



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



**FOR LEASE | COMMUNITY FACILITY SPACE  
11,000 SF | 1920 Amsterdam Ave | Turn Key Daycare Space for Lease**

1920 Amsterdam Ave, New York, NY 10032

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: 11,000 SF

Building Size: 181,111 SF

Lot Size: 29,865 SF

Number of Units: 1

Zoning: R8

### PROPERTY OVERVIEW

Ground: 5,500 SF

Lower level: 5,500 SF

Turn key daycare space

Tremendous sunlight

Equipped with automatic doors, reception desk, kitchen, offices, conference rooms, large open areas, treatment rooms, lab area, a medical wing with exam rooms, medical records room, rehab rooms, PT rooms, storage areas, staff lounges, and more

Outdoor area

Parking is available

### LOCATION OVERVIEW

Located in the Washington Heights neighborhood of Manhattan between W 155th St & W 156th St near the 155th St subway station.

Nearest Transit: A & C trains at 155th St, 1 train at 157th St, and the M100 & Bx6 bus lines.

Nearby tenants include TD Bank, Planet Fitness, Dunkin', T-Mobile, Domino's Pizza, McDonald's, Andy Pharmacy, Semicolon Cafe, Chipotle, Boost Mobile, Taszo Coffee Shop, Apple Bank, and more!

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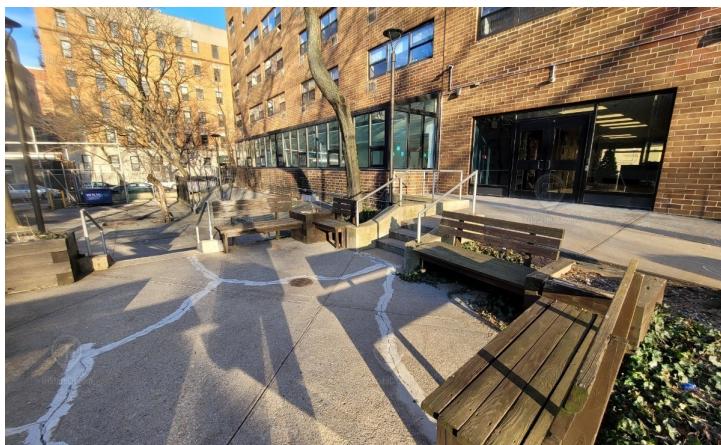


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## Additional Photos - Building



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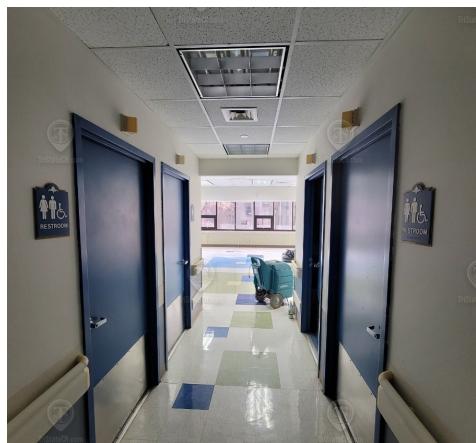
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## Additional Photos - Ground Floor



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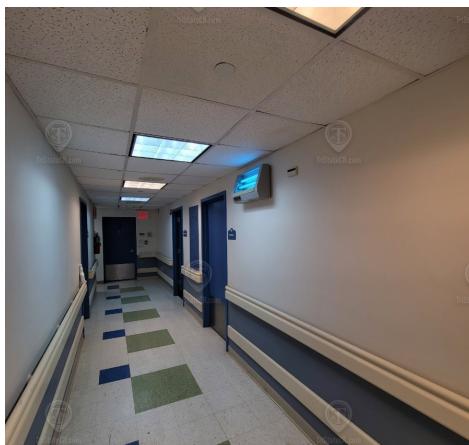
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## Additional Photos - Lower Level



