

1144 MADISON AVENUE

Upper East Side • New York City • Between E. 84th and E. 85th Streets

RETAIL PROPERTY FOR LEASE



For more information:
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103 W. 55th Street // New York, NY 10019 // 212.408.0602

All information contained herein is from sources deemed reliable; however, no representation is made as to the accuracy thereof. All data is subject to change of price, errors, omissions, other conditions or withdrawal without notice. Any square foot dimensions set forth are approximate.

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OFFERING SUMMARY

Available SF:	+/- 5,635 sf - Ground Floor
Frontage:	45' on Madison Avenue
Term:	Long Term
Asking Rent:	Upon Request
Possession:	April 2026

PROPERTY HIGHLIGHTS

- Currently The Henry Sales Gallery
- Ideally situated within the densely populated, high income, Upper East Side near Central Park and Manhattan's premier museums and cultural institutions.
- Ceiling Height 15'
- Within close proximity to the **4 5 6** subway lines
- Neighboring tenants include: James Perse, "E" By Equinox, Starbucks, Vuori, Faherty, Butterfield Market, Favorite Daughter, Roller Rabbit, TD Bank, The Westside, Tuckernuck, Swarovski, Varley, Frederic Malle, Todd Snyder, Jennifer Fisher, Astrid & Miyu.

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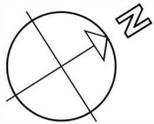
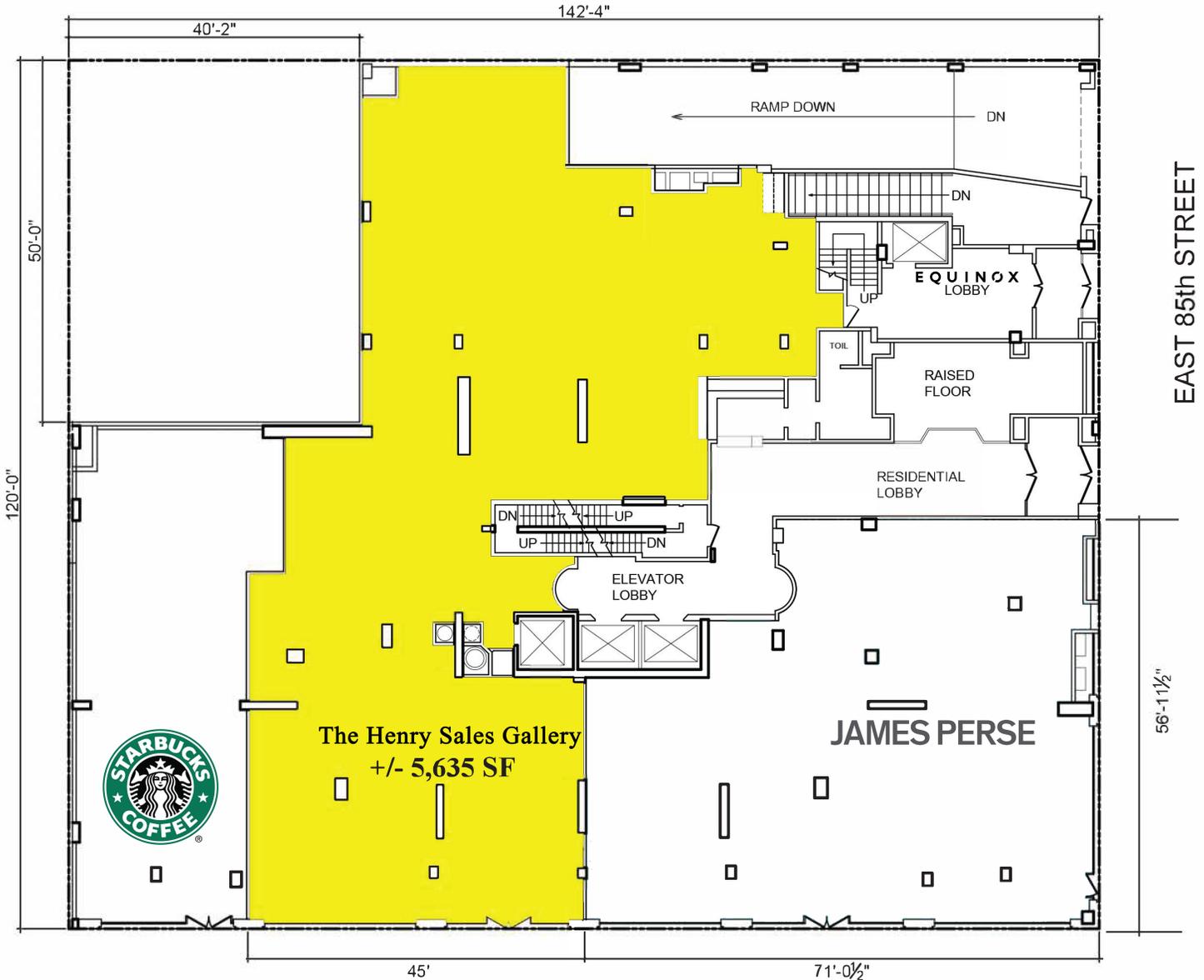


