

COMMERCIAL SPACE FOR LEASE

786 LEXINGTON AVENUE

FLOOR 2 • NEW YORK, NY



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

[katzretail.com](https://www.katzretail.com) The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 03.12.26

Jake Rosen
ASSOCIATE

jakerosen@katzretail.com
(914) 380-2732

PROPERTY OVERVIEW

- Floor 2: Approx. 700 Square Feet
- Turn Key Fitness Opportunity
- Two (2) Showers
- One (1) bathroom
- Washer & Dryer Machine in place
- HVAC

NEIGHBORING TENANTS

- Sweetgreen
- Baked by Melissa
- Il Postino
- Lush Spa
- Lilli and Loo
- Go Bagels
- Joe & The Juice
- Hair Salon Brave New York
- Orva Shoes

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	0.75 MILES
POPULATION	11,932	48,330	111,420
HOUSEHOLDS	4,679	19,177	43,592
EMPLOYEES	2,383	7,564	19,197
AVERAGE HH INCOME	\$141,159	\$133,777	\$128,266

