

GROUND - FLOOR RETAIL FOR LEASE

2197 3RD AVENUE

Between 119th & 120th Streets | East Harlem

6,000 SF OF RETAIL
SPACE AVAILABLE



SADYA LIBEROW

Licensed Real Estate Broker

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JOSEPH MASTOV

Senior Director Retail Leasing

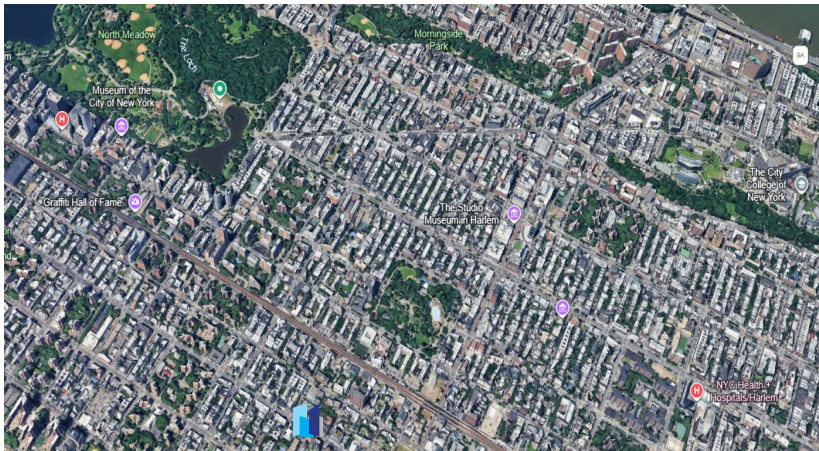
646.389.2697

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PROPERTY HIGHLIGHTS:

- Ground Up Development with over 140 residential units
- Retail Frontage all on 3rd 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

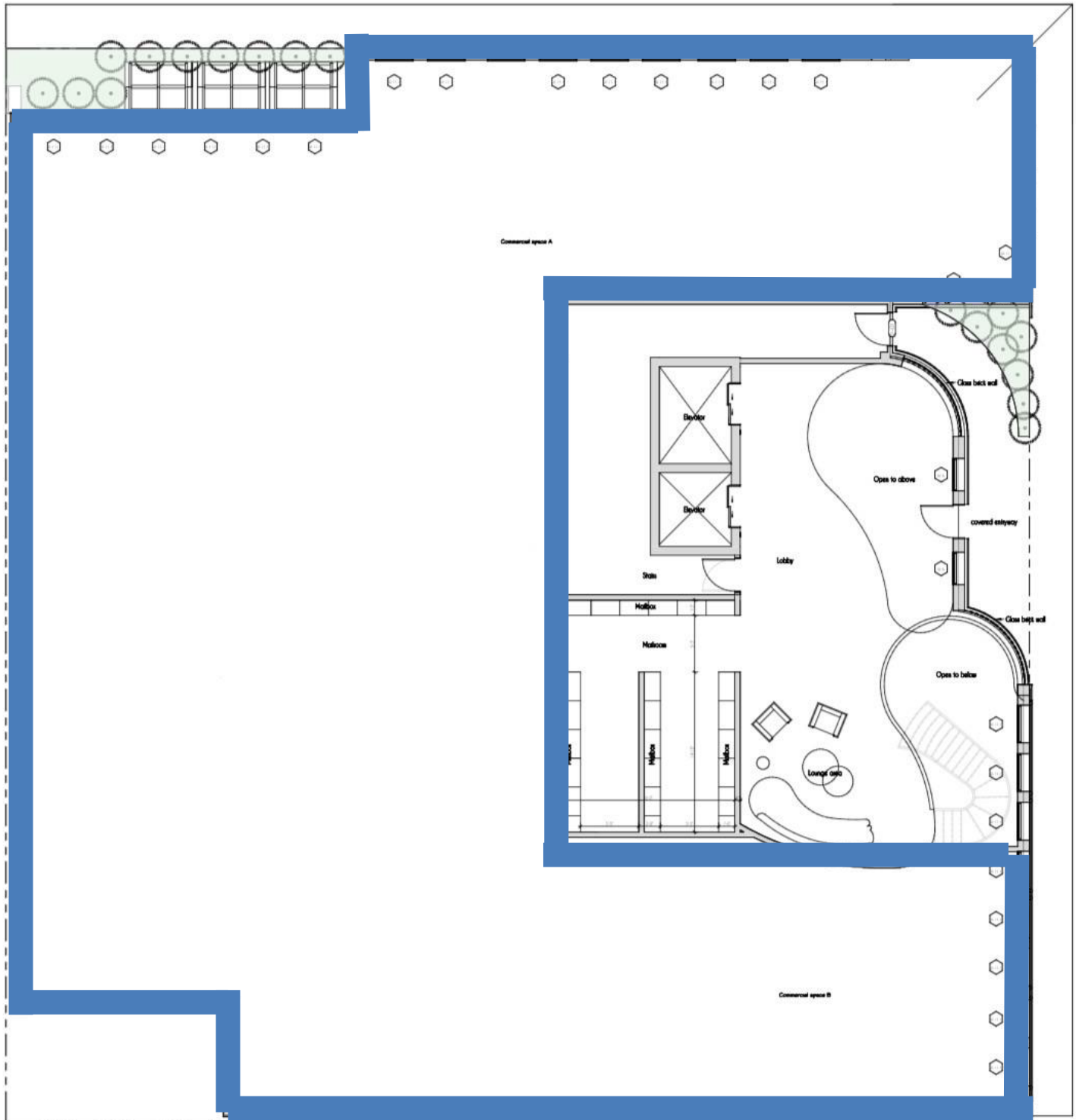
Transportation: **6**

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