

# 2005 THIRD AVENUE

BETWEEN 110<sup>TH</sup> & 111<sup>TH</sup> STREETS | EAST HARLEM



# 2005 THIRD AVENUE

## PROPERTY HIGHLIGHTS:

- Phenominal 2nd floor space with two outdoor patios
- 2nd floor is accessible via two entrances on the ground floor
- Electrical service: 600A per retail space
- Situated within a 209 unit building
- Neighboring tenants include: *McDonald's, Burger King, USPS, Rainbow, Chase Bank, Papa John's, Gamestop, Duane Reade, Success Academy Charter School, Wendy's, Esperanza Preparatory Academy, Tag Young Scholars School, Luis Munoz Rivera School*

**SIZE:** 17,250 SF Total

**FRONTAGE:** Over 300' wraparound

**CEILING HEIGHT:** Ground Floor: 21'  
Second Floor: 12'

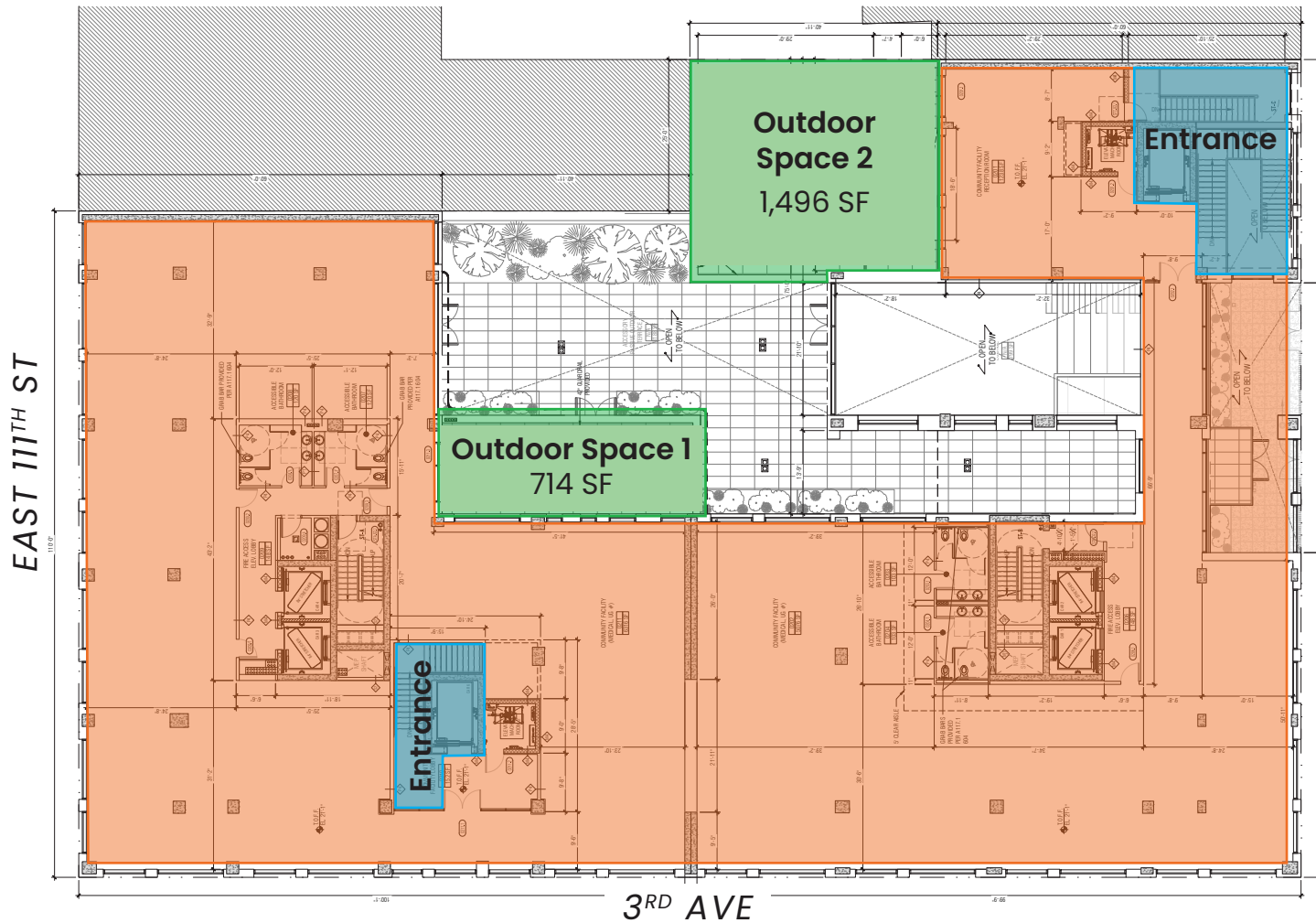
**POSSESSION:** Q1 2026

**ASKING RENT:** Upon Request

**TRANSPORTATION:** 



# 2005 THIRD AVENUE SECOND FLOOR



**Second Floor**  
(community facility)  
17,250 SF (APPROX.)

**Second Floor**  
(outdoor spaces)  
2,210 SF (APPROX.)



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AREA DEMOGRAPHICS (1 MILE RADIUS)



