



MRG

For Lease

1945 Park Ave

Corner Retail For Lease

1,700 sq ft | 1945 Park Ave | New York, NY 10037

PROPERTY DETAILS

OVERVIEW

- **Address:** 1945 Park Ave, New York, NY 10037
- **Cross Streets:** E 131st & 132nd
- **Neighborhood:** Harlem

SPACE DETAILS

- **Size:** 1,700 sq ft
- **Ceiling Height:** 12 ft
- **Frontage:** 80 ft

HIGHLIGHTS

- Wrap around frontage
- On Main Ave
- Corner space

TRANSPORTATION

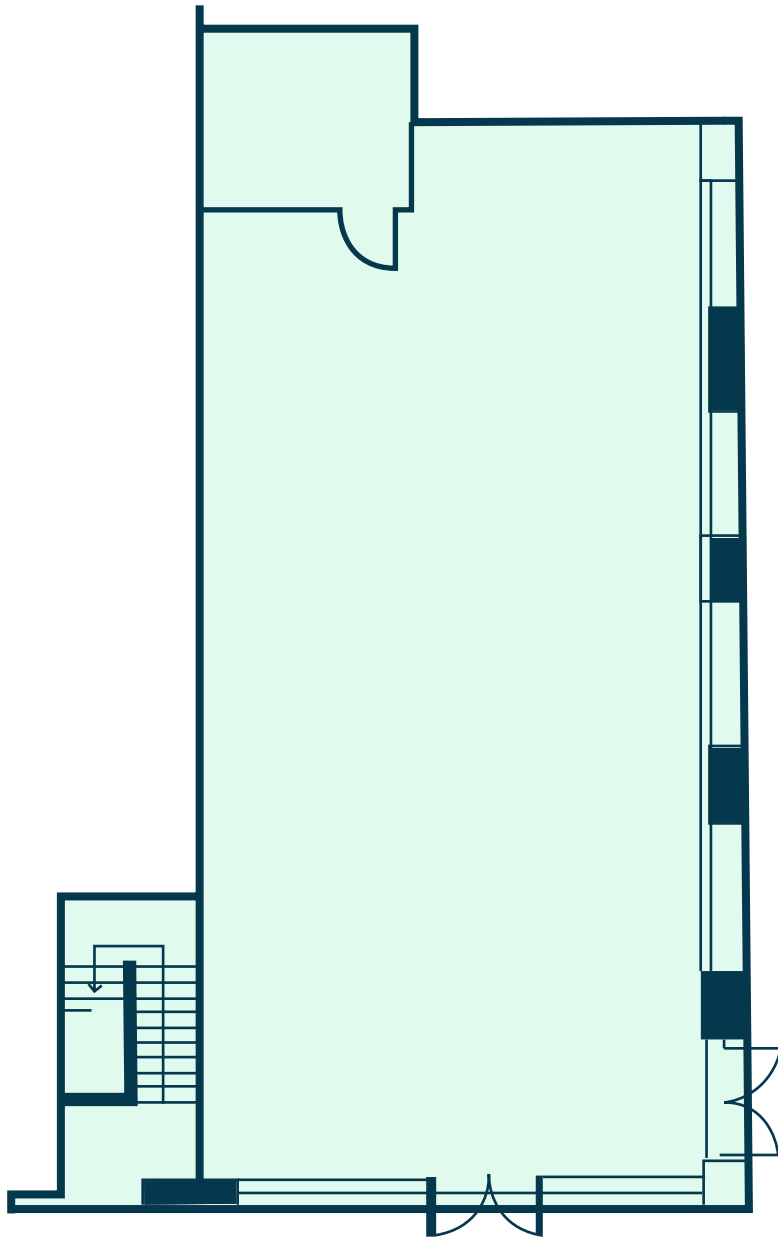
- 🚆 125 St Station (4, 5, 6) – 5–7 min walk (0.3 mi), 116 St Station (6) – 10 min walk (0.5 mi) – Local train along Lexington Ave
- 🚌 Harlem–125th Street Station – 6 min drive / 15 min walk (0.7 mi)
- ✈️ LaGuardia Airport – 20–25 min drive (5 mi) – Closest airport; mainly domestic flights, John F. Kennedy International Airport – 25–30 min drive (17 mi) – Major international hub

DEMOGRAPHICS

- **Population:** 18,333
- **Median Household Income:** \$107,700
- **Median Home Value:** \$548,576

NEIGHBORS

Kaba & Fatima's Community Deli Food, THG, Deli Grocery, ABC Drugs, Banyan Tree Daycare, Harlem's Children Zone



INTERIOR PHOTOS



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1945 Park Avenue New York, NY 10037

FOR MORE INFORMATION
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Corner Retail Space For Lease