

**1228 ST.
NICHOLAS AVENUE**

RETAIL SPACE FOR LEASE

WASHINGTON HEIGHTS, NYC



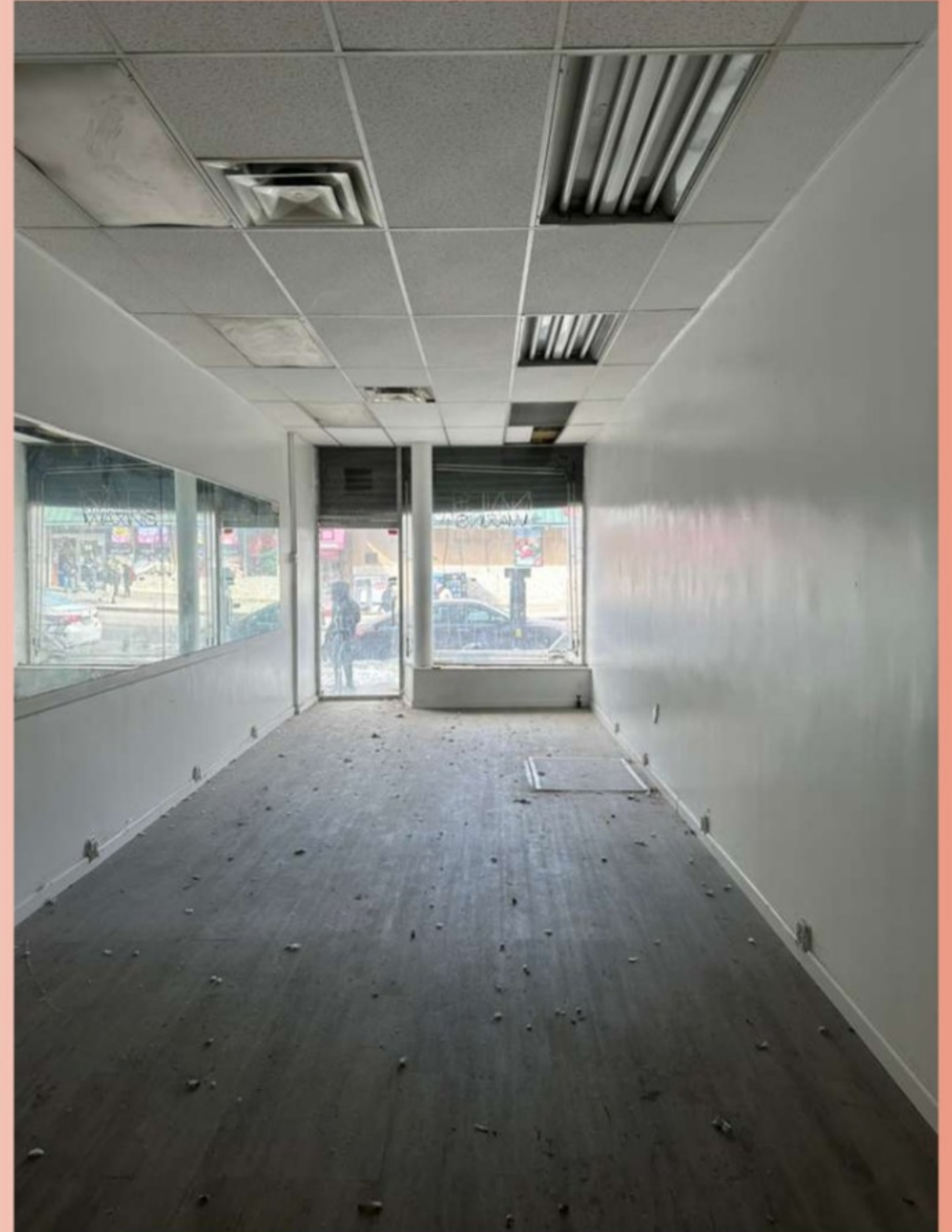
HIGHLIGHTS

- 600 SF Ground Level
- 10 Foot High Ceilings
- Private Bathroom
- Storage Closet
- Basement
- Former Simple Mobile Store
- Strong Daily Foot Traffic From A Dense Residential Base
- Excellent Transit Access Via Nearby A/B/C/D Subway Lines And Bus Routes
- High Visibility Storefronts Along A Well Traveled Commercial Strip
- Great For All Dry Uses

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INQUIRE FOR PRICE



ABOUT THE NEIGHBORHOOD

Located in the heart of Washington Heights, offers a prime opportunity in one of Upper Manhattan’s fastest-growing neighborhoods. With strong foot traffic, excellent transit access, and a vibrant, loyal community, the area is quickly becoming a hotspot for retail and food businesses.