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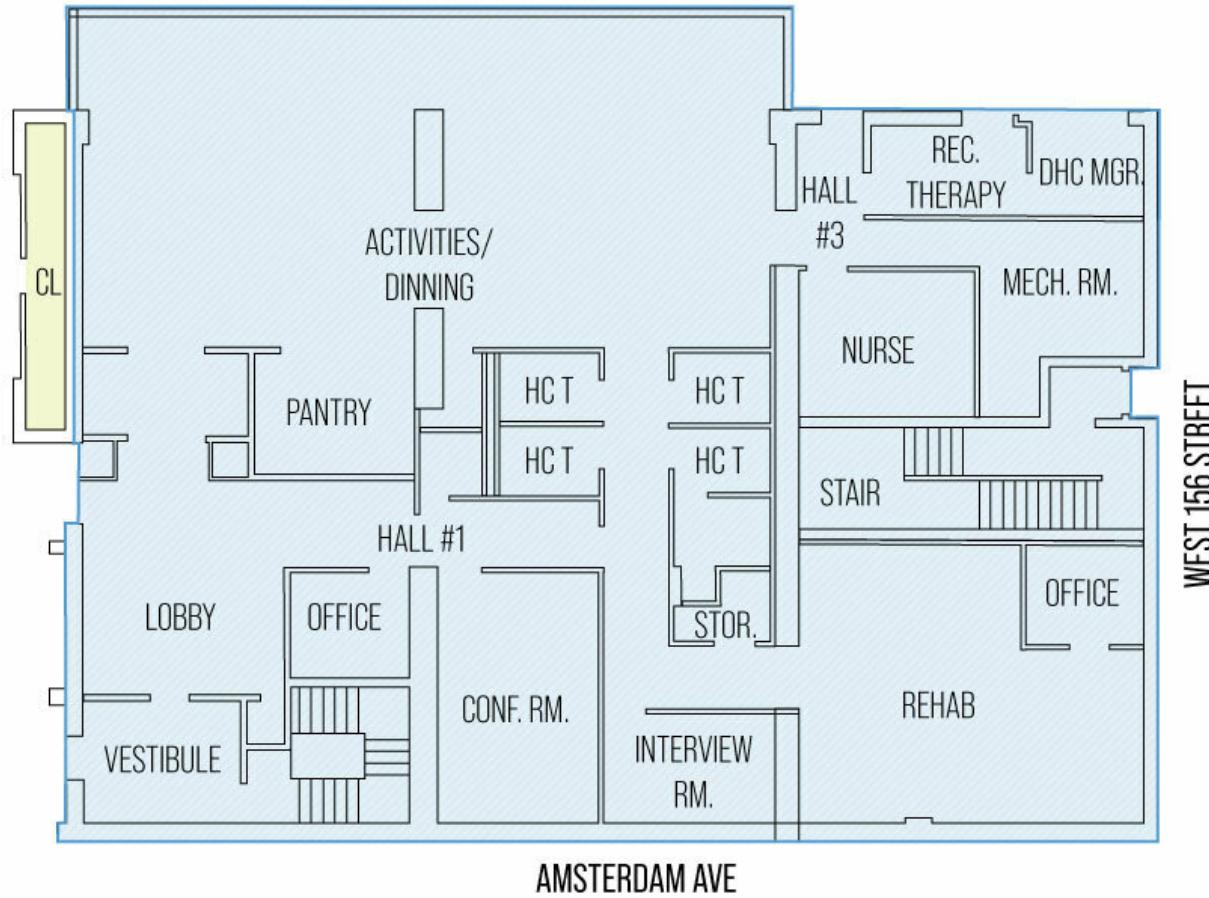


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## Additional Photos - First Floor



# 1920 AMSTERDAM AVE

## FIRST FLOOR - 5,500 SF

All square footage are approximate.

