

# 2005 THIRD AVENUE

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



17,000 SF  
COMMUNITY FACILITY  
AVAILABLE

# 2005 THIRD AVENUE

## PROPERTY HIGHLIGHTS:

- Phenominal 2nd floor space with two outdoor patios
- 2nd floor is accessible via two entrances on the ground floor
- Electrical service: 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:

<b>Community Facility:</b>	<b>17,250 SF (Approx.)</b>
Ground Floor:	750 SF (Approx.)
Second Floor:	16,500 SF (Approx.)
Outdoor Space:	2,210 SF (Approx.)

**FRONTAGE:** Over 300' wraparound

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

**POSSESSION:** Q2 2025

**ASKING RENT:** Upon Request

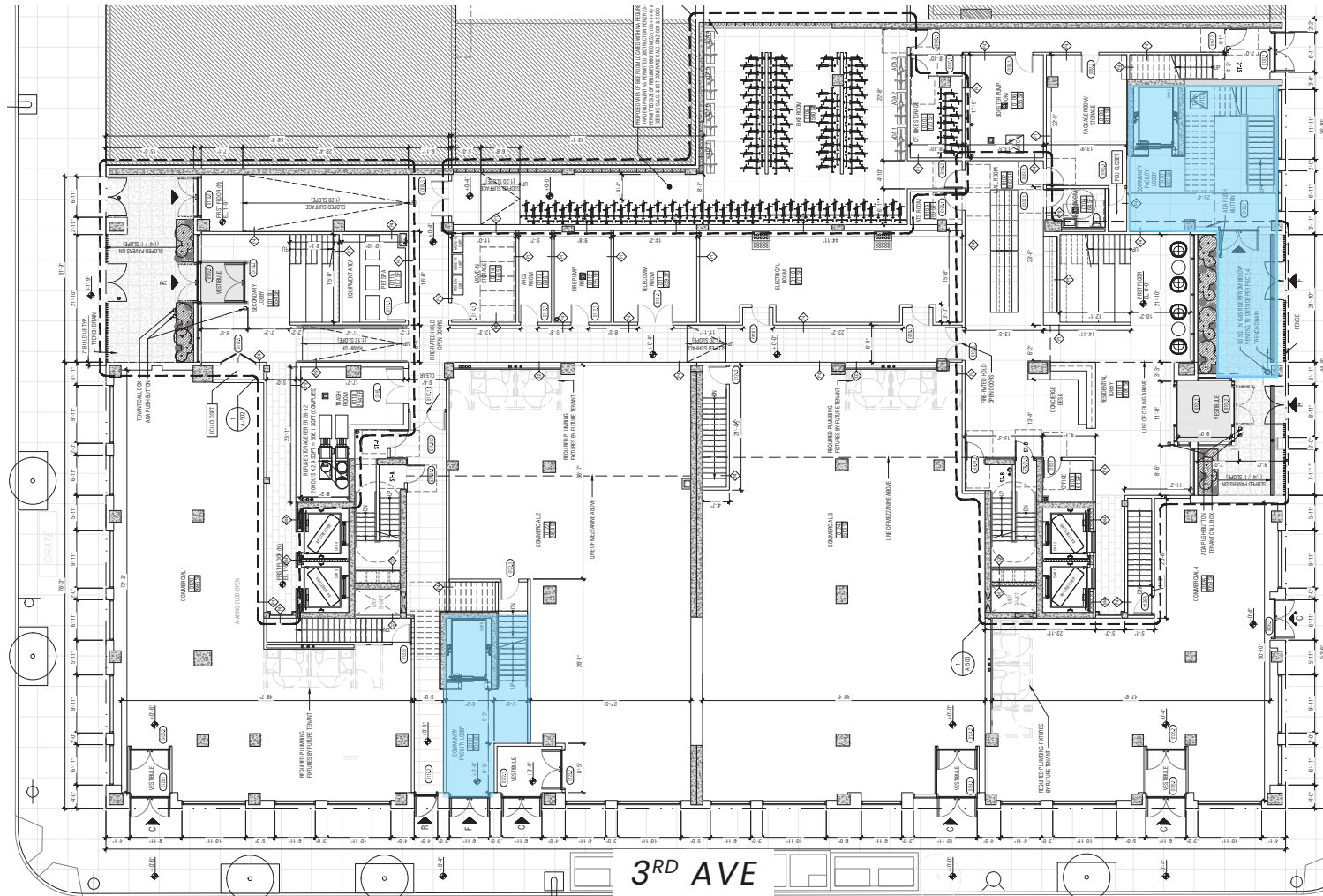
