237 East 34th Street

Between 2nd & 3rd Avenues New York, NY 10022



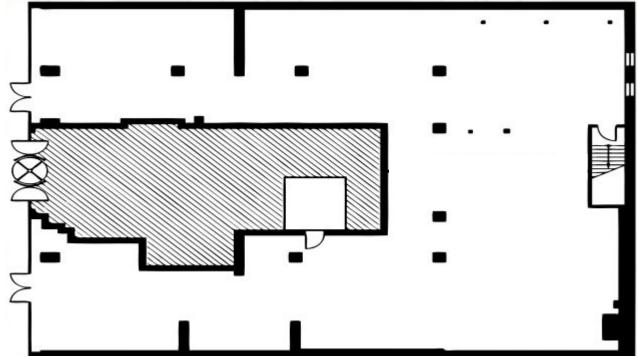
{Divisions Possible} 6.000 SF – Ground Floor SIZE: 1.800 SF - Lower Level 50' - Frontage TRANSPORTATION: 4 5 6 7 8 Immediate POSSESSION: **Upon Request RENT: Joshua Singer** Negotiable josh@hellerorg.com TERM: COMMENTS: Ina Donath All Uses Considered ina@hellerorg.com Perfect for Medical, Fitness, Cafe, or Salon Uses Dense Residential Neighborhood One Block from NYU Hospital 212-366-5034 **NEIGHBORS:** NEW YORK ESTONIAN HOUSE Esti Maja drybar RO^WHOUSE NYU Langone Health Bareburger EONS Lard sweetgreen CVS pharmacy* MURRAY HILL STUDIOS

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.

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FLOOR PLAN





Joshua Singer josh@hellerorg.com

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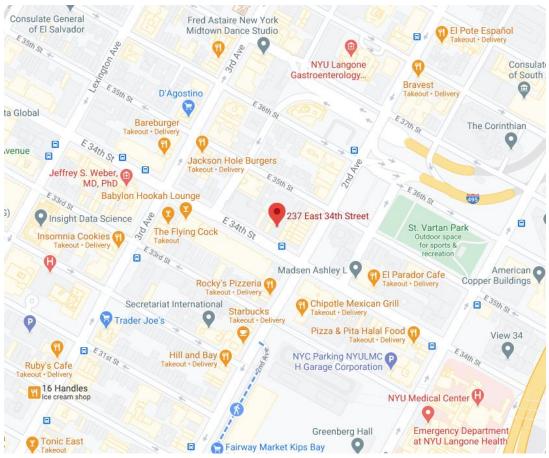
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AREA MAP



Population		1 Mile	3 Mile	5 Mile
	2020 Total Population:	161,757	1,286,085	2,950,653
	Average Age:	39.6	40	38.5
Households				
	2020 Total Households:	92,664	651,483	1,311,372
	Median Household Inc:	\$121,522	\$106,675	\$87,881
	Avg Household Size:	1.7	1.9	2.2
Housing				
	Median Home Value:	\$1,001,152	\$1,011,827	\$874,441

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