

GROUND - FLOOR RETAIL FOR LEASE  
**2197 3RD AVENUE**

Between 119<sup>th</sup> & 120<sup>th</sup> Streets | East Harlem

6,000 SF OF RETAIL  
SPACE AVAILABLE



**SADYA LIBEROW**

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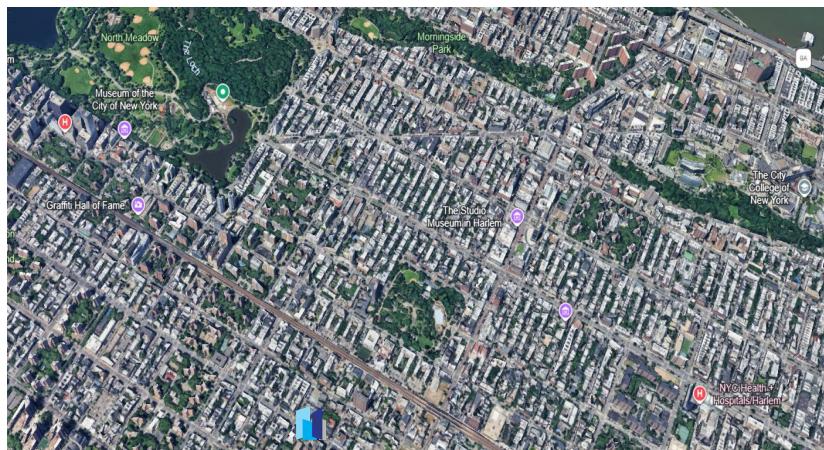
**JOSEPH MASTOV**

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 **ASSET**  
CRG ADVISORS

**PROPERTY HIGHLIGHTS:**

- Ground Up Development with over 140 residential units
- Retail Frontage all on 3<sup>rd</sup> Ave with partial frontage on E 120th
- Up to 6,000 SF of Retail Space (can be subdivided)
- Can be vented, built to suit
- 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, Shake Shack, Carver Bank and more!*



**TOTAL POPULATION:**  
**179,913**



**NUMBER OF HOUSEHOLDS:**  
**69,762**



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



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

**Size:**

Ground Floor: 6,000 SF

Frontage: Over 150'

Ceiling Heights: 16'~

Possession: Q4 2026

Transportation: 6

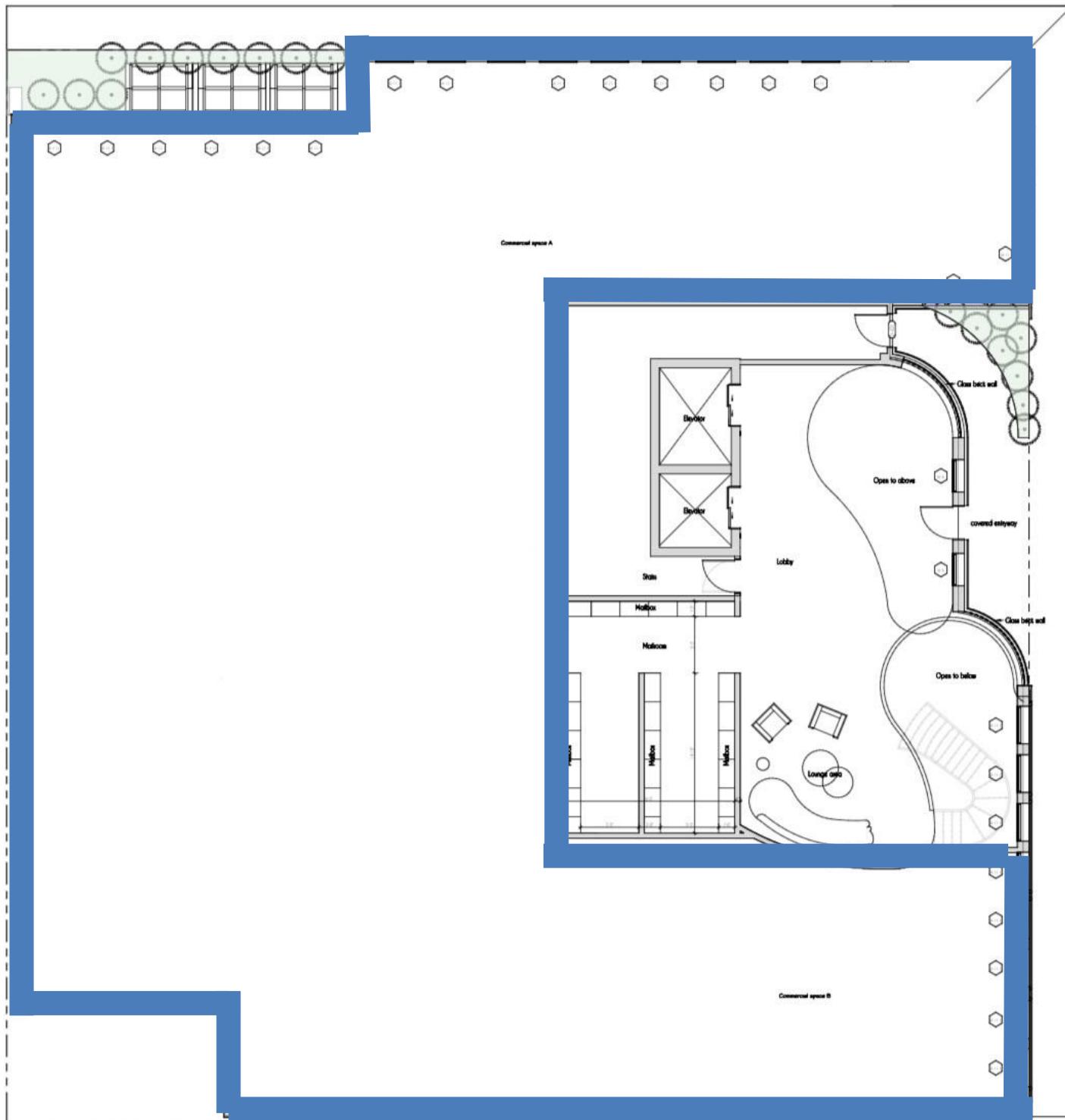
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