**TRANSPORTATION:** 



# 2005 THIRD AVENUE

## GROUND FLOOR

EAST 111TH ST

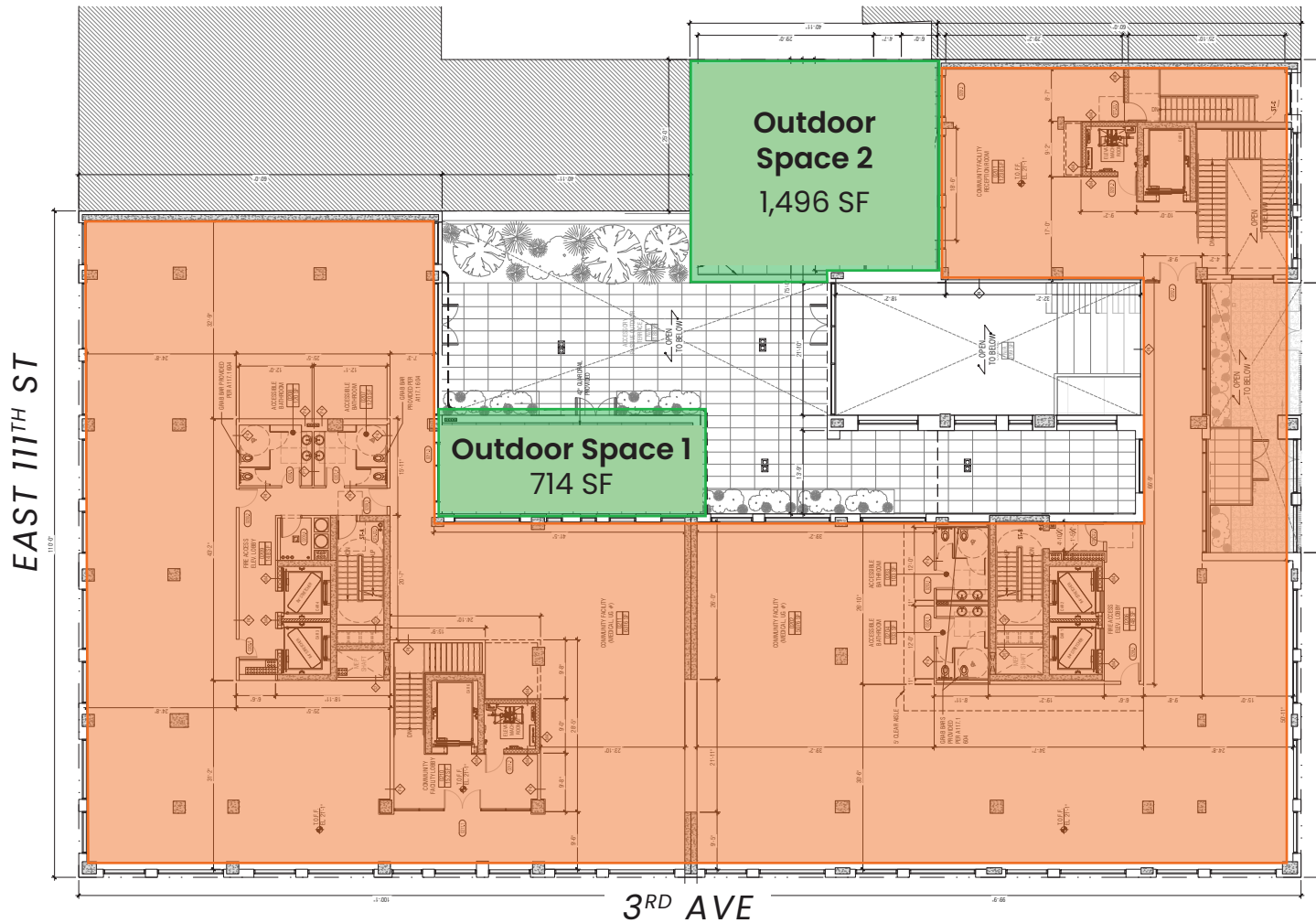


**2nd Floor Entryways**  
750 SF (APPROX.)



# 2005 THIRD AVENUE

## SECOND FLOOR



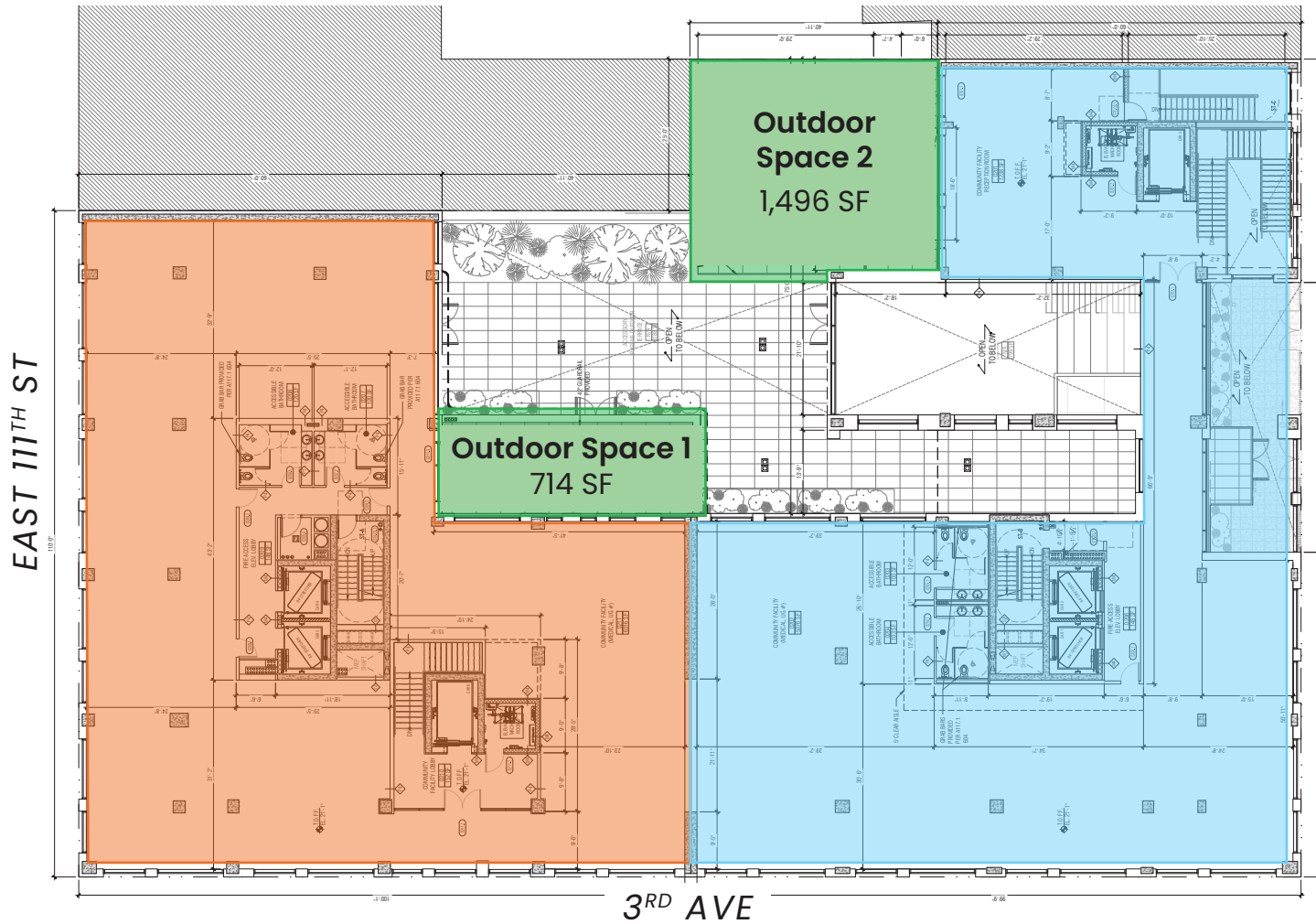
**Second Floor**  
(community facility)  
16,500 SF (APPROX.)

