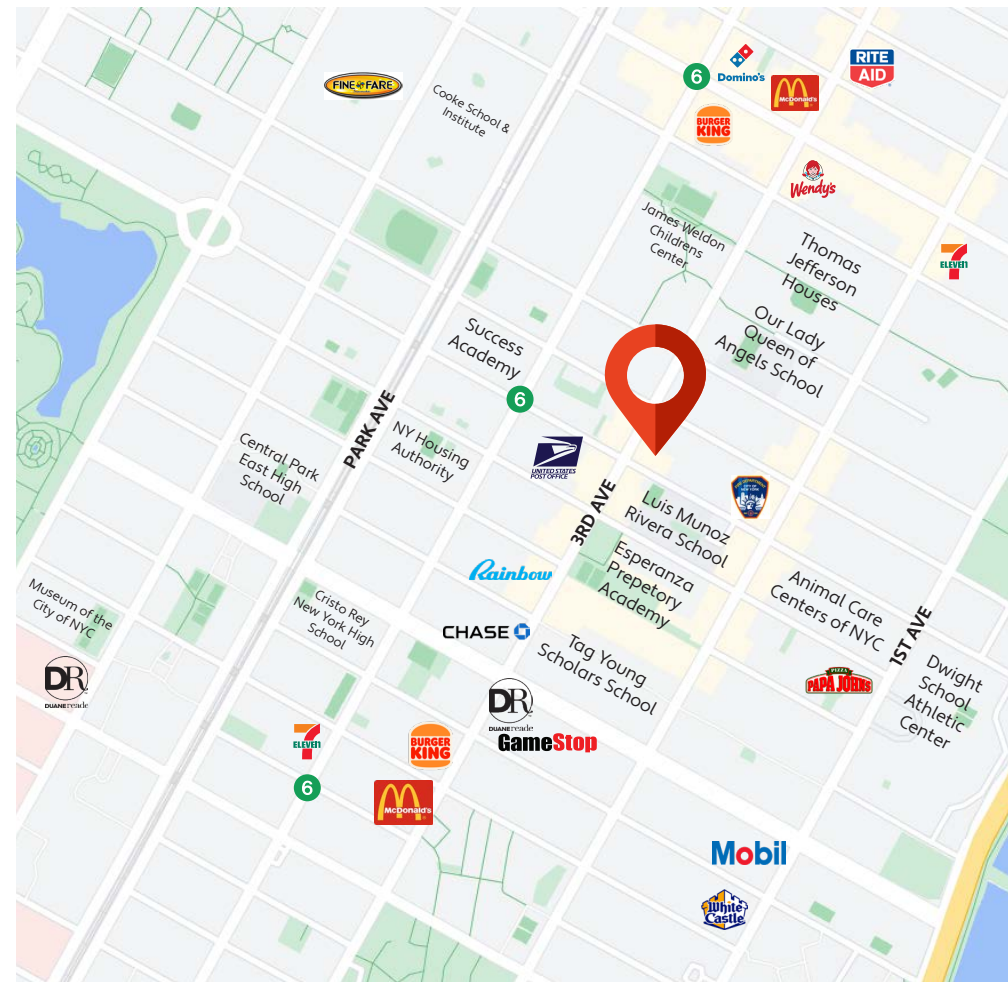
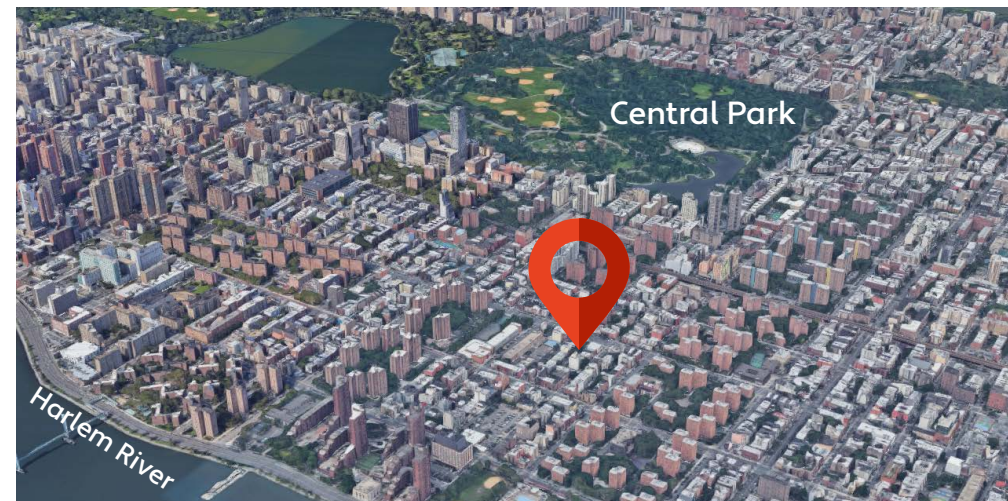
**FRONTAGE:** Over 300' wraparound

