

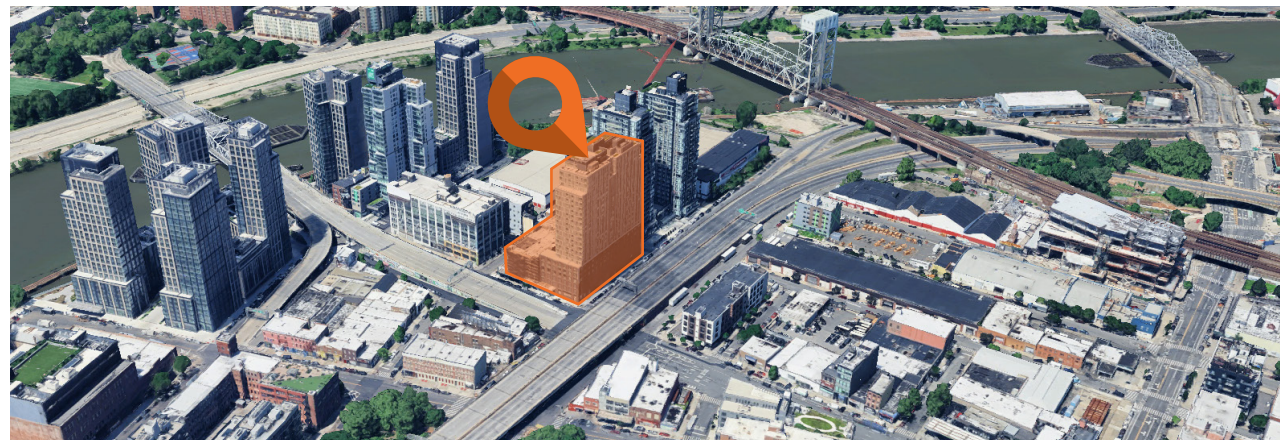
# 2447 THIRD AVENUE

CORNER OF EAST 135TH & THIRD AVENUE | MOTT HAVEN



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SIZE: 9,512 SF Ground Floor

FRONTAGE: 100'+

CEILING HEIGHT: 12.5'

POSSESSION: Arranged

ASKING RENT: Upon Request

TRANSPORTATION: **4 5 6**

HIGHLIGHTS:

- New development
- Space is divisible
- Drive-in possible
- High pressure gas
- Highly visible frontage on Third Avenue
- Over 3,000 new apartment developments in the area
- Neighboring tenants include: *787 Coffee, Comfort Inn, Cubesmart, The Arches, Dunkin', Equis Fitness, Chase, Shell, Volkswagon, Popeyes, McDonald's, & many more!*



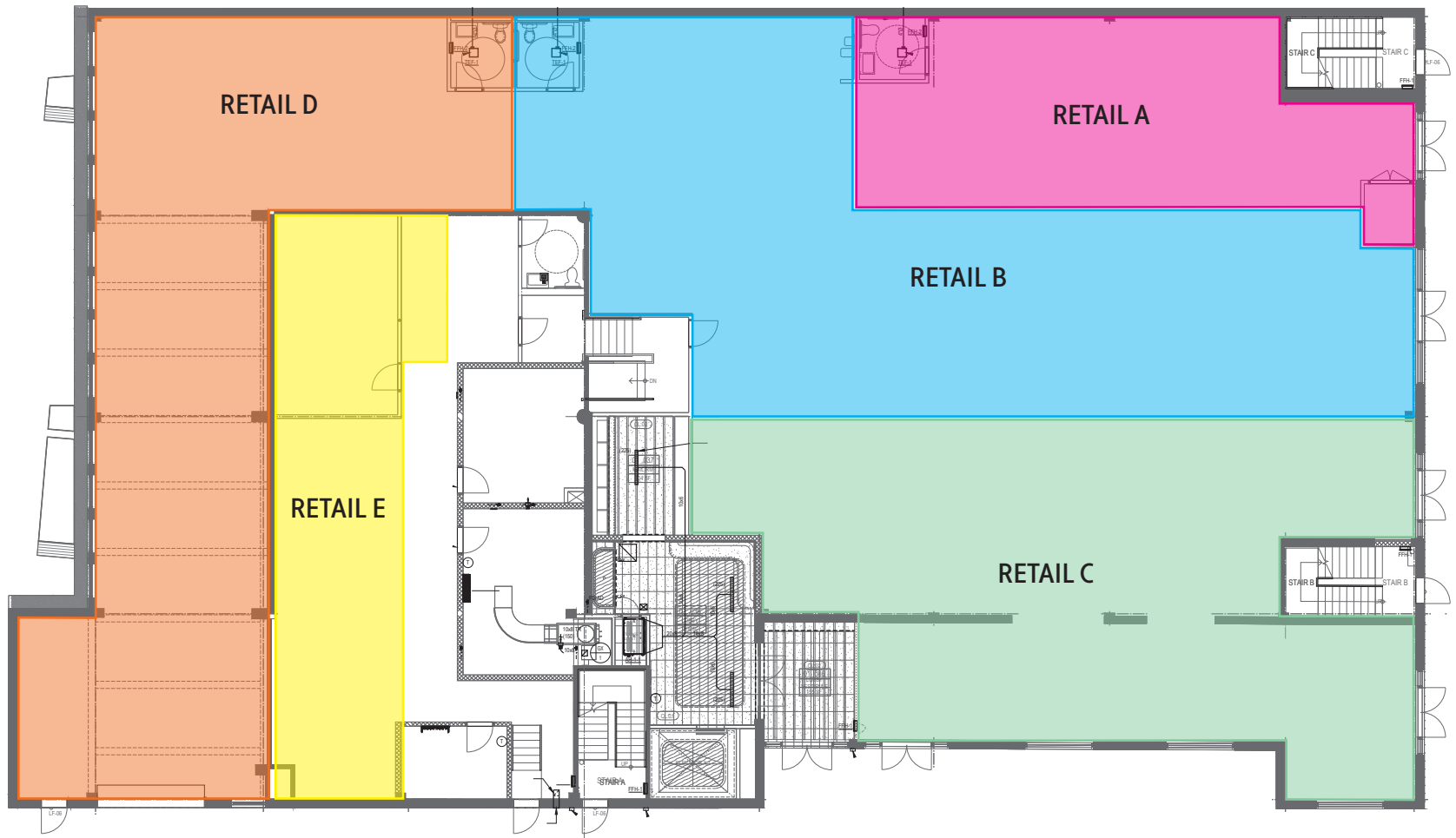
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FLOOR PLAN DIVISION:  
OPTION 1





