

291 THIRD AVENUE

Gramercy • New York City • Between E. 22nd & E. 23rd Streets

RETAIL PROPERTY FOR LEASE



For more information:
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103 W. 55th Street // New York, NY 10019 // 212.408.0602

All information contained herein is from sources deemed reliable; however, no representation is made as to the accuracy thereof. All data is subject to change of price, errors, omissions, other conditions or withdrawal without notice. Any square foot dimensions set forth are approximate.

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OFFERING SUMMARY

Available SF: +/- 3,500 sf - Ground Floor

Frontage: 30' on Third Ave

Ceiling Height: 15'

Asking Rent: Upon Request

Term: Long Term

Possession: Immediate

PROPERTY OVERVIEW

- Formerly ProHealth Urgent Care
- All non-vented food uses considered
- Within close proximity to the **6** **R** **W** Subway lines
- Several new residential buildings in the neighborhood, adding over 500+ units, with more under development
- Neighboring tenants include: Citizens Bank, Craft + Carry, Think Coffee, Gramercy Ale House, 7-Eleven, Baruch College, USPS, School of Visual Arts

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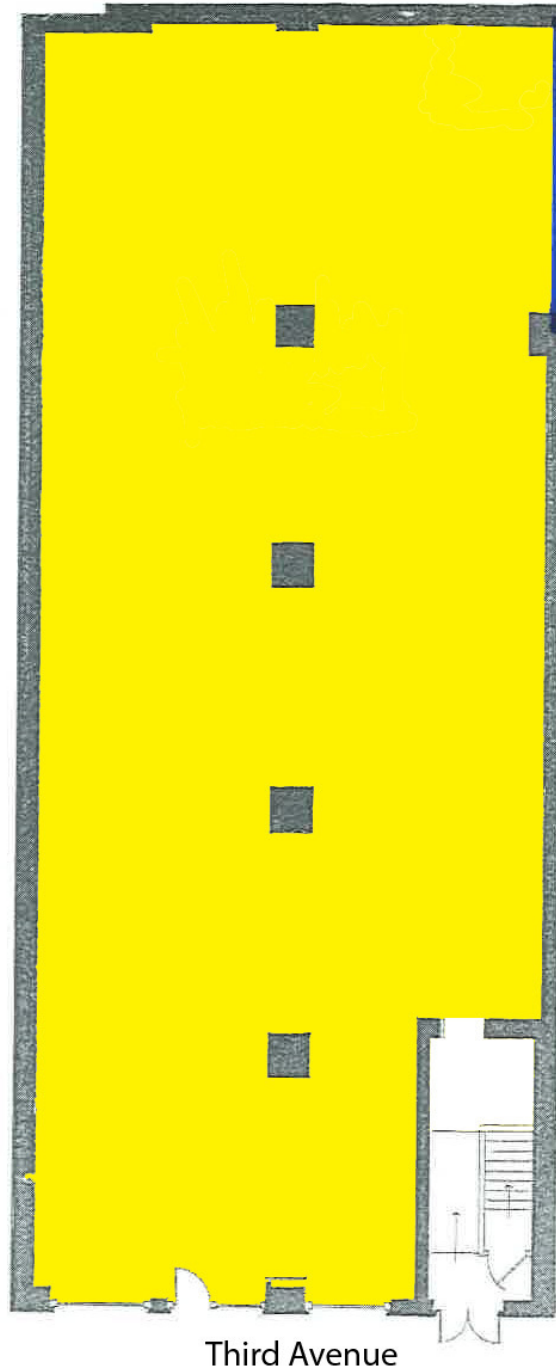


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Floorplan is for illustrative purposes only, has not been verified, is not to scale and is subject to change

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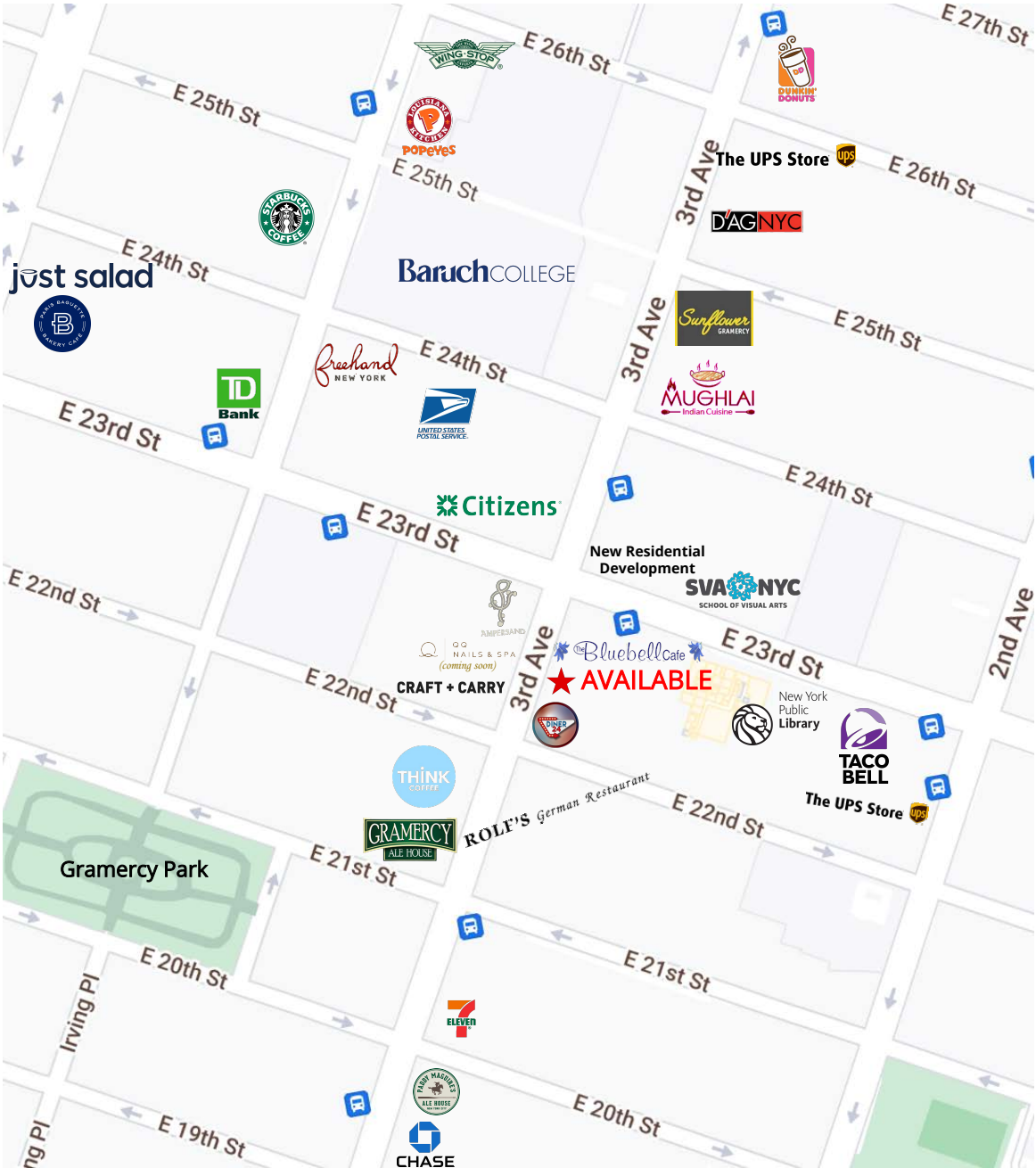


