



2235 SEVENTH AVENUE

VENTED HARLEM STOREFRONT | 1,500 SF | VICINITY OF THE APOLLO THEATRE AND THE CITY COLLEGE OF NEW YORK

2235 Seventh Avenue (aka Adam Clayton Powell Jr. Blvd)

Between West 131st and 132nd Streets

Available

Ground: 1,500 sf
Frontage: 23' along 7th Avenue
Possession: Immediate
Rent: Upon Request

Comments

- Vented for food use - all uses considered
- 800 amp electric and ADA compliant restroom
- HVAC in place (to be ducted by tenant)
- At base of 204-unit Aurum condominium
- 3 Blocks from **2** **3** express trains at 135th Street
- Area tenants include Tropical Grill, Harlem Breakfast Club, Tios Bistro, Renaissance Harlem, Harlem Cafe, Musett Wine Bar, Bill's Place, Harlem Hops, PROOF Coffee Roasters, NYC Health + Hospital/Harlem, National Jazz Museum in Harlem; and close to national tenants Whole Foods, H&M, and Marshalls
- Vicinity of the Apollo Theater, 9,761-student The City College of New York



By the Numbers

Retail Businesses

674

1 Mile Radius

Households

86,577

2023 est. - 1 Mile Radius

Household Income

\$82,598

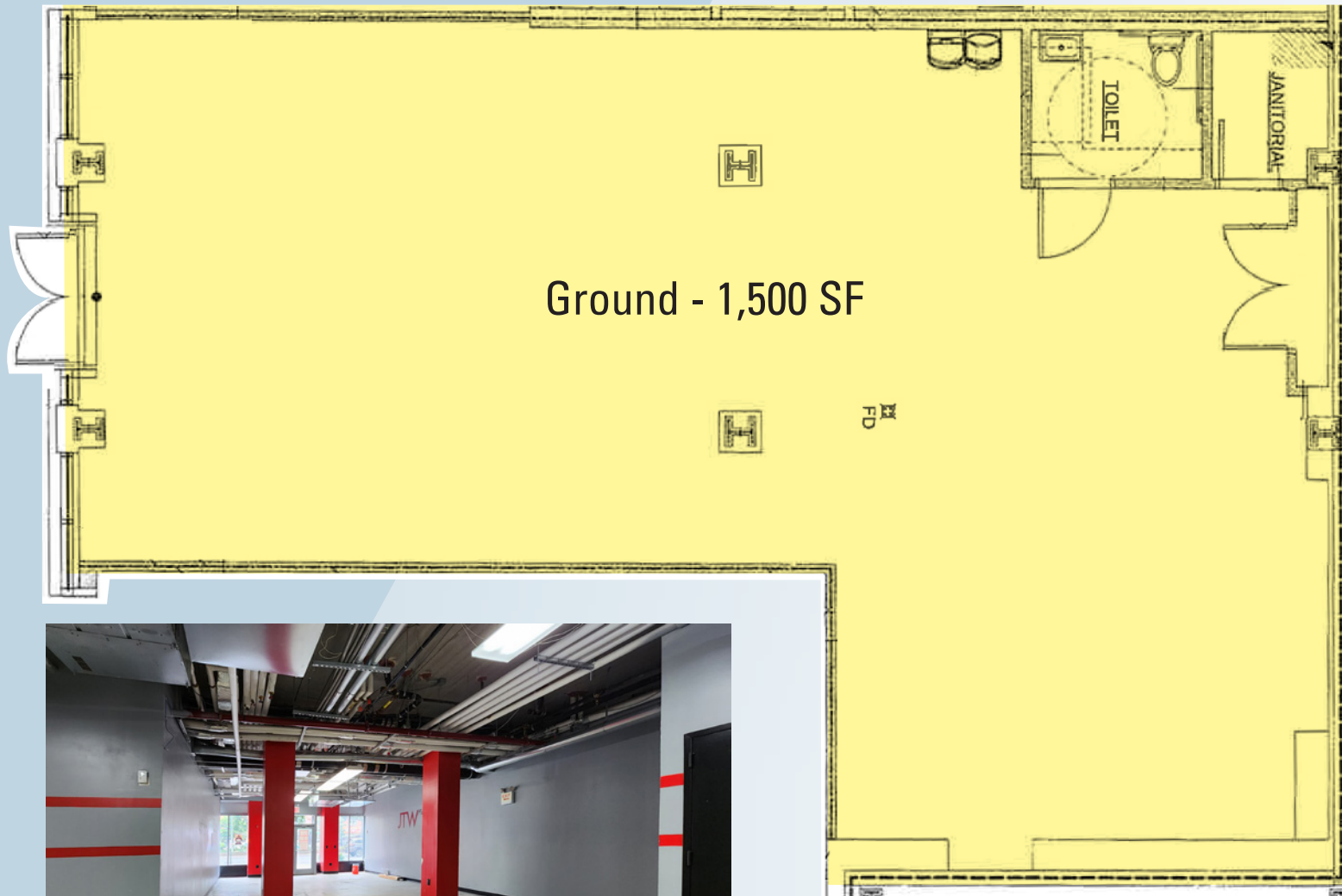
2023 Average

Subway Ridership

2,048,382

2021 Annual - 135th Street Station

Floor Plan



Interior View



For further information and/or inspection contact:

Mark Tergesen
212.400.9528
mt@absre.com

Cooper Katz
646-439-2009
ckatz@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com