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MADISON AVENUE

FIRST FLOOR PLAN



NOTE: THE LOCATION & SIZE OF INTERIOR CONSTRUCTION ELEMENTS ARE APPROXIMATE.

Floorplan is for illustrative purposes only, has not been verified, is not to scale and is subject to change.

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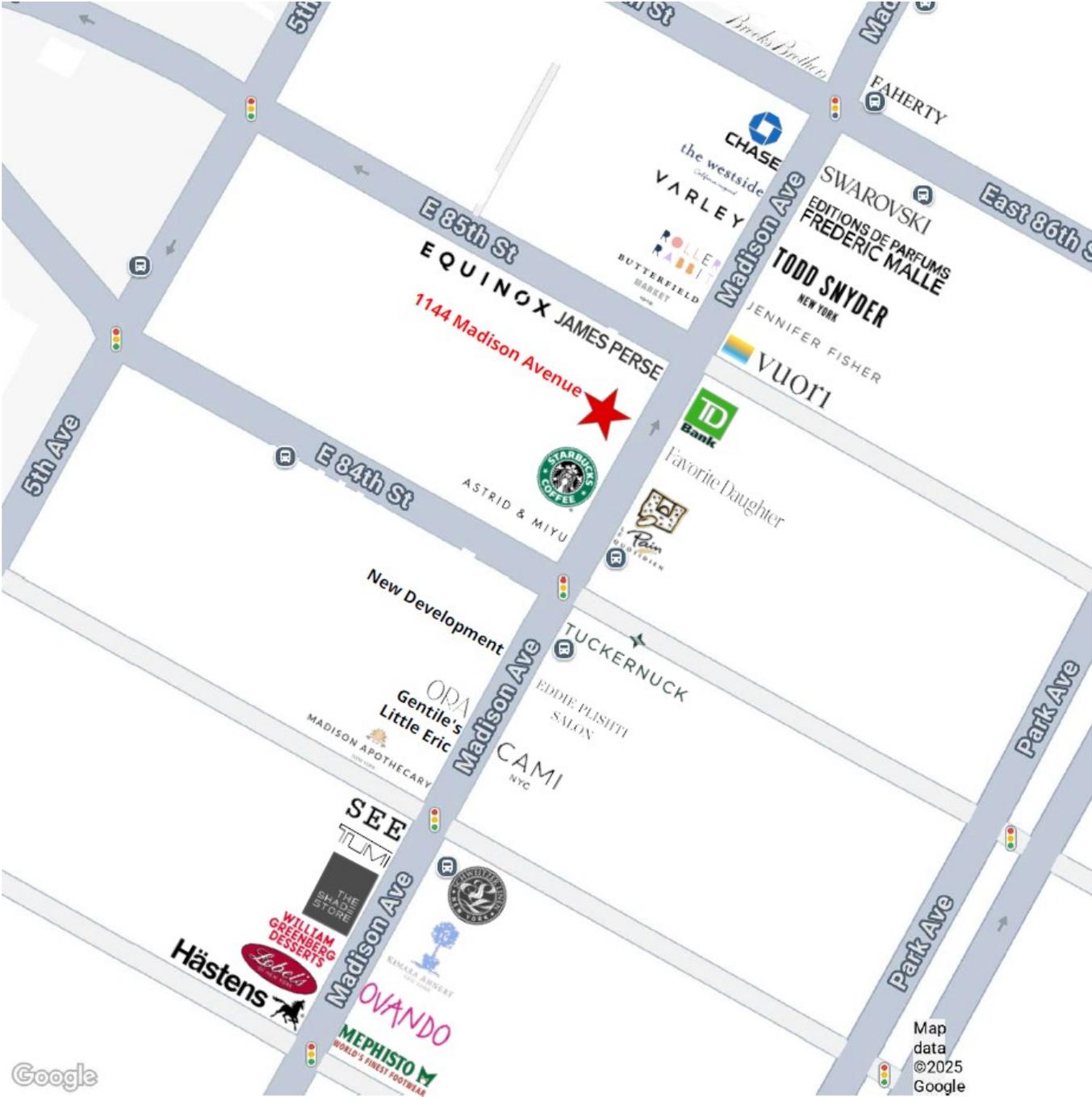