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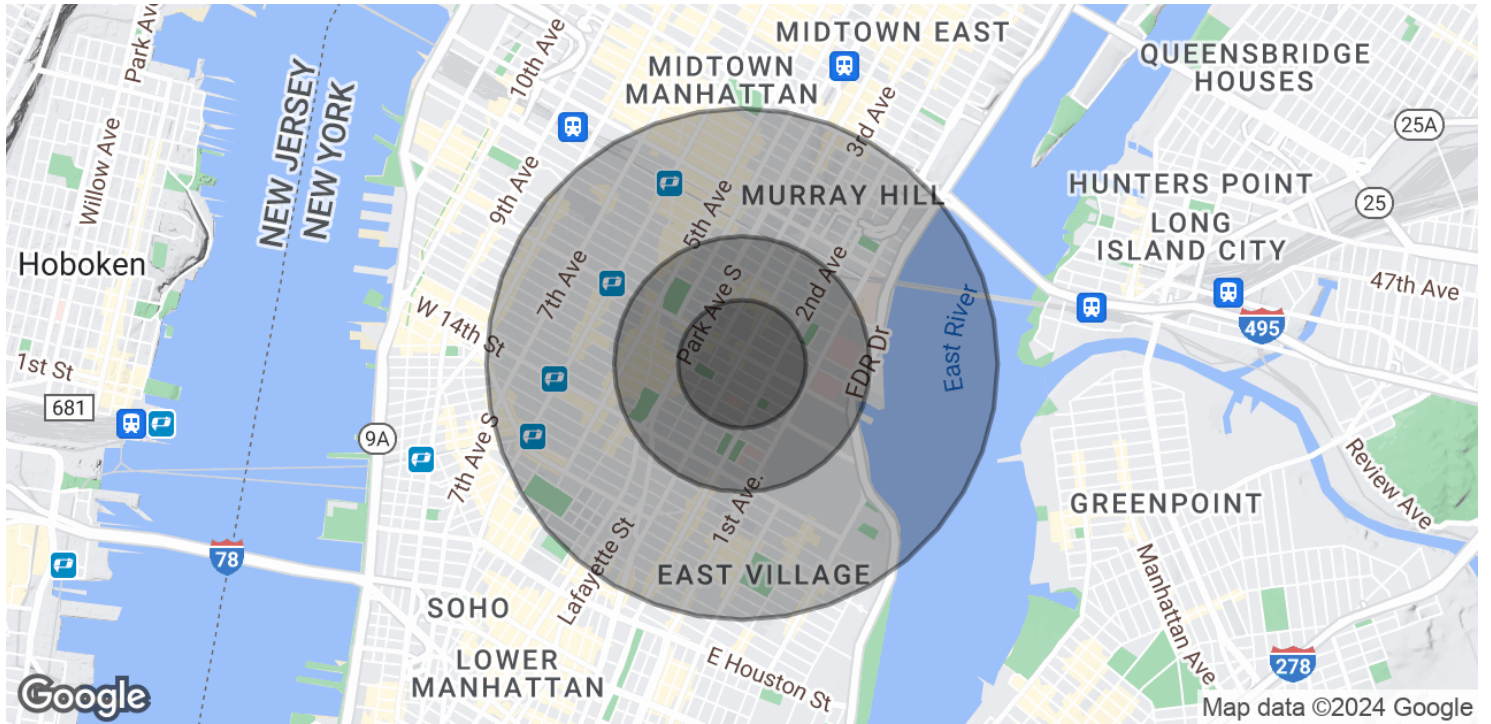


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	24,293	75,481	235,095
Average Age	38.9	36.6	36.6
Average Age (Male)	38.1	36.0	36.5
Average Age (Female)	39.5	37.0	36.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	15,632	44,472	142,379
# of Persons per HH	1.6	1.7	1.7
Average HH Income	\$151,555	\$164,198	\$161,857
Average House Value	\$680,061	\$647,192	\$671,584

* Demographic data derived from 2020 ACS - US Census

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