- RETAIL A**  
1,247 SF
- RETAIL B**  
2,900 SF
- RETAIL C**  
2,800 SF
- RETAIL D**  
2,600 SF
- RETAIL E**  
1,250 SF

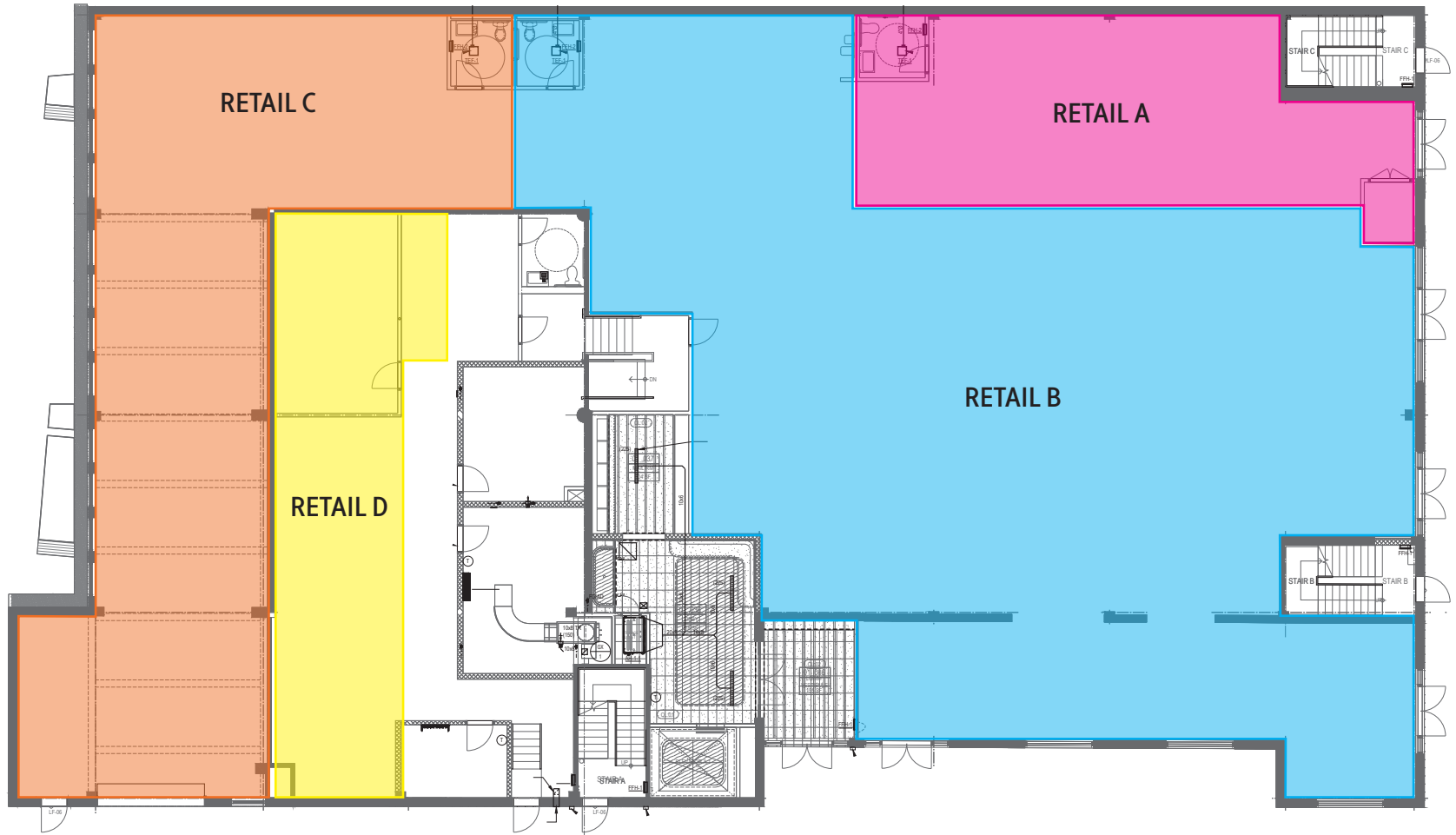


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FLOOR PLAN DIVISION:  
OPTION 2

-  **RETAIL A**  
1,247 SF
-  **RETAIL B**  
5,700 SF
-  **RETAIL C**  
2,600 SF
-  **RETAIL D**  
1,250 SF



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FOR MORE INFORMATION,  
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