

1704 Second Avenue

Between 88th & 89th Streets | Upper East Side

ksr



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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

TRANSPORTATION: 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



NEARBY NEIGHBORS INCLUDE:



CONTACT OUR BROKERS FOR MORE INFORMATION:

MATTHEW FOGEL

MFogel@ksrny.com

203.962.5800

DAVID GREEN

DGreen@ksrny.com

516.320.0260

IKE BIBI

IBibi@ksrny.com

347.417.2860

GROUND FLOOR INTERIOR

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92Y ART CENTER CVS	 new york sports clubs	DUNKIN' THE MILTON CHICKEN INSIDER
LEE 91 SPA PAOLA'S UPTOWN WINE SHOP CHASE KAIA WINE BAR	East 91st Street RUPPERT PARK	3 DECKER THE TOOLBOX BAR verizon
NARUTO RAMEN GRISTEDES MADISON REED COLOR BAR	East 90th Street SAN MATTEO MOLE DOLCE SPA NYC BAGELS & MORE	HOUSING WORKS THRIFT VEGAN GRILL MUGHLAI
SALLY BEAUTY. POPEYES LOUISIANA KITCHEN	East 89th Street DUNKIN' MIDNIGHT EXPRESS DAVIDA SALON CAPRIOTTI'S UES ICE CREAM CAFE D'ALSACE RED GRILL 	2nd Avenue MELLER'S SPORTS VIETNAM
bluemercury LE PAIN QUOTIDIEN SMILES & GRINS PEDIATRIC DENTISTRY DIG BOCADO	East 88th Street MADISON REED COLOR BAR WHOLE FOODS MARKET	THE GAF SUKI ICHIRO SUSHI TREK BICYCLE UES TRANSCENDENTAL NYC <i>Bareburger</i>
IT'SUGAR AMC THEATRES OLD NAVY Chick-fil-A T-Mobile	East 87th Street LE PAIN QUOTIDIEN MIKE'S SMOKE SHOP BERKSHIRE CLOCKWORKS GOOSE & SWAN lululemon athletica	CVS DUNKIN'
CVS ULTA BEAUTY SHAKE SHACK	East 86th Street 	GRACIE'S JEREMY'S HEIDELBERG FIVE MILE STONE

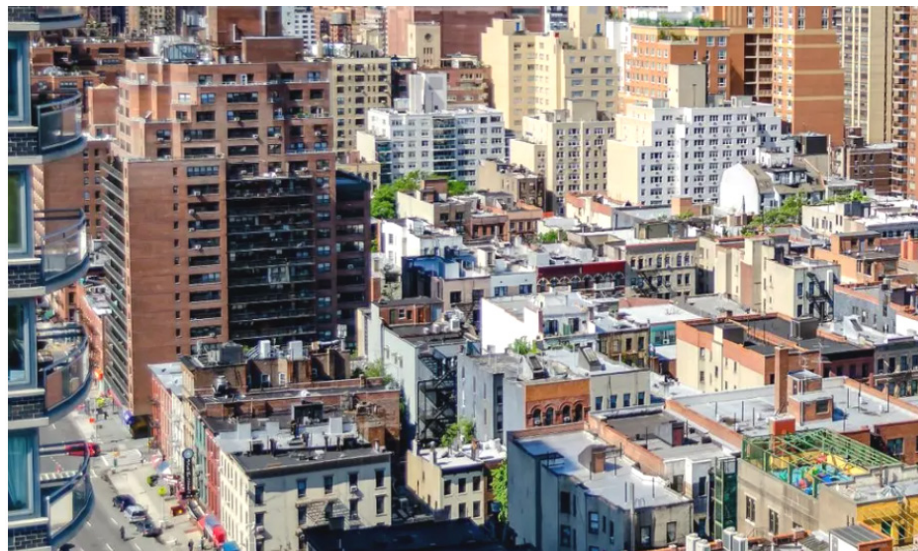
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ABOUT UPPER EAST SIDE & YORKVILLE

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

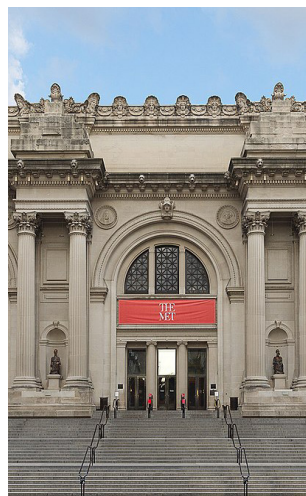
TOTAL POPULATION
(1 MI RADIUS)

153,063

ESTIMATED DAYTIME POPULATION
(1 MI RADIUS)

\$226,016

AVERAGE HOUSEHOLD INCOME
(1 MI RADIUS)



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