

# 1704 Second Avenue

Between 88th & 89th Streets | Upper East Side

aksr



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**SIZE:**  
5,000 SF Ground Floor  
5,000 SF 2nd Floor  
5,000 SF Basement

**FRONTAGE:** 50' on Second Avenue

**CEILING HEIGHT:** 10' Ceiling Height

**POSSESSION:** March 2023

4 5 6 N Q

**HIGHLIGHTS:**

- Prime Second Avenue location
- Amazing visibility
- All uses considered
- Ground Floor currently Goodwill store
- Excellent opportunity for boutique retail in high foot traffic area



2ND AVENUE

**NEARBY NEIGHBORS INCLUDE:**



GROUND FLOOR INTERIOR

**CONTACT OUR BROKERS FOR MORE INFORMATION:**

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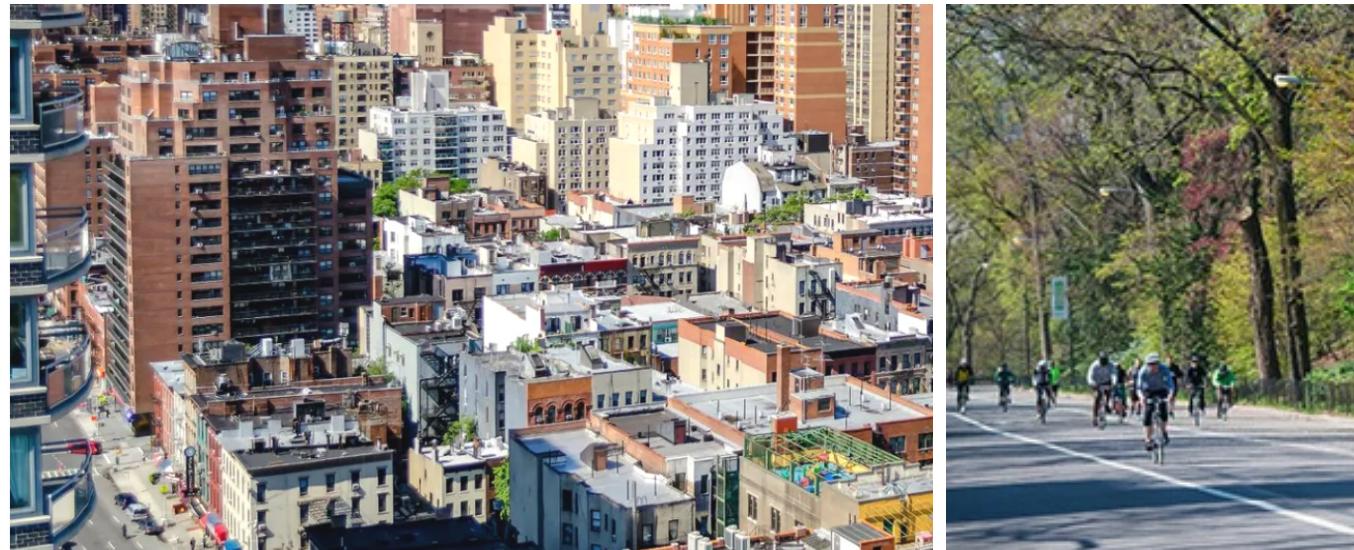
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## ABOUT UPPER EAST SIDE & YORKVILLE

Upper East Side is best known for upscale real-estate, well-known prep schools, designer boutiques, affordable apartments and relaxed neighborhood living. You'll also find an abundant of great restaurants, interesting stores, charming bookshops and luxury storefronts perfect for window shopping. Museum Mile is home to a row of some of the finest museums, including the Guggenheim, the Jewish Museum and the Met. Central Park becomes your playground and over on the East End, you'll get great views of the river.



In the Vicinity:

**207,087**  
TOTAL POPULATION  
(1 MI RADIUS)

**153,063**  
ESTIMATED DAYTIME POPULATION  
(1 MI RADIUS)

**\$226,016**  
AVERAGE HOUSEHOLD INCOME  
(1 MI RADIUS)

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