

# 125 E 54TH STREET | RETAIL PROPERTY FOR LEASE

NEW YORK, NY 10022

real



## VIDEO

### PROPERTY DESCRIPTION

Discover the perfect canvas for your creative vision in the heart of Midtown East Manhattan. This exceptional 3-level ground floor retail space with two lower levels, previously a restaurant lounge, is ready for a new chapter. Boasting a generous 400 square feet on the ground floor and an expansive 4400 square foot lower level, this versatile space offers endless opportunities for transformation. Nestled in the vibrant neighborhood close to Park Avenue and Lexington Avenue, this prime location provides access to a dynamic community and high foot traffic.

Whether you envision an event space, restaurant, fitness facility, or any other innovative concept, this space is poised to bring your vision to life. Let's make your dream space a reality in one of the most sought-after locations in the city!

### PROPERTY HIGHLIGHTS

- 3-level ground floor retail space
- Previously a restaurant lounge
- Ideal for event space, restaurant, fitness facility, and more

### OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (MG)
Available SF:	4,400 SF
Building Size:	56,073 SF

### DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,995	32,941	118,139
Total Population	5,889	41,798	159,707
Average HH Income	\$136,756	\$172,465	\$173,421

## CYNTHIA G. PEACOCK

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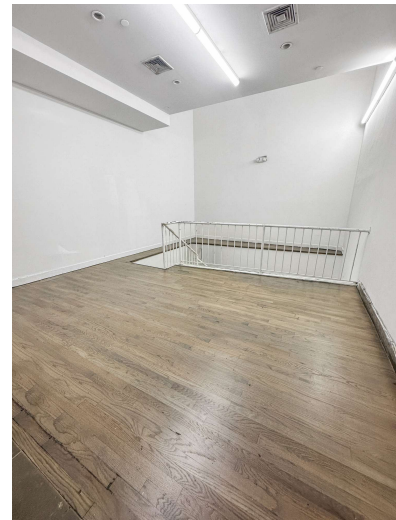
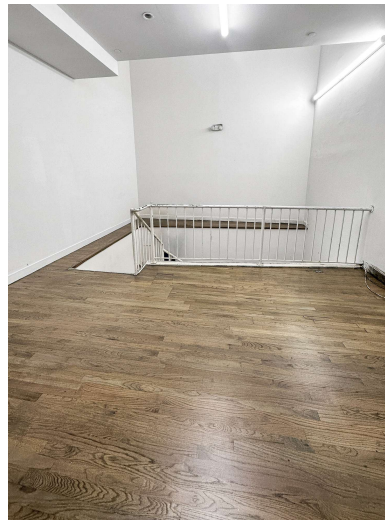
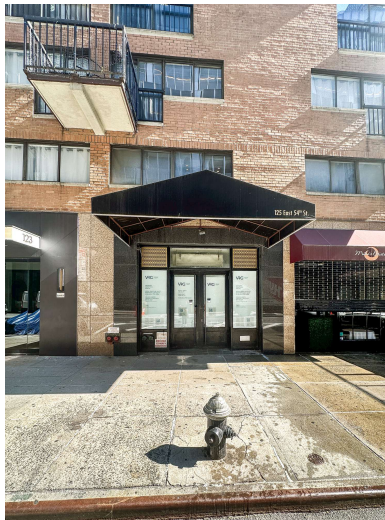
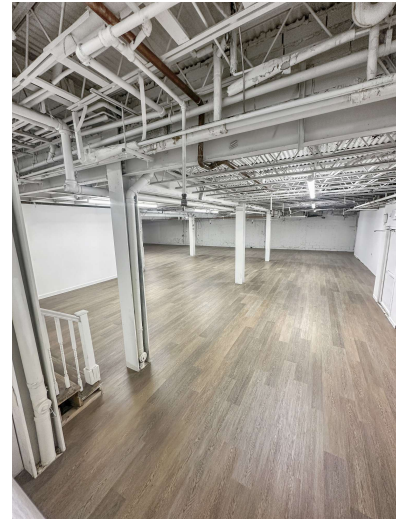
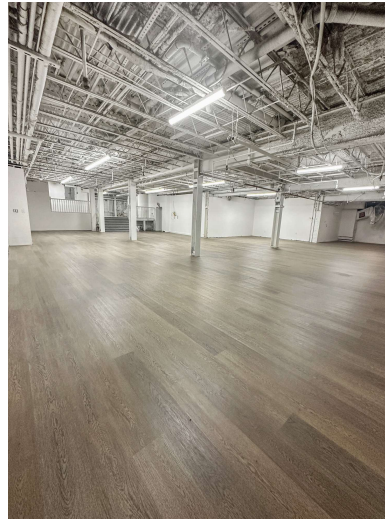
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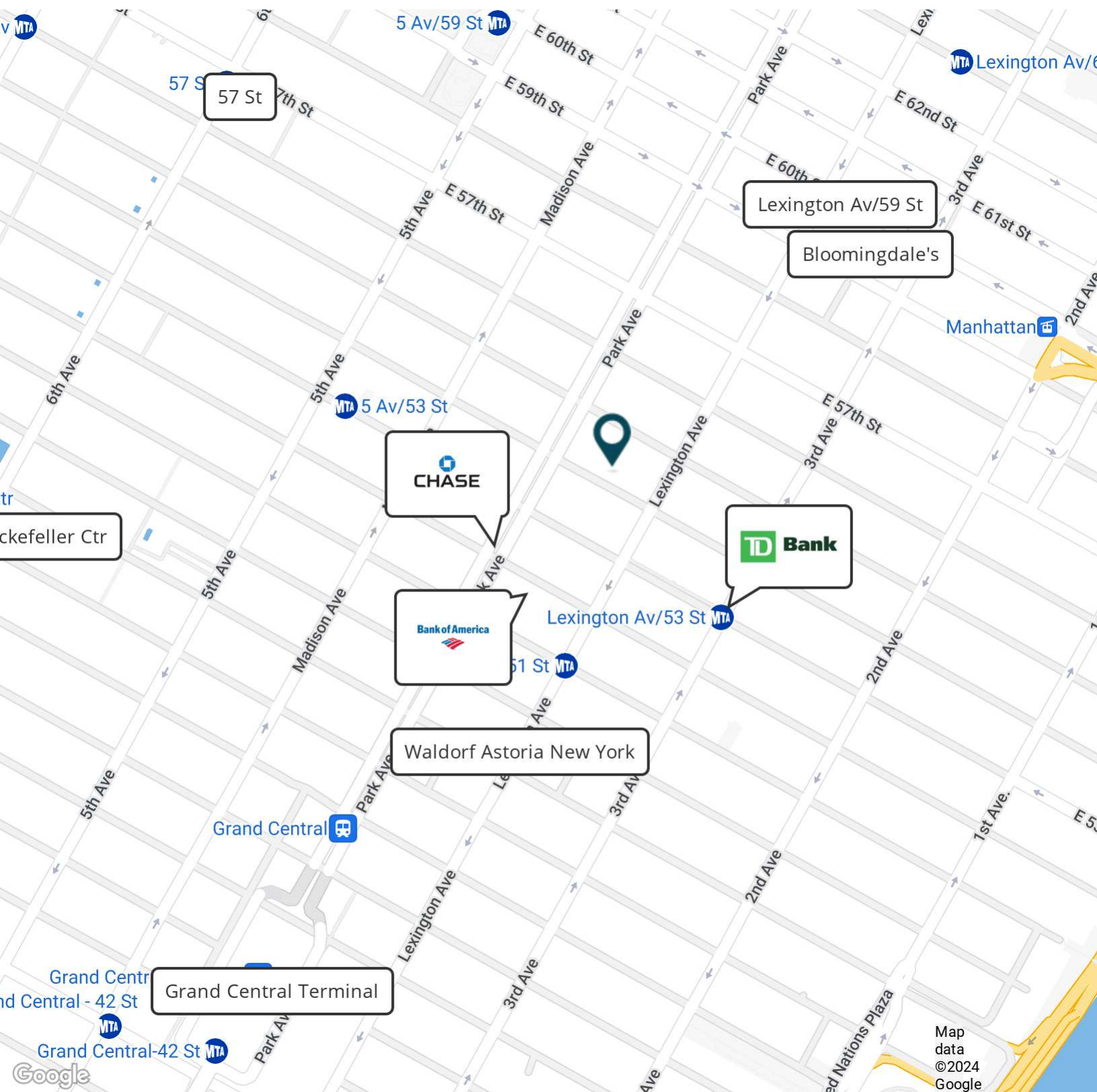
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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	5,889	41,798	159,707
Average Age	38.9	45.0	43.7
Average Age (Male)	43.1	45.3	43.8
Average Age (Female)	36.4	45.4	44.2

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,995	32,941	118,139
# of Persons per HH	1.2	1.3	1.4
Average HH Income	\$136,756	\$172,465	\$173,421
Average House Value	\$907,478	\$1,067,343	\$1,031,097

2020 American Community Survey (ACS)

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