

1621 LEXINGTON AVENUE

RETAIL SPACE FOR LEASE | EAST HARLEM
BETWEEN E 102ND STREET & E 103RD STREET

PRICE REDUCTION



ARYEH VILINSKY
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917-450-9773

BH REALTY

1621 LEXINGTON AVENUE



ADDRESS	1621 Lexington Ave, New York, NY 10029
SUBMARKET	East Harlem
TOTAL SIZE	1,000 SF
STORAGE SPACE	200 SF
FRONTAGE	20 Feet
TERM	Negotiable
POSSESSION	Immediate
ASKING	\$5,000 per month (price reduction)

OFFERING SUMMARY

Discover an exceptional retail opportunity at 1621 Lexington Avenue. This prime space boasts 1,000 square feet of white boxed area, plus an additional 200 SF storage space. With an impressive 20 feet of frontage directly on Lexington Avenue, this East Harlem location offers unparalleled visibility in a high foot traffic area. Convenience is key – steps away from the 6-train and surrounded by bustling activity, this space ensures maximum exposure. Equipped with its own restroom, this ready-to-use space is ideal for establishing your brand in a vibrant and thriving neighborhood. Don't miss the chance to elevate your business in this dynamic and accessible location.

HIGHLIGHTS

- Located in high foot traffic area
- Lexington Avenue exposure
- White boxed space
- Restroom in place
- 200 SF storage space
- Steps away from the 6 Train

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EAST HARLEM ABOUT THE NEIGHBORHOOD

East Harlem, also known as El Barrio or Spanish Harlem, is a neighborhood located in the northeastern part of Manhattan, New York City. It is bounded by the East River to the east, Fifth Avenue to the west, 96th Street to the south, and Harlem River to the north. East Harlem has a rich history and a vibrant cultural identity shaped by its diverse population.

East Harlem is known for its lively atmosphere and cultural institutions. One of the neighborhood's landmarks is the famous Graffiti Hall of Fame, located at 106th Street and Park Avenue, which showcases vibrant street art. There are also several community murals throughout the area that reflect the neighborhood's cultural heritage.

East Harlem's food scene reflects its diverse population, offering a variety of cuisines. The area is known for its delicious Puerto Rican, Mexican, Dominican, and other Latin American eateries. Some popular spots include local bodegas, taquerias, and authentic Latin American restaurants.

In terms of transportation, East Harlem is well-connected to the rest of Manhattan and beyond. It is served by multiple subway lines, including the 4, 5, and 6 trains, which provide easy access to other parts of the city.



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TRANSPORTATION

Transit/Subway	Drive	Walk	Distance
103 Street (4,6 Line) Transit Stop		1 min	0.0 mi
96 Street (4,6 Line) Transit Stop	2 min	7 min	0.3 mi
110 Street (4,6 Line) Transit Stop	2 min	8 min	0.4 mi
116 Street (4,6 Line) Transit Stop	3 min	14 min	0.7 mi
Central Park North (110 Street) (2,3 Line)	4 min	18 min	0.9 mi
Commuter Rail	Drive	Walk	Distance
Harlem-125th Street Station Commuter Rail	4 min		1.3 mi
Yankees-E 153rd Street Station Commuter Rail	7 min		3.1 mi
Airport	Drive	Walk	Distance
La Guardia Airport	15 min		7.4 mi
John F. Kennedy International Airport	28 min		18.4 mi
Newark Liberty International Airport	36 min		20.3 mi

