

# THE FRANKLIN | 2460 FREDERICK DOUGLASS BLVD

Retail Space for Lease in West Harlem

CORNER OF WEST 132<sup>nd</sup> & 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.*

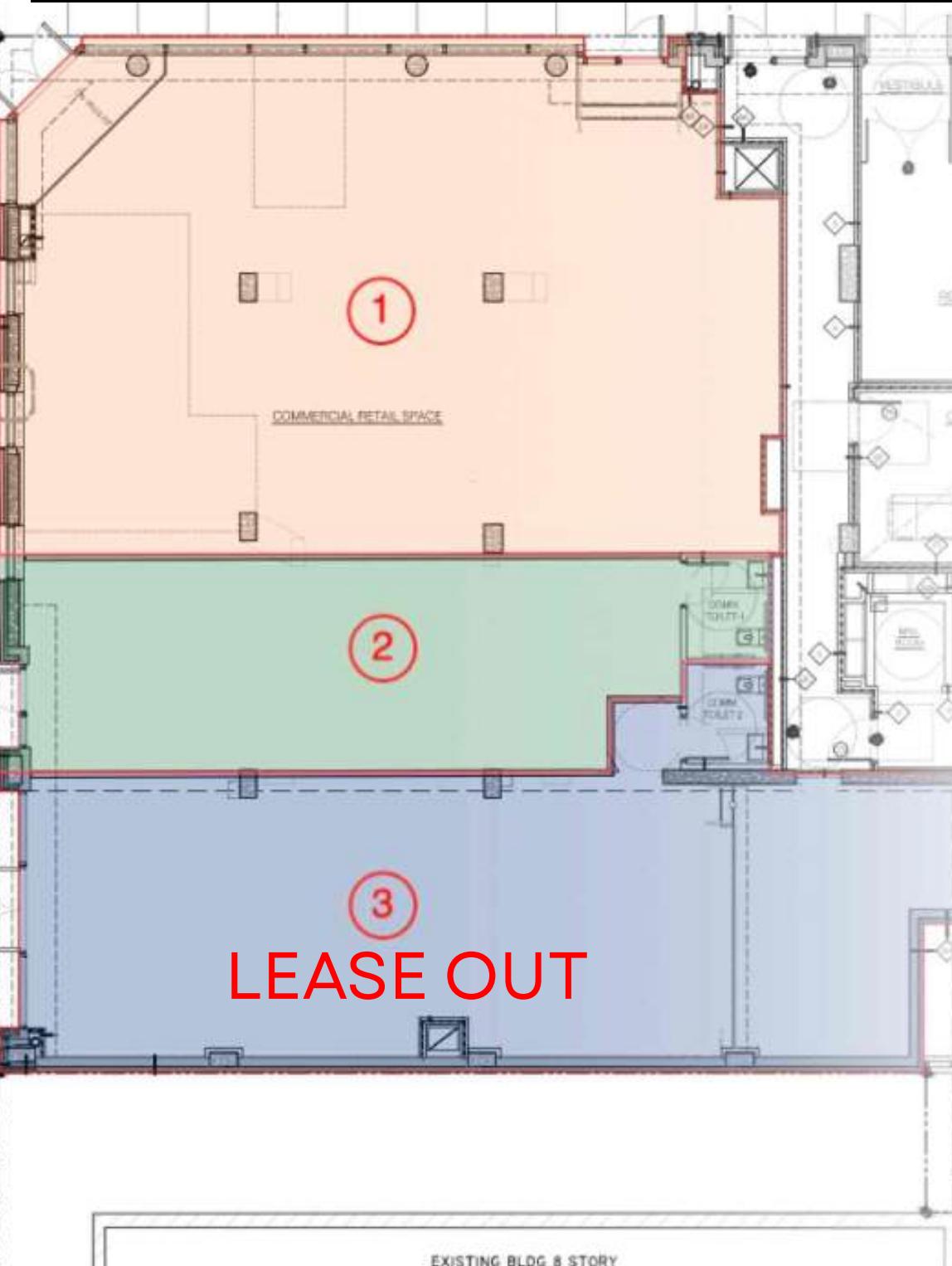
<b>ADDRESS</b>	2460 Frederick Douglass Blvd New York, NY 10027
<b>SIZE</b>	4800 SF
<b>CEILING</b>	12-14 FT
<b>POSSESSION</b>	Immediate
<b>ASKING</b>	Please Inquire

## HIGHLIGHTS

- Space can be vented
- 75 ft of frontage of FDB / 50 ft of frontage on 132<sup>nd</sup> St
- Four means of egress
- New luxury residential building
- Located in a high traffic area
- All uses consider
- 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.*