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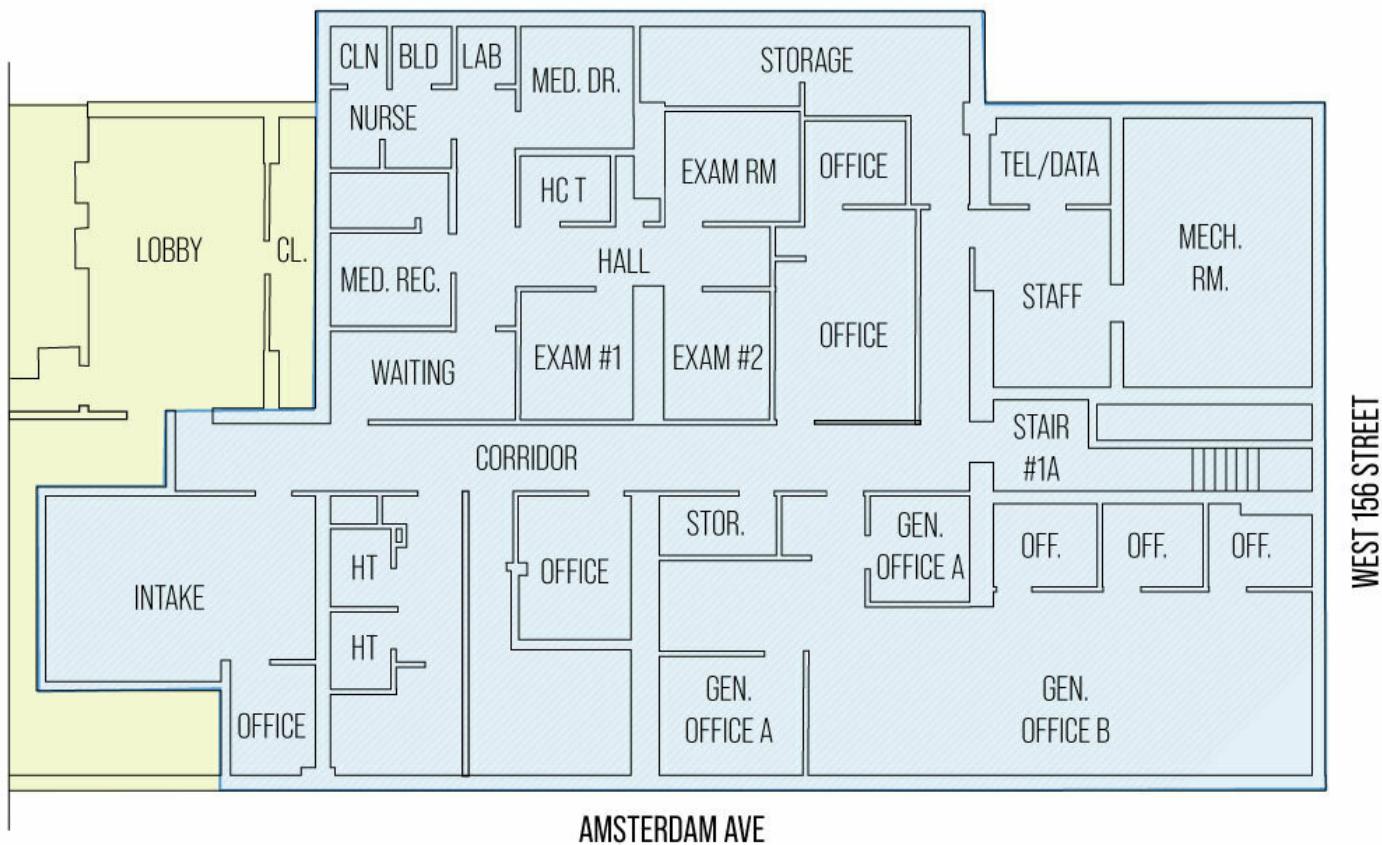


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## Additional Photos - Cellar



## 1920 AMSTERDAM AVE CELLAR - 5,500 SF

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