

2198 3rd Avenue

SW CORNER OF EAST 120th STREET EAST HARLEM

PROPERTY INFORMATION:

SIZE: 2,650 SF Ground Floor

+ Storage Basement

FRONTAGE: 120' Wraparound

CEILING HEIGHT: 12'

ASKING RENT: Upon Request

POSSESSION: 90 Days from Lease Signing

TRANSPORTATION: 6

HIGHLIGHTS:

- Second Floor can be made available for storage
- · High foot traffic area in dense residential neighborhood
- Neighbors include: KFC, Little Rebel, Vivi Bubble Tea, IHop, Milk Bar, Artichoke Pizza, The Winslow, Cutlets, Sincerely Ophelia, Plantshed, Halal Guys, Starbucks, Trader Joe's, Chipotle, Empanada Mama, CVS, Panda Express, Taco Bell, McDonald's, Buffalo Wild Wings Go!

FOR MORE INFORMATION, PLEASE CONTACT:

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BURGER KING Natural Choice Deli

Tropical Grill

Bagel Tree

Kennedy

total by to

DR. MARTIN LUTHER KING JR. BLVD



Smoke Shop and CBD Store & Kratom



Lexington Wine & Liquor

JDI Barbell



Juice



E. 124TH STREET Dallas Chicken & Biscuits

Jimbo's Hamburger

THAI BKK

Teamworkon3



Better Price 99

Maison Atia

Pizza Plus
Taino Fast Way

VIM

Foodtown



E. 120TH STREET



REAL LIFETHEATER MINISTRIES Wimpy's RESTAURANT

NYPD

Jamie's Place



Tasty Deli

Red Star

Il Gnocchi

B&V Jewelry

La Palomá

El Barrio Deli Superette

> boostmobile



Pipo's Thai Super

□ Bank







metro

Real Deal

Jans O&G Party Rentals La Bodeguita Grocery



Maya's Snack Bar Colina Bar Corp Sandy

Agel Sheet Metal



El Nuevo Caridad Milano Pizza Shop

Las Delicias Mexicanas



