

RETAIL FOR LEASE

279 PLEASANT AVENUE

279 PLEASANT AVENUE, NEW YORK, NY 10029



FOR LEASE

KW COMMERCIAL NEW YORK

760 White Plains Rd
Scarsdale, NY 10583



Each Office Independently Owned and Operated

PRESENTED BY:

PAUL MOULINS
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DOMENICK CANALE
Associate Broker
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EXECUTIVE SUMMARY

279 PLEASANT AVENUE



CORNER RETAIL	1000 SF	Position your business at the vibrant intersection of Pleasant Ave & E 115th Street. This sleek 1,000 SF commercial space offers corner frontage, open layout, and a lower level – ideal for office, creative studio, education, or showroom use (no food). Additional 400 SF unit available
INLINE SUITE	400 SF	Key Features: Prominent corner exposure across from Manhattan Center High School One block from FDR Drive & steps from Target, 3 blocks from Costco & Aldi (East River Plaza) High ceilings & flexible open-plan design Lower level perfect for storage, operations, or production.
AVAILABLE SF	\$50 PSF	
LEASE TERM:	5 yrs preferred-Negotiable	
UTILITIES:	Separate Meters	
ZONING:	R7A	



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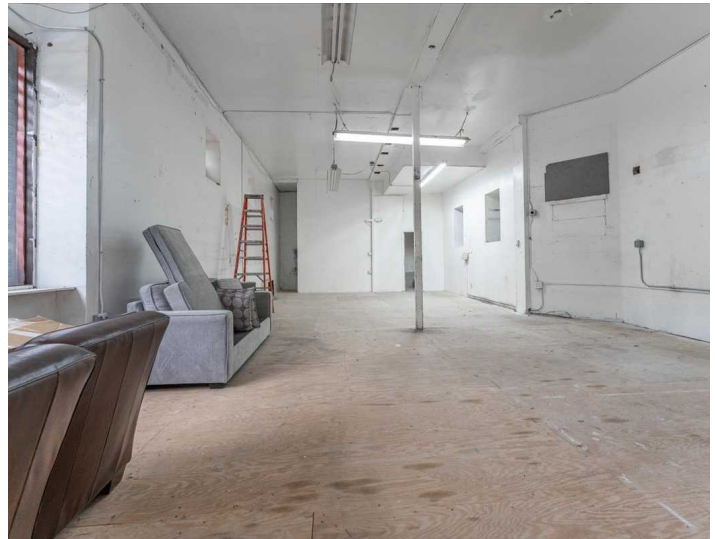
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PROPERTY PHOTOS

