

**1277 THIRD AVENUE**  
**LENOX HILL, NYC**  
Between East 73rd & East 74th Street

**RETAIL SPACE FOR LEASE**



# 1277 THIRD AVENUE LENOX HILL, NYC

Between East 73rd & East 74th Street

#### APPROXIMATE SIZE

1,600 SF w/ 1,100 SF Basement

#### ASKING RENT

Upon Request

#### OCCUPANCY

Immediate

#### TERM

Negotiable

#### FRONTAGE

19 ft

#### TRANSPORTATION

4 5 6 F Q M15

#### COMMENTS:

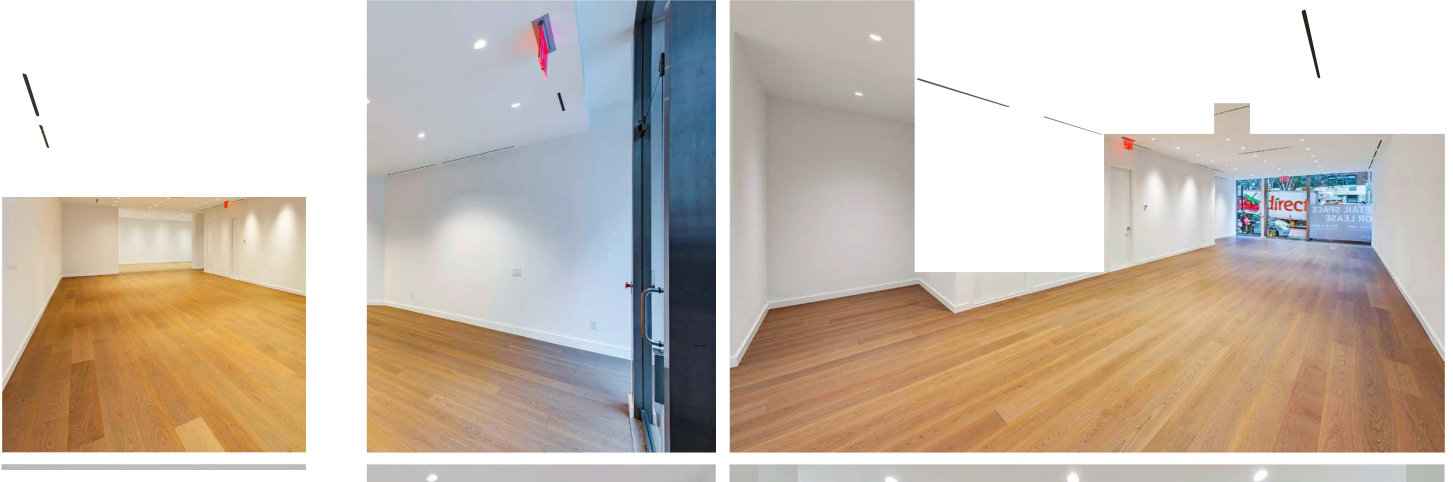
Great Storefront Exposure w/ Flagpole Signage Available  
Prime Upper East Side Location with Great Foot and Driving Traffic  
Dense population with consistent day and night traffic makes the space great for several types of uses  
Adjacent several new luxury developments-The 74 Residences, 200 East 75th Street, 200 East 83rd Street

#### NEIGHBORS:

Blank Street, Breads Bakery, Van Leeuwen Ice Cream, Wells Fargo, Paper Source, Tang's Garden, Andrea Carrano, Andrade Shoe Repair, Tanjore, Art Gallery, JG Melon, Francesca's, Citarella, Bluemercury, EJ's Luncheonette, Nuts Factory, Seamore's UES, 2nd STREET, HSBC