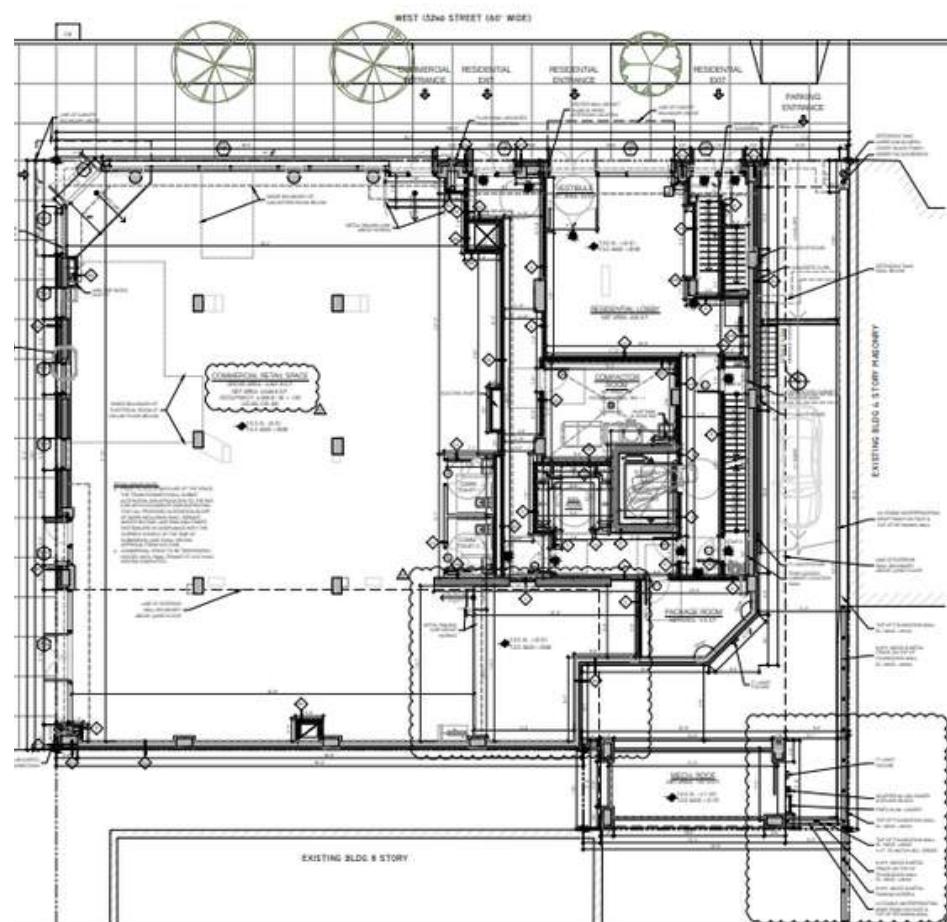


LEASE OUT

## 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





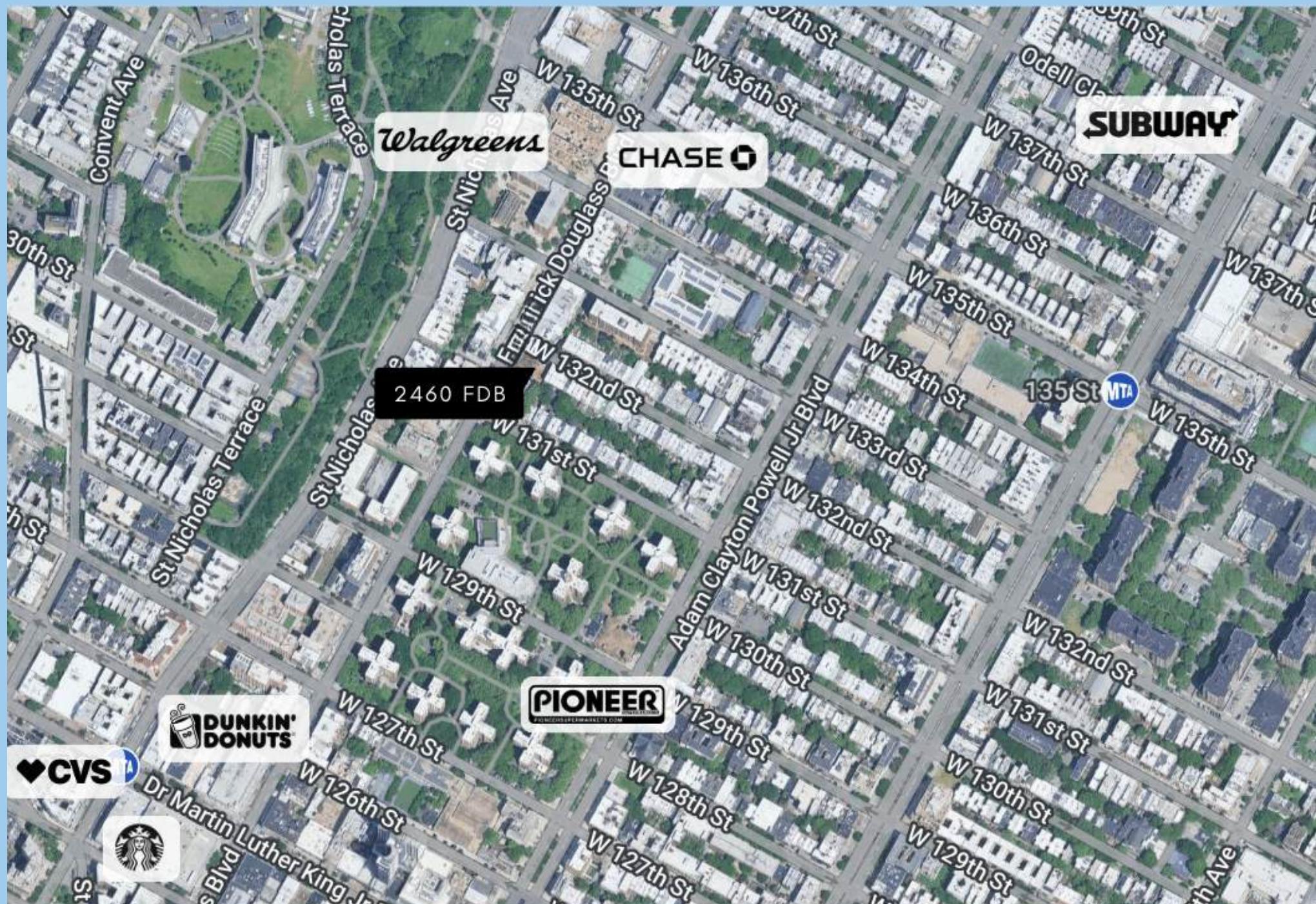
# WEST HARLEM

## 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.





FOR MORE INFORMATION PLEASE CONTACT:



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