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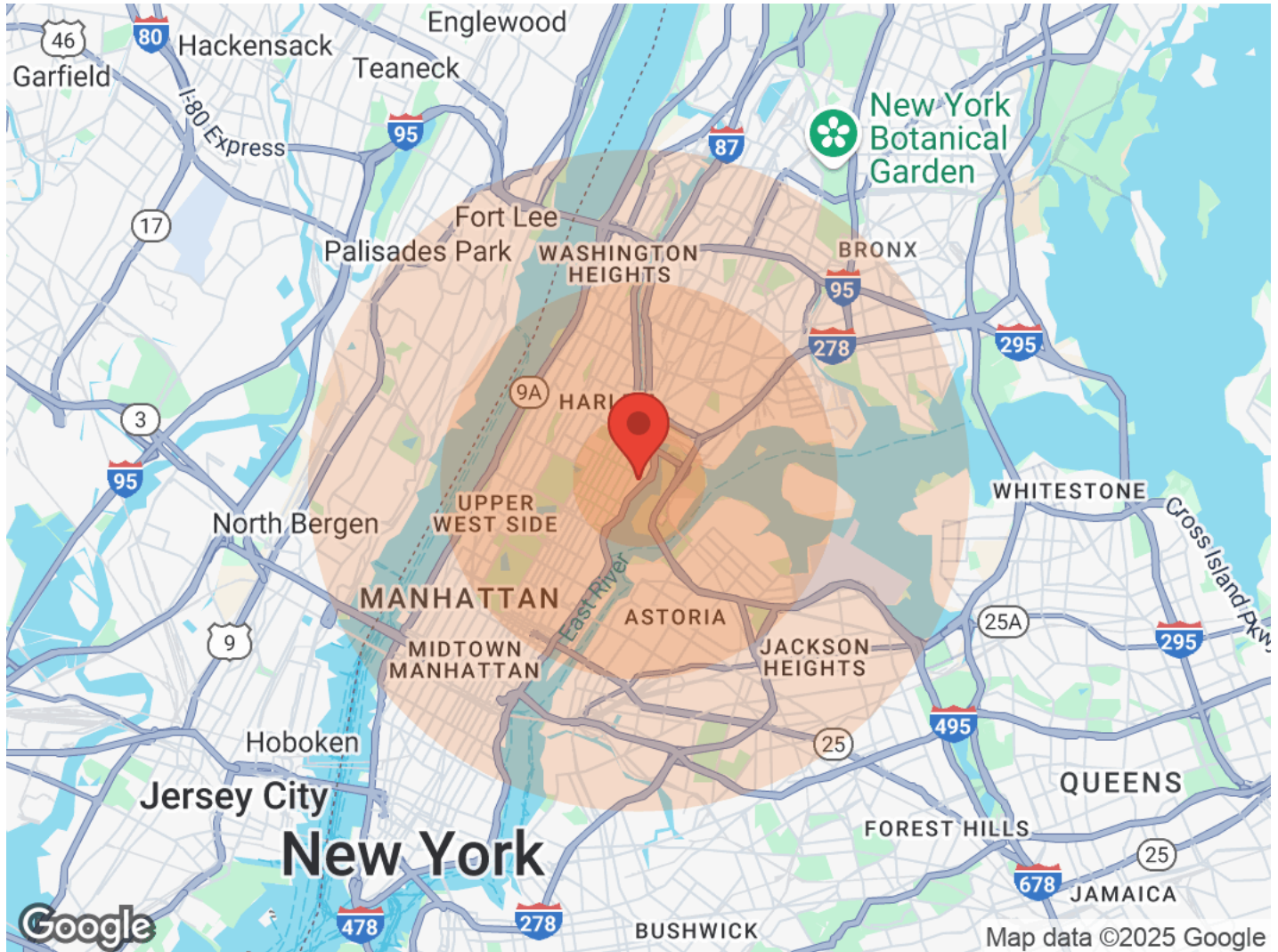
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DEMOGRAPHICS

279 PLEASANT AVENUE, NEW YORK, NY, USA



Population	1 Mile	3 Miles	5 Miles
Male	56,901	609,083	1,449,317
Female	63,111	685,142	1,564,514
Total Population	120,012	1,294,225	3,013,831

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	22,468	218,653	522,704
Ages 15-24	14,811	132,791	318,187
Ages 25-54	52,111	570,347	1,342,225
Ages 55-64	12,803	158,793	365,734
Ages 65+	17,819	213,641	464,981

Race	1 Mile	3 Miles	5 Miles
White	33,799	627,663	1,362,834
Black	42,326	298,445	546,562
Am In/AK Nat	707	6,320	16,791
Hawaiian	11	362	515
Hispanic	65,974	469,622	1,377,688
Multi-Racial	73,300	551,728	1,557,114

Income	1 Mile	3 Miles	5 Miles
Median	\$28,313	\$46,600	\$45,535
< \$15,000	14,234	109,775	227,738
\$15,000-\$24,999	7,032	55,638	130,334
\$25,000-\$34,999	4,989	46,832	113,020
\$35,000-\$49,999	6,278	61,174	143,512
\$50,000-\$74,999	5,847	78,404	185,396
\$75,000-\$99,999	3,499	51,085	119,664
\$100,000-\$149,999	3,087	59,671	129,791
\$150,000-\$199,999	614	28,684	59,313
> \$200,000	1,062	66,858	114,589