Surrounded by dense residential buildings and new developments, this location is ideal for restaurants, cafés, specialty retail, and service-based concepts looking to grow in an up and coming market.



TRANSPORTATION

Transit/Subway	Walk	Distance
168 Street (A,C Line)	03 mins	0.2 mi
175 Street (A Line)	06 mins	0.3 mi
181 Street (1 Line)	09 mins	0.5 mi
163 Street (A,C Line)	10 mins	0.5 mi
181 Street (A Line)	12 mins	0.6 mi
Commuter Rail	Drive	Distance
Morris Heights Station	07 mins	3.2 mi
Airport	Drive	Distance
LaGuardia	20 mins	9.3 mi
Newark Liberty International	25 mins	20.8 mi



WALK SCORE
98%



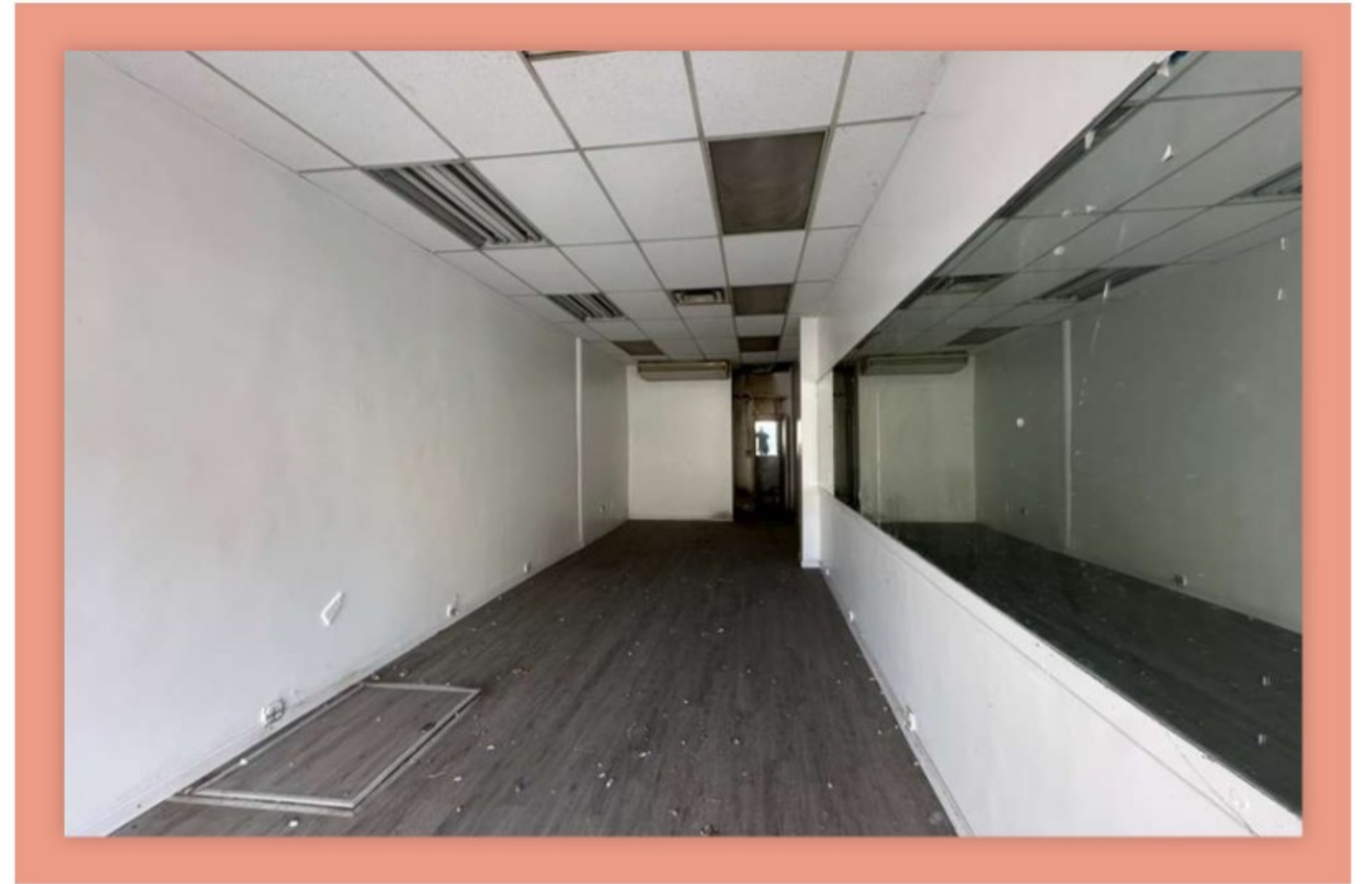
TRANSIT SCORE
100%



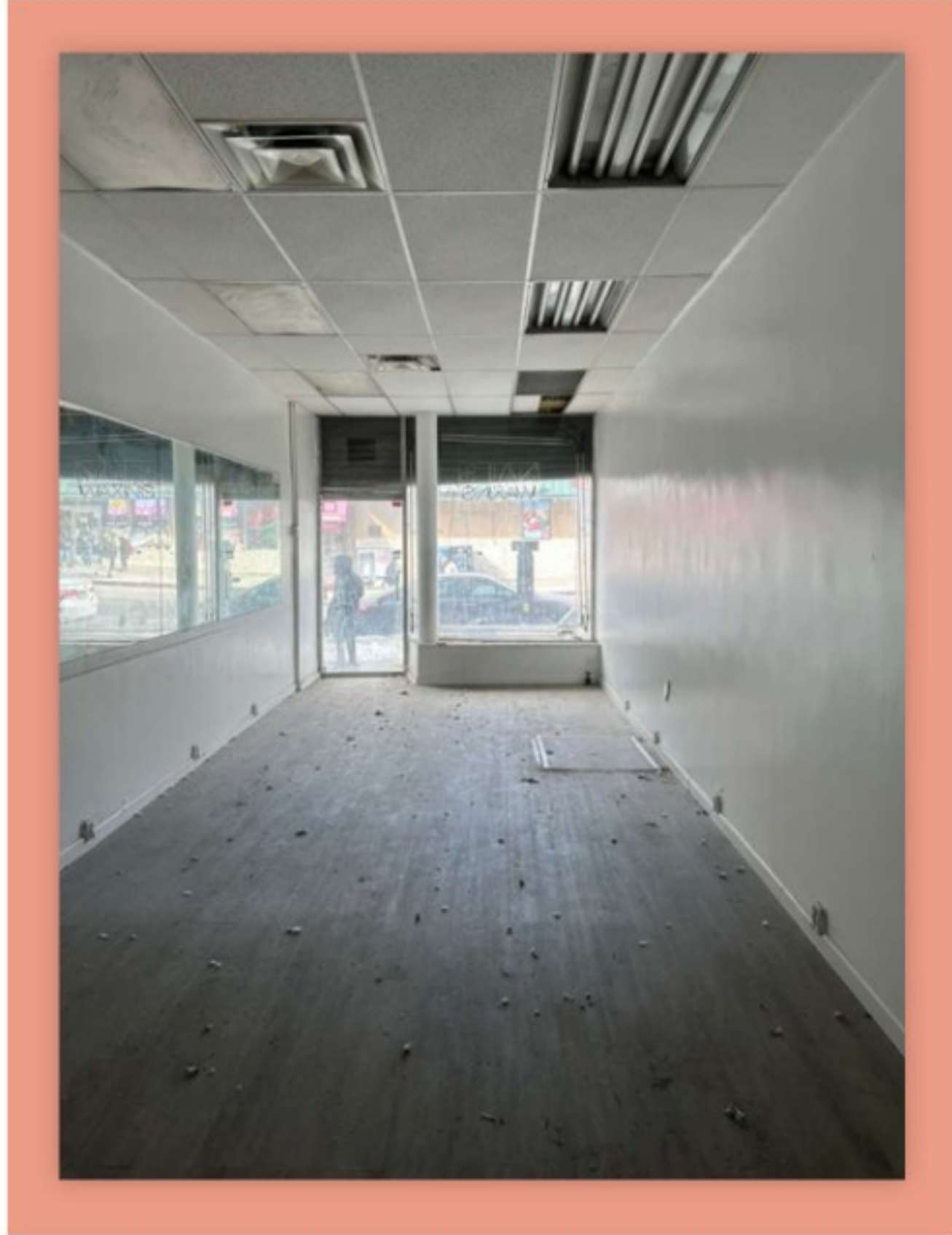
BIKE SCORE
80%

*Loopnet.com

PROPERTY PHOTOS



PROPERTY PHOTOS



1228 ST. NICHOLAS AVENUE

FOR MORE DETAILS CONTACT US

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