TOTAL  
POPULATION:  
**179,913**



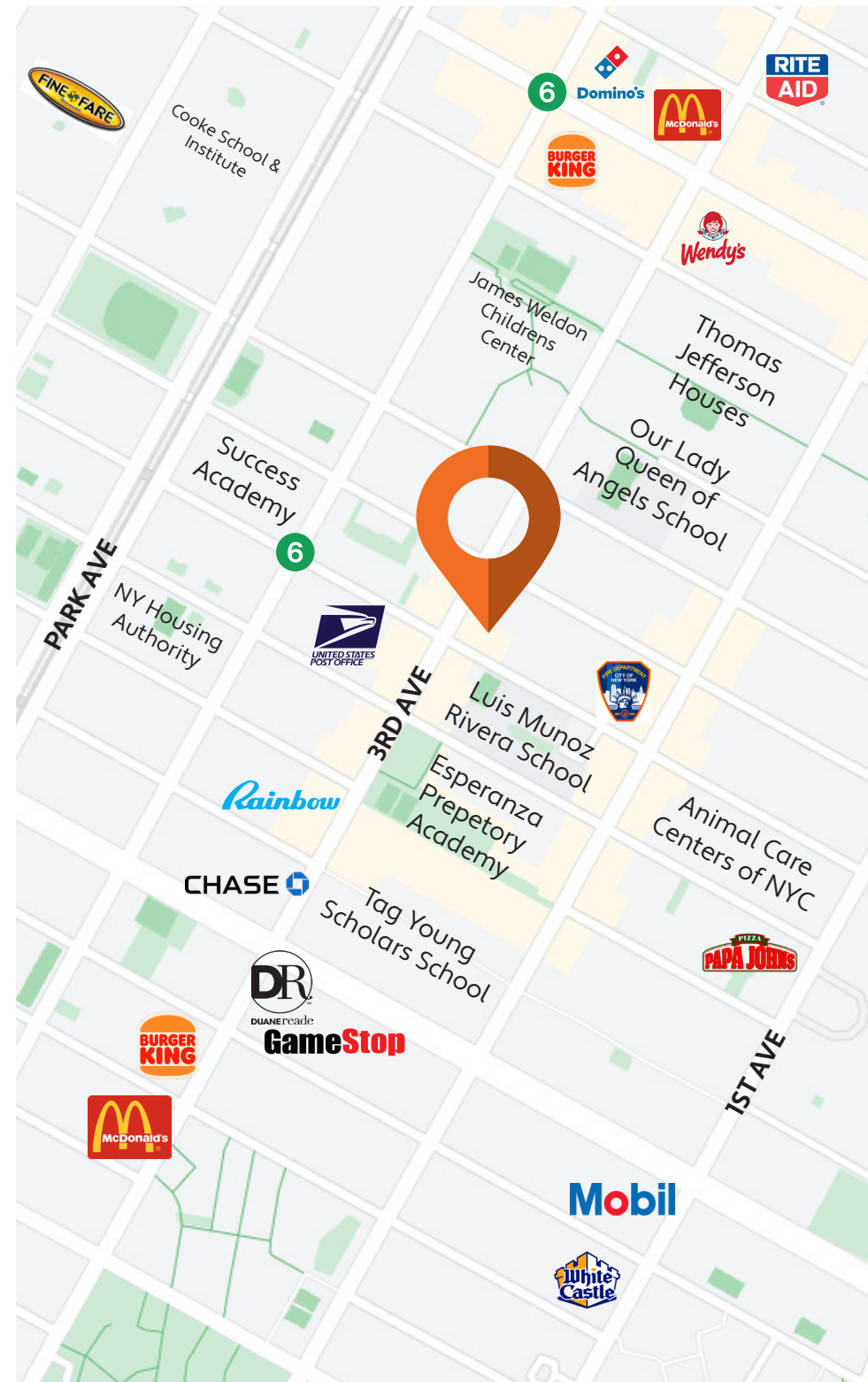
NUMBER OF  
HOUSEHOLDS:  
**69,762**



AVG. HOUSEHOLD  
INCOME:  
**\$90,702**



TOTAL CONSUMER  
SPENDING:  
**\$1,728,274,624**



# 2005 THIRD AVENUE

EXTERIOR RENDERS



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

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FOR MORE INFORMATION,  
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