Housing	1 Mile	3 Miles	5 Miles
Total Units	46,556	601,914	1,321,703
Occupied	43,685	548,266	1,210,054
Owner Occupied	3,288	116,773	265,430
Renter Occupied	40,397	431,493	944,624
Vacant	2,871	53,648	111,649

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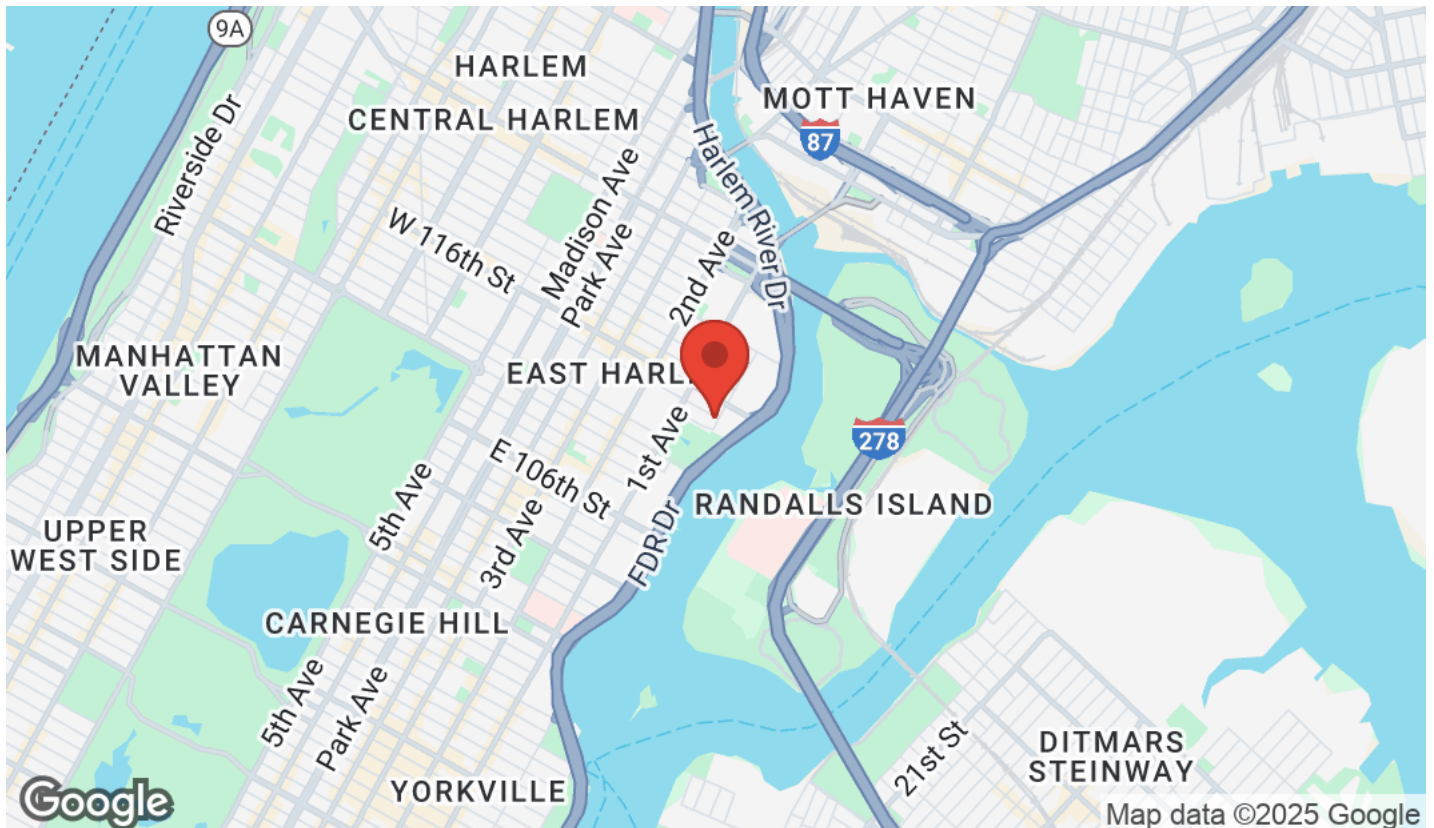
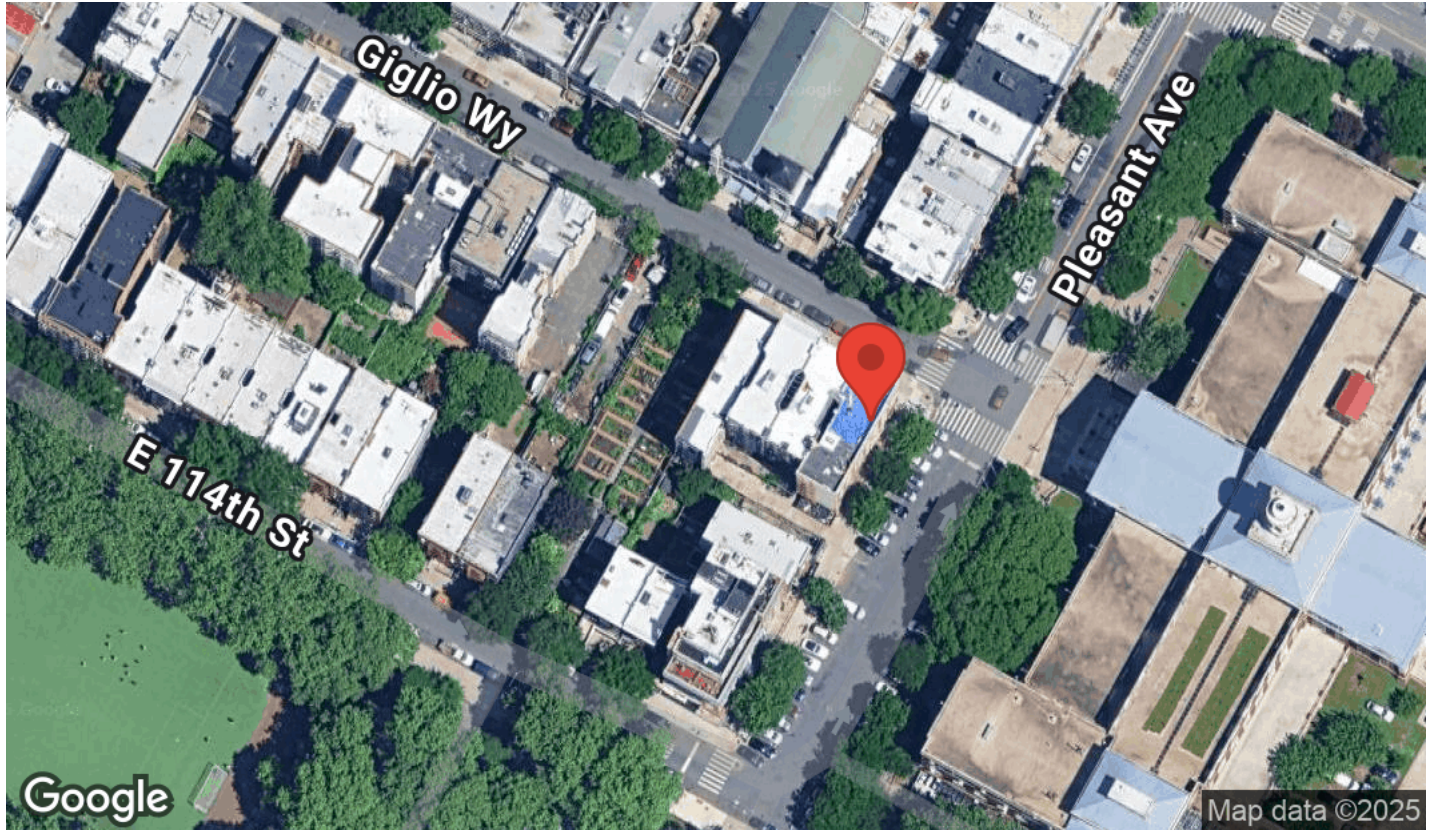
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LOCATION MAPS

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