**Second Floor**  
(outdoor spaces)  
2,210 SF (APPROX.)



# 2005 THIRD AVENUE

SECOND FLOOR (PROPOSED DIVISIONS)



**Space B**  
(community facility)  
7,773 SF (APPROX.)

**Space A**  
(community facility)  
8,670 SF (APPROX.)



# 2005 THIRD AVENUE

AREA DEMOGRAPHICS (1 MILE RADIUS)



TOTAL  
POPULATION:  
**179,913**



NUMBER OF  
HOUSEHOLDS:  
**69,762**



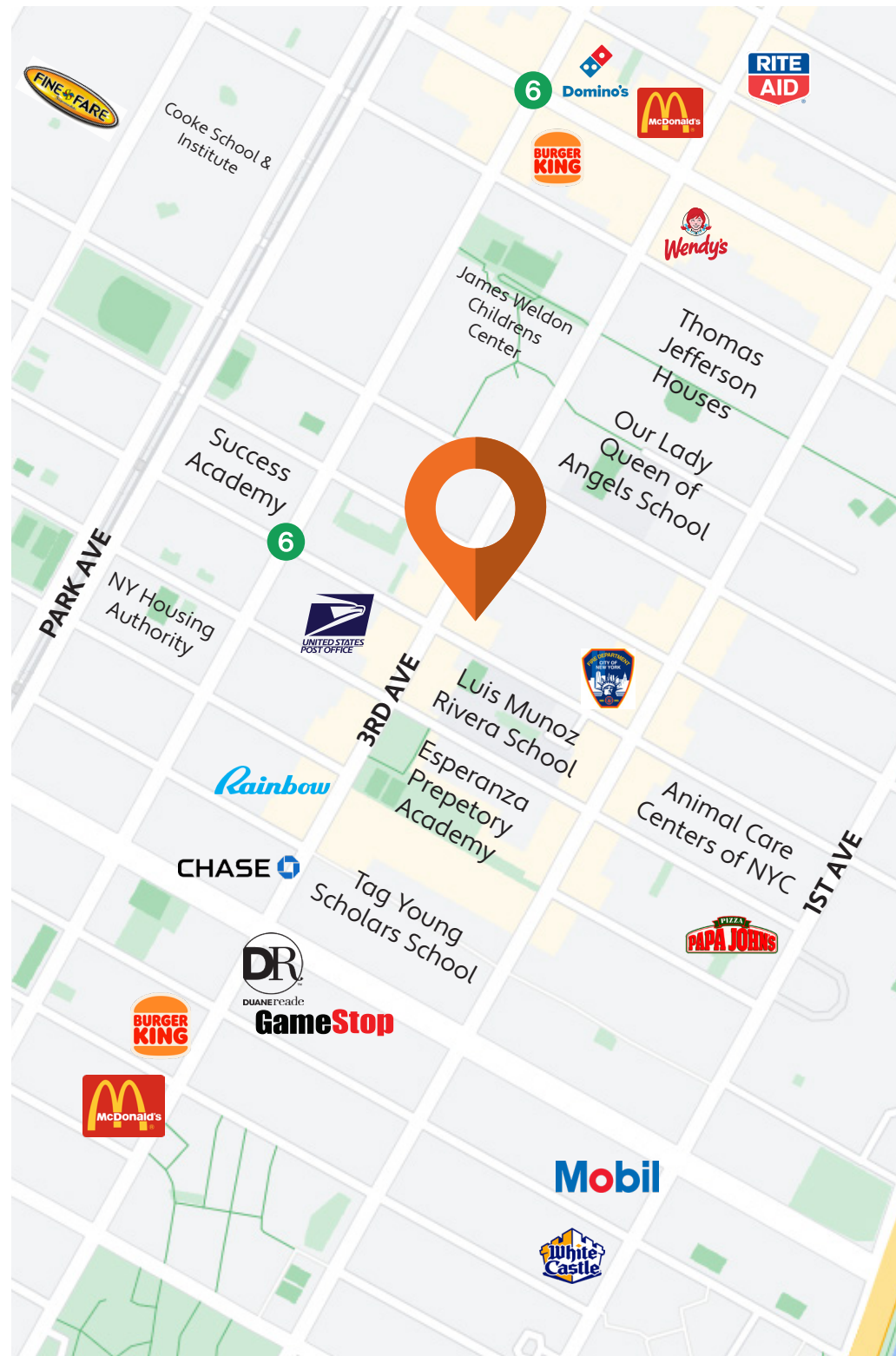
AVG. HOUSEHOLD  
INCOME:  
**\$90,702**



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



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.



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EXTERIOR RENDERS



Main Entrance



Corner View



Corner View



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FOR MORE INFORMATION,  
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