

THE FRANKLIN | 2460 FREDERICK DOUGLASS BLVD

Retail Space for Lease in West Harlem

CORNER OF WEST 132nd & FREDERICK DOUGLASS BOULEVARD



B/H REALTY

2460 FREDERICK DOUGLASS BLVD

"The Franklin"

*Rooted in the legacy of the Franklin Theater—
Harlem's own cultural gem.*

ADDRESS	2460 Frederick Douglass Blvd New York, NY 10027
SIZE	4800 SF
CEILING	12-14 FT
POSSESSION	Immediate
ASKING	Please Inquire

HIGHLIGHTS

- Space can be vented
- 75 ft of frontage of FDB / 50 ft of frontage on 132nd St
- Four means of egress
- New luxury residential building
- Located in a high traffic area
- All uses considers
- 900 - 4,800 SF available

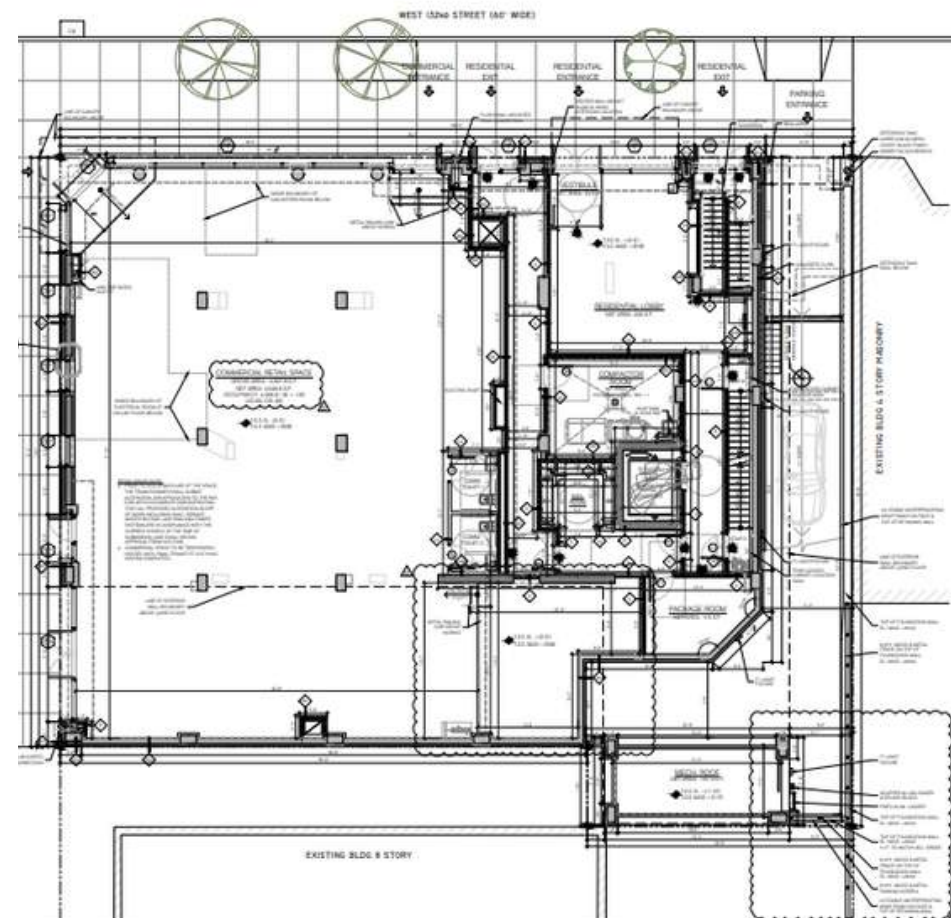
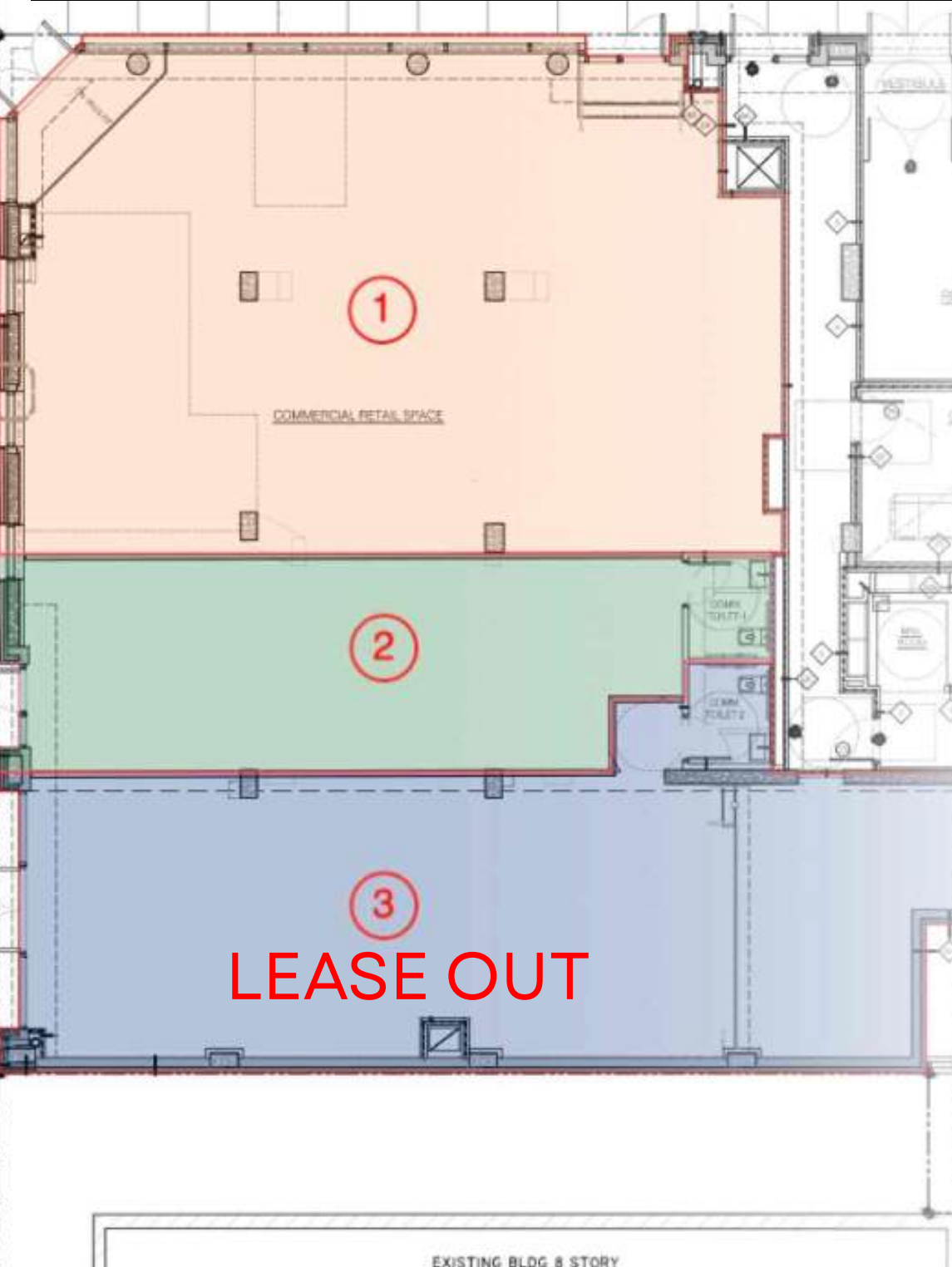
Situated in a bustling, high-traffic area, it provides unmatched visibility and foot traffic—an exceptional opportunity for your business to grow and succeed.



PROPOSED TENANT LAYOUT

To suit any business venture this space offers :

- 900 - 4,800 SF of divisible retail space
- Options for 1 - 3 tenants available
- 12-14ft ceiling
- Built in foot-traffic





THE FRANKLIN | 2460 FDB

WEST HARLEM

ABOUT THE NEIGHBORHOOD

West Harlem is a dynamic and growing neighborhood that offers a unique opportunity for business owners looking to establish themselves in an emerging area of New York. With its rich history, diverse culture, and prime location between Central Park and the heart of Manhattan, this area is a perfect blend of urban energy and residential charm.

West Harlem is home to a mix of local businesses, from family-owned restaurants to trendy shops and cafes, creating a vibrant atmosphere that attracts both residents and visitors. The neighborhood boasts a mix of historic architecture and new developments, providing businesses with a range of space options to suit different needs. Nearby St. Nicholas Park offers a green, tranquil space, while cultural landmarks like the Apollo Theater draw foot traffic, further elevating the area's appeal.

With its growing community, diverse customer base, and rising popularity, West Harlem presents an ideal location for businesses looking to thrive in a high-energy yet neighborhood-oriented environment.

B/H REALTY



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FOR MORE INFORMATION PLEASE CONTACT:



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