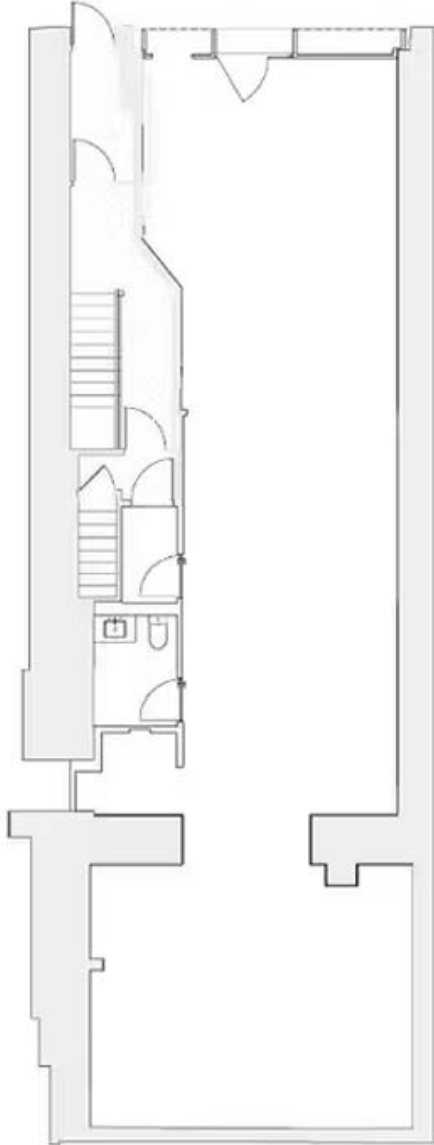


INTERIOR PHOTOS

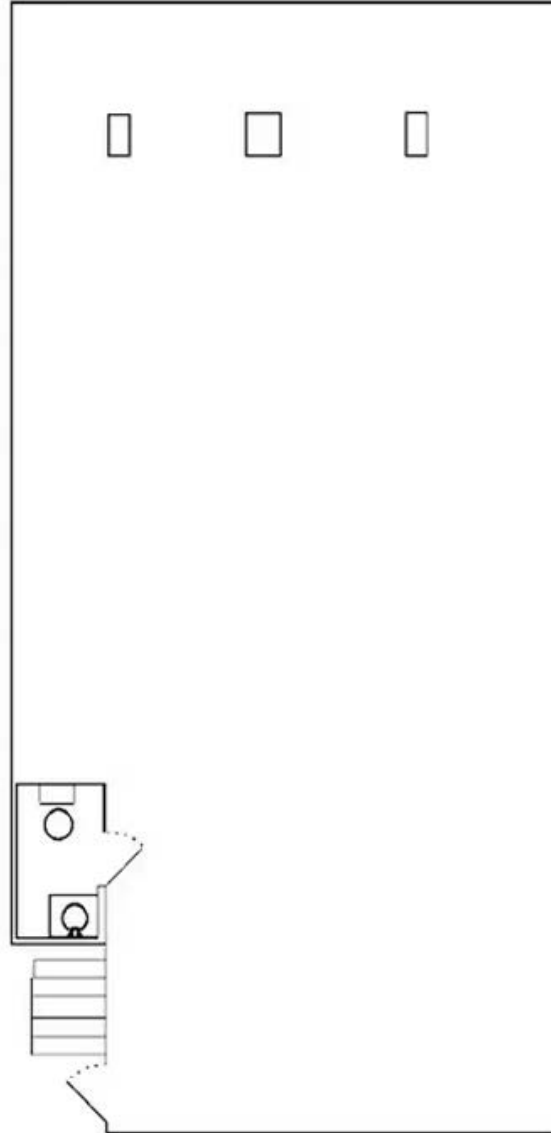


FLOOR PLANS

GROUND FLOOR - 1,677 SF (approx)



BASEMENT - 1,159 SF (approx)



### ABOUT THE AREA

#### UPPER EAST SIDE

1277 Third Avenue in the Upper East Side is an exceptional retail leasing opportunity due to its prime location on a bustling commercial corridor, surrounded by affluent residents with median incomes over \$120,000 and high spending on luxury goods.

The area's proximity to cultural landmarks like Museum Mile, including the Metropolitan Museum of Art and the Guggenheim, ensures a steady flow of affluent locals and international visitors, with pedestrian counts often surpassing 20,000 daily during peak seasons.

This high-visibility stretch of Third Avenue, bolstered by its accessibility via the nearby Q and 6 subway lines and multiple bus routes, offers retailers unparalleled exposure to a discerning clientele with significant purchasing power, evidenced by per capita spending of over \$1,500 annually on apparel, beauty, and wellness.

The site's proven track record with successful fashion and specialty retail, combined with the Upper East Side's low vacancy rates (under 5%) and resilience in economic shifts, makes 1277 Third Avenue an ideal destination for retailers aiming to capitalize on a captive, high-spending market in one of NYC's most coveted neighborhoods.

### NEIGHBORS