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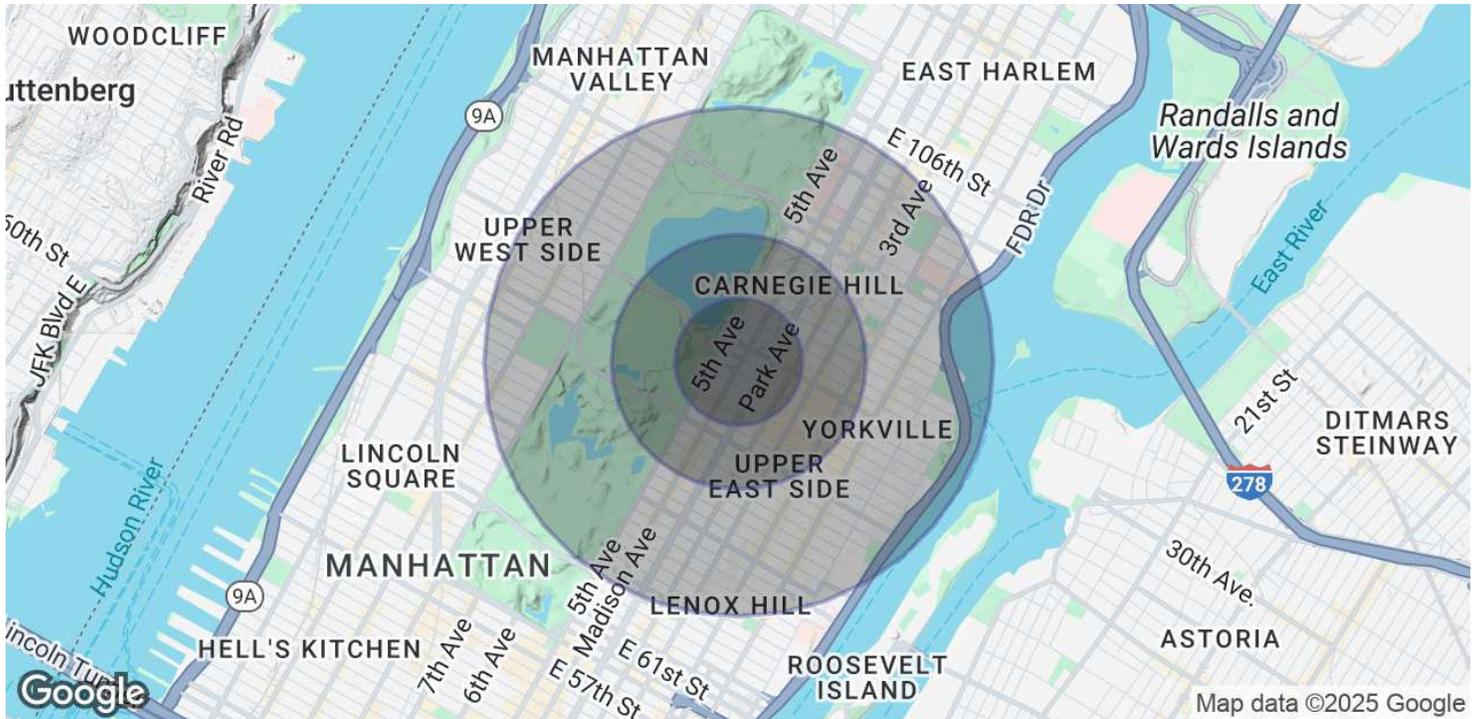


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	15,146	45,601	212,264
Average Age	48.2	45.2	43.6
Average Age (Male)	48.6	45.8	43.7
Average Age (Female)	46.7	44.2	44.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	8,769	28,310	130,884
# of Persons per HH	1.7	1.6	1.6
Average HH Income	\$250,093	\$221,017	\$181,184
Average House Value	\$2,093,224	\$1,561,860	\$1,031,855

* Demographic data derived from 2020 ACS - US Census

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