**CEILING HEIGHT:** 21' Ground Floor  
12' Second Floor

**POSSESSION:** Q2 2025

**ASKING RENT:** Upon Request

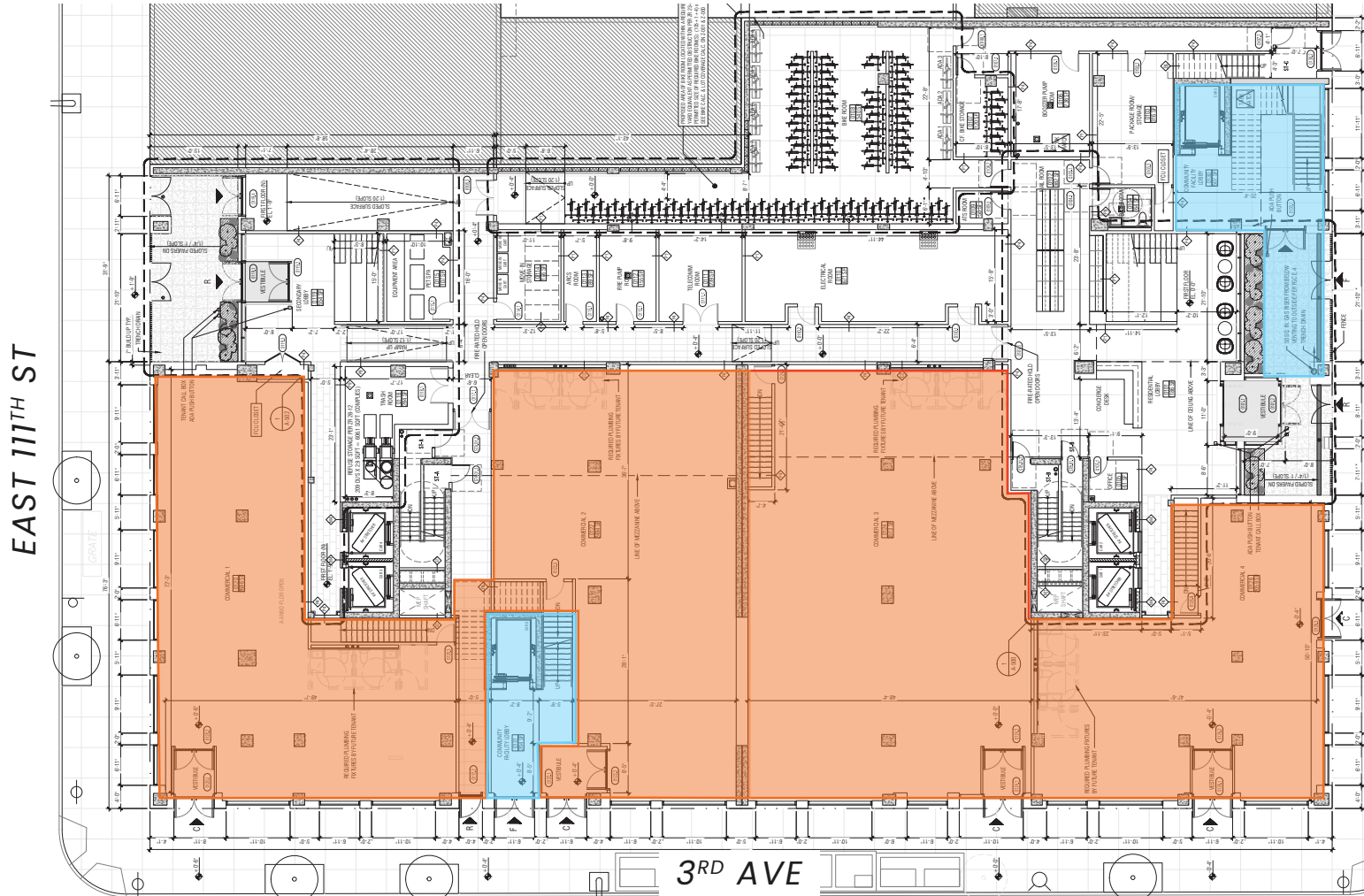
**TRANSPORTATION:** 



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## GROUND FLOOR



**Ground Floor**  
11,500 SF (Approx.)

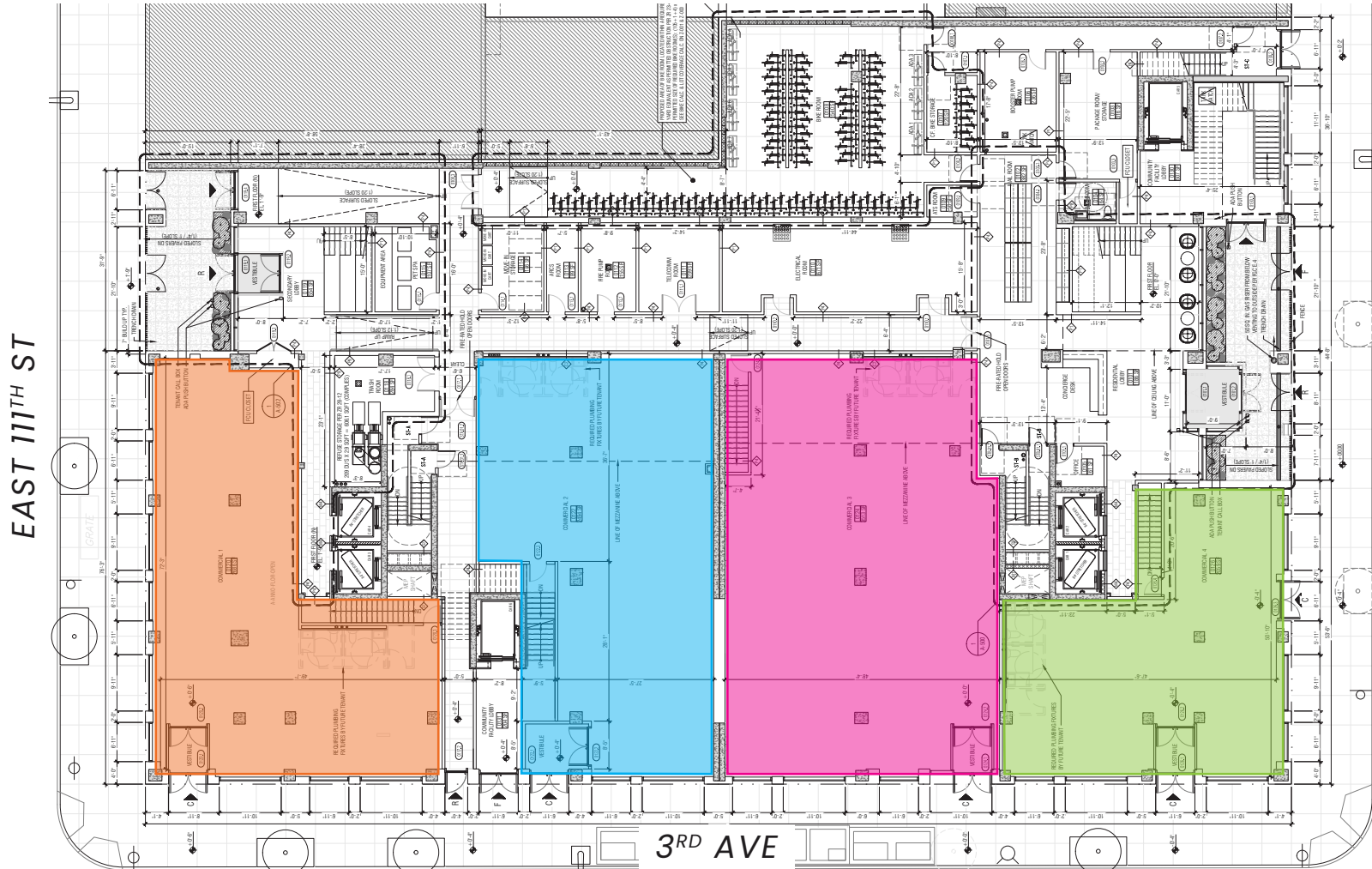
**Ground Floor**  
2nd Floor entryways



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## GROUND FLOOR (PROPOSED DIVISIONS)