DEMOGRAPHICS

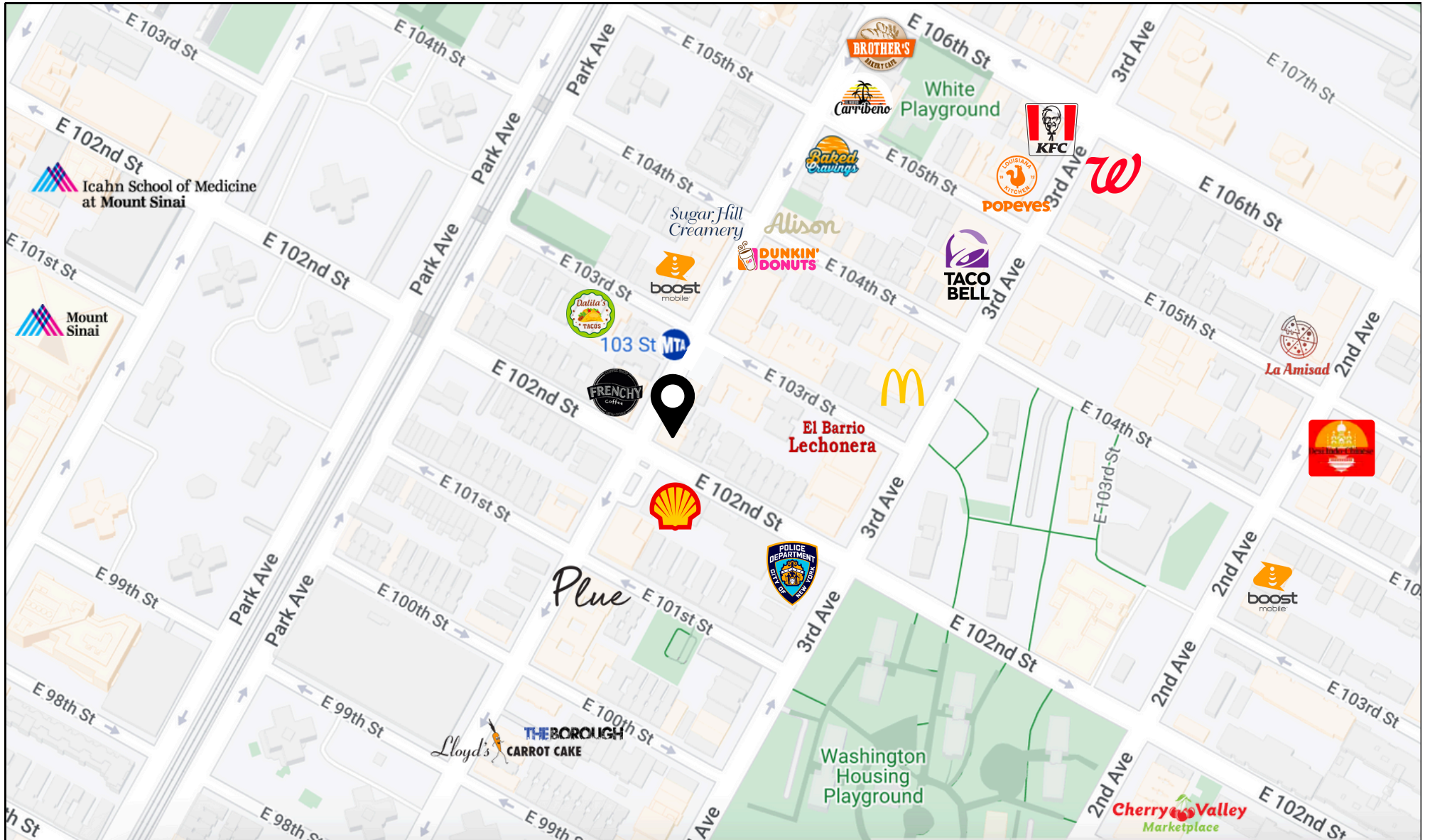
	1 mile	3 miles
POPULATION	200,360	1,230,348
HOUSEHOLDS	91,058	562,370
MEDIAN AGE	39.10	39.90
MEDIAN HH INCOME	\$81,339	\$91,495
DAYTIME EMPLOYEES	71,776	\$91,495

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AREA MAP



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FOR MORE INFORMATION PLEASE CONTACT:



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