



RETAIL SPACE FOR LEASE

223 E 80th St

New York, NY 10075



VIEW ACTIVE LISTING

SPACE HIGHLIGHTS

SPACE		Ground Floor Space
AVAILABLE SPACE	1,948 SF	<p>DESCRIPTION</p> <p>Fully Built-Out Gym Space - 223 E 80th St, New York, NY 10075</p> <p>This 1,948 sqft space on the Upper East Side is perfect for a gym or other flexible uses, requiring minimal work. It features 11' ceilings on the ground floor, 8' ceilings in the lower level, and a private outdoor patio. Located between 2nd and 3rd Avenues, the area boasts heavy foot traffic and easy access to dining, shopping, and public transit (subways 4, 5, 6, Q; buses M101, M102). Available for an NNN lease.</p> <p>HIGHLIGHTS</p> <ul style="list-style-type: none"> • Highlights • Heavy Foot Traffic Area • 1948 SQFT • Ground Floor 1264 sqft • Lower Level 684 sqft • 11' ceilings Ground floor • 8' ceilings lower level • NNN lease • Outdoor patio
PROPERTY TYPE	Retail	
LOCATION	Located on the Upper East Side	
	between Third Ave & Second Ave.	
CEILING HEIGHT		
GROUND FLOOR	11 FT	
LOWER LEVEL	8 FT	
ZONING	R8B	
OCCUPANCY	Vacant	
ASKING PRICE	<p>Rent: \$14,000</p> <p>\$86.24 Price / SQFT</p>	

NEW YORK, NY 10075

22 E 80TH STREET

FLOORPLAN



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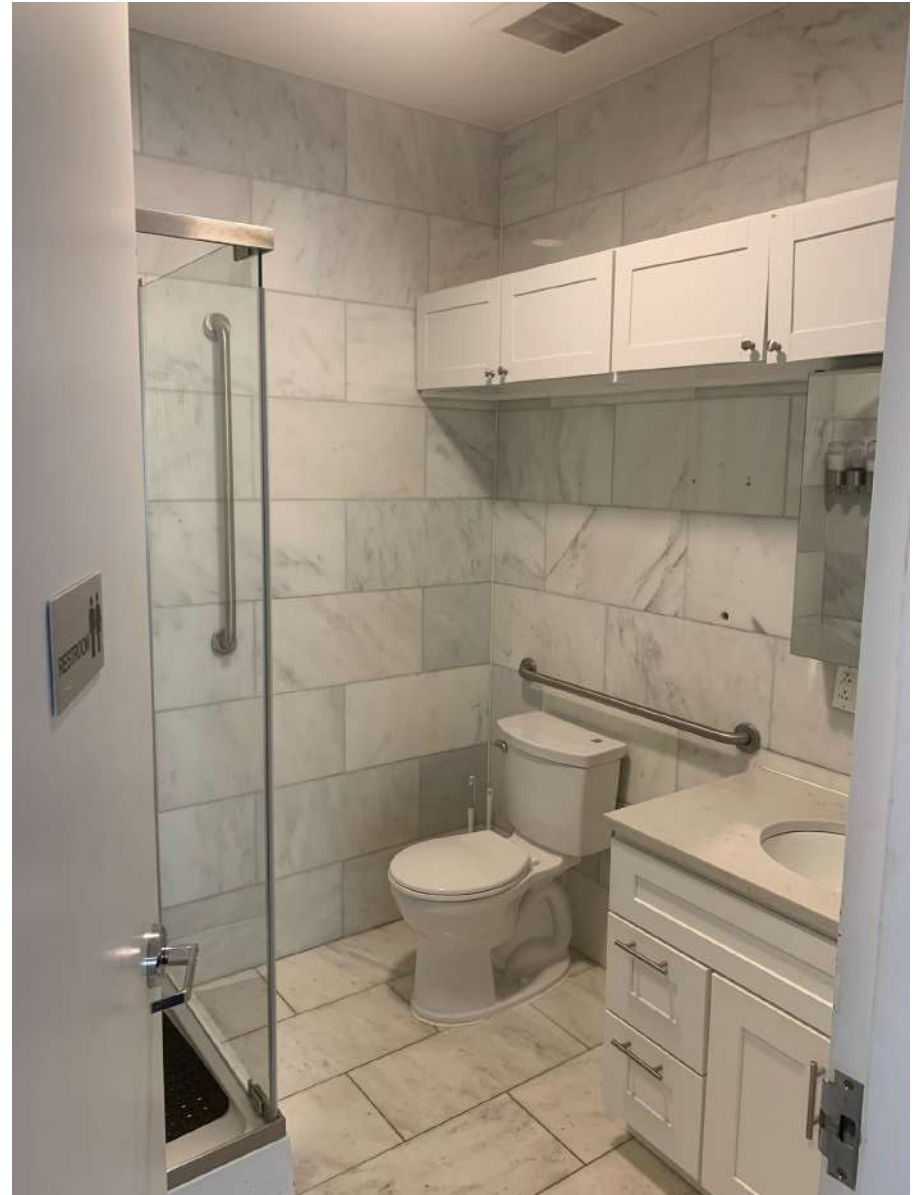
GALLERY



NEW YORK, NY 10075

22 E 80TH STREET

GALLERY



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22 E 80TH STREET

NEIGHBORHOOD DEMOGRAPHICS



204,211

POPULATION (2023)
WITHIN 1-MILE
RADIUS



186,303

POPULATION (2028)
WITHIN 1-MILE
RADIUS



43 Yrs

AVERAGE
POPULATION
AGE



8.8%

PROJECTED
POPULATION
GROWTH '23-'28



\$107,799

AVERAGE HHI
WITHIN 1-MILE
RADIUS



5,864

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$3,3 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- Starbucks
- 787 Coffee
- H&H Bagels
- Flex Mussels
- San Matteo Pizzeria e Cucina
- La Pecora Bianca UES
- Pig Heaven
- Anita La Mamma del Gelato
- Chick-fil-A
- Sojourn
- Luke's Bar & Grill
- Eli's Night Shift
- Tri Dim Shanghai Restaurant and Bar 鼎豐 [UES]
- maman
- Dylan Murphy's
- Osteria Nando
- The Penrose Bar
- Pil Pil
- Sushi Noz
- Pastrami Queen

TRANSPORTATION

- 6 Min Walk at 77 St MTA Subway (4,6 Line) (0.7 km) 4 6
- 7 Min Walk at 86 St (1.1 km)
- 8 Min Walk at 86 St MTA Subway (4,5,6 Line) (1.3 km) 4 5 6
- 9 Min Walk at 72 St (0.8 km)
- 15 Min Walk at 68 St-Hunter College MTA Subway (4,6) (1.3 km) 4 6



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CONTACT



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