**Space D**  
2,795 SF

**Space C**  
2,830 SF

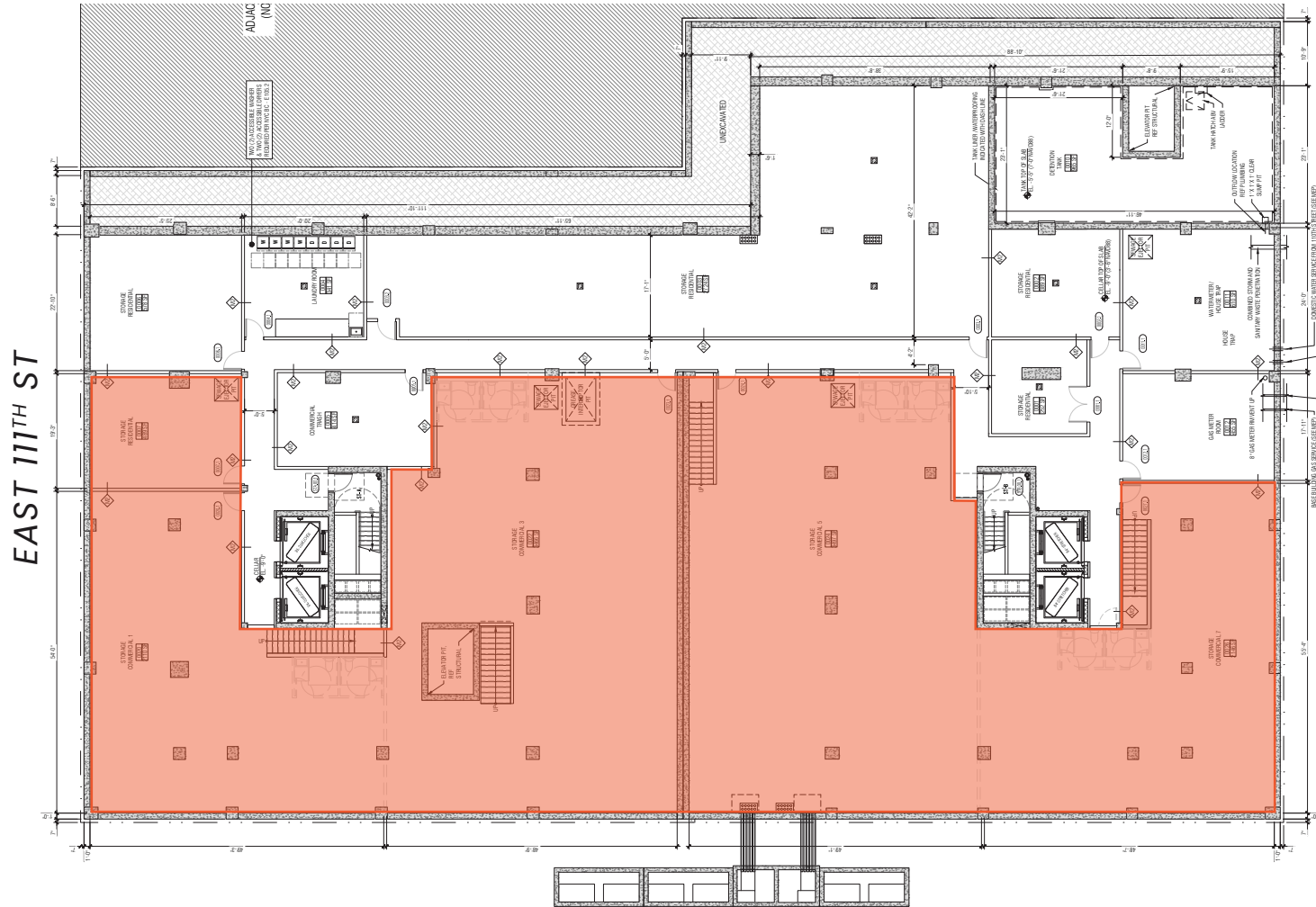
**Space B**  
3,653 SF

**Space A**  
2,213 SF

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## CELLAR



**Cellar**  
11,633 SF (Approx.)



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## CELLAR (PROPOSED DIVISIONS)



**Space D**  
2,686 SF

**Space C**  
2,961 SF

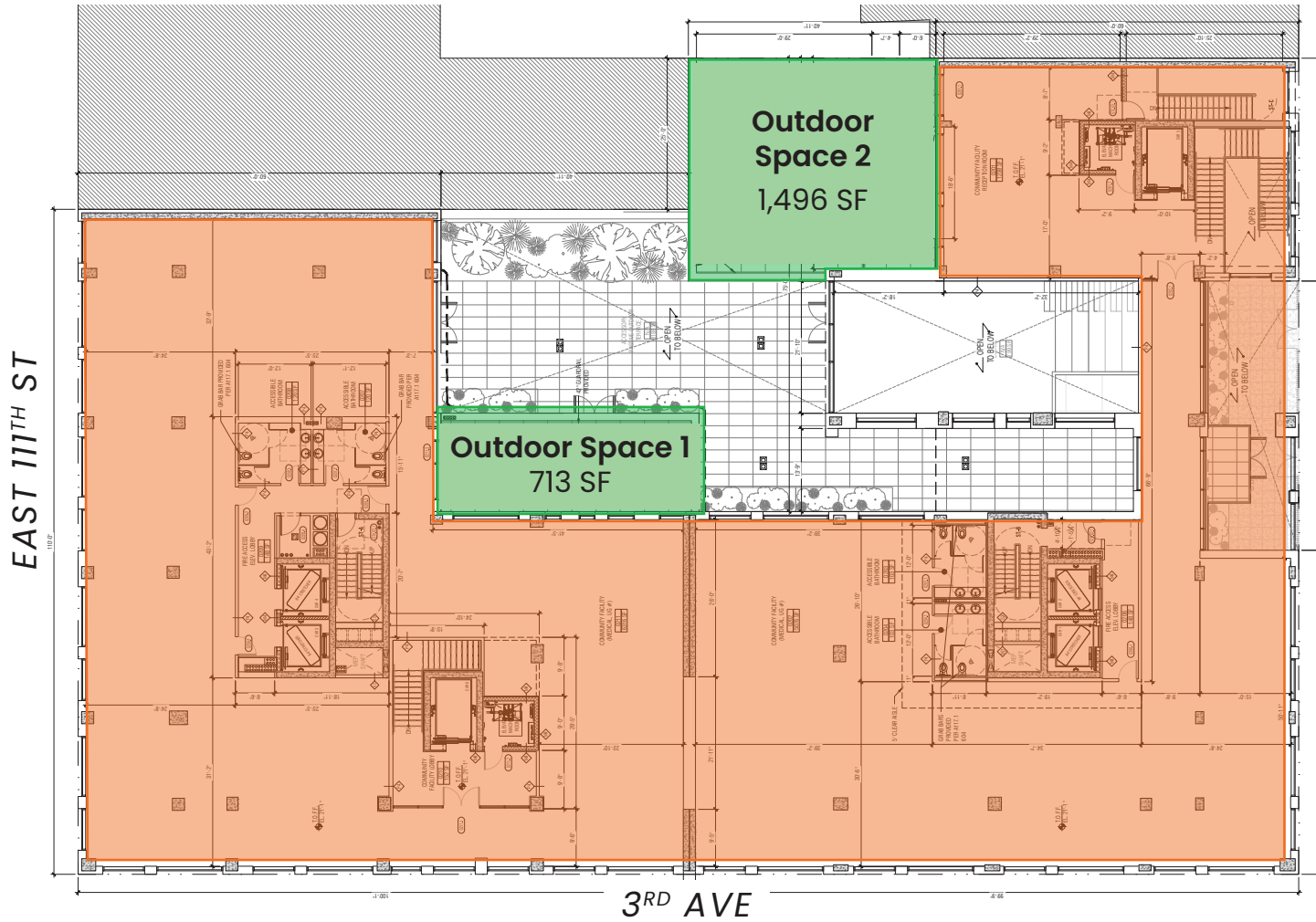
**Space B**  
3,513 SF

**Space A**  
2,059 SF



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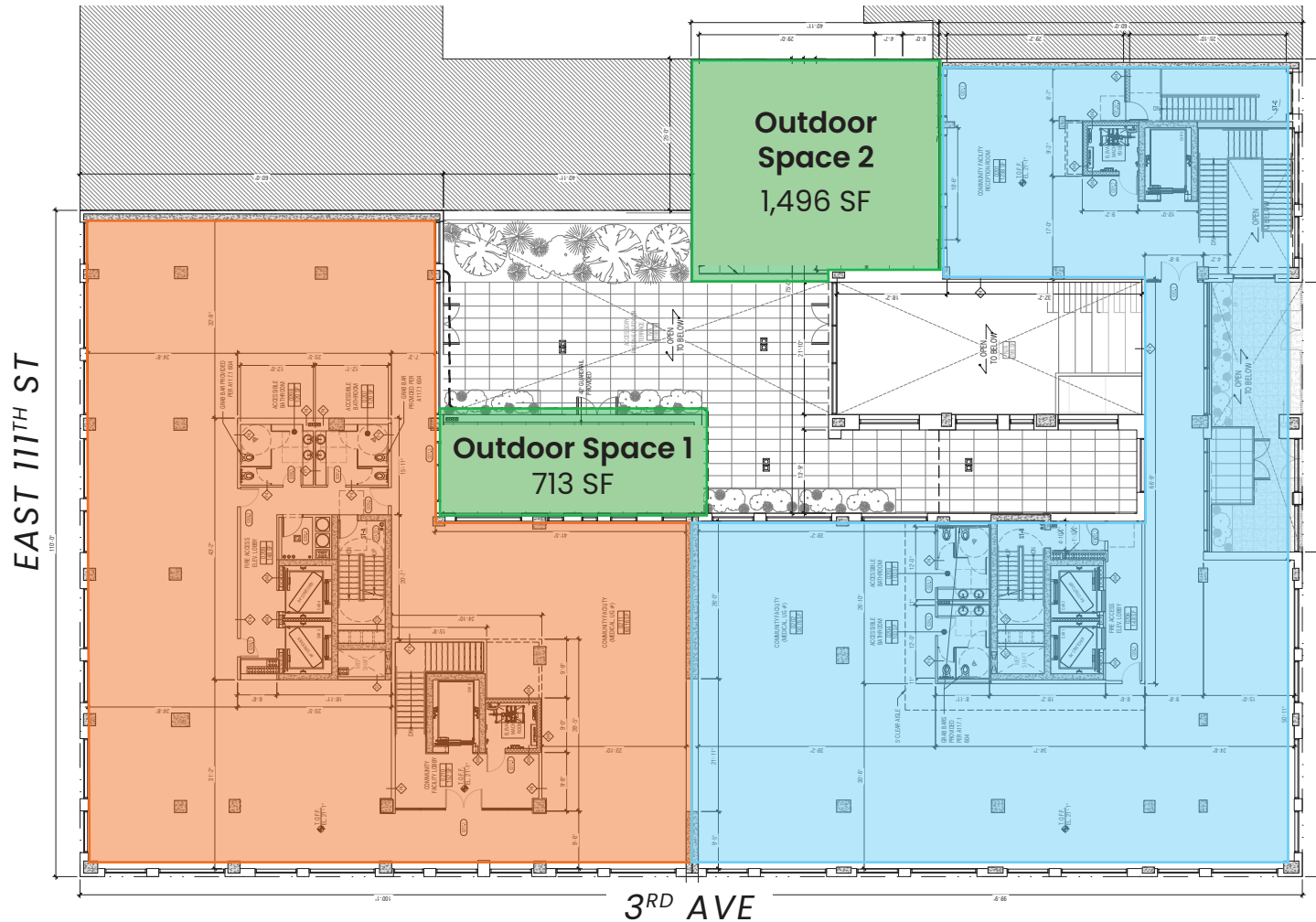
**2nd Floor**  
**(community facility)**  
**16,500 SF (approx)**



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## SECOND FLOOR (PROPOSED DIVISIONS)





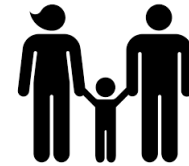
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## AREA DEMOGRAPHICS (1 MILE RADIUS)



POPULATION:  
**179,913**



NUMBER OF  
HOUSEHOLDS:  
**69,762**



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



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

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EAST HARLEM

FOR MORE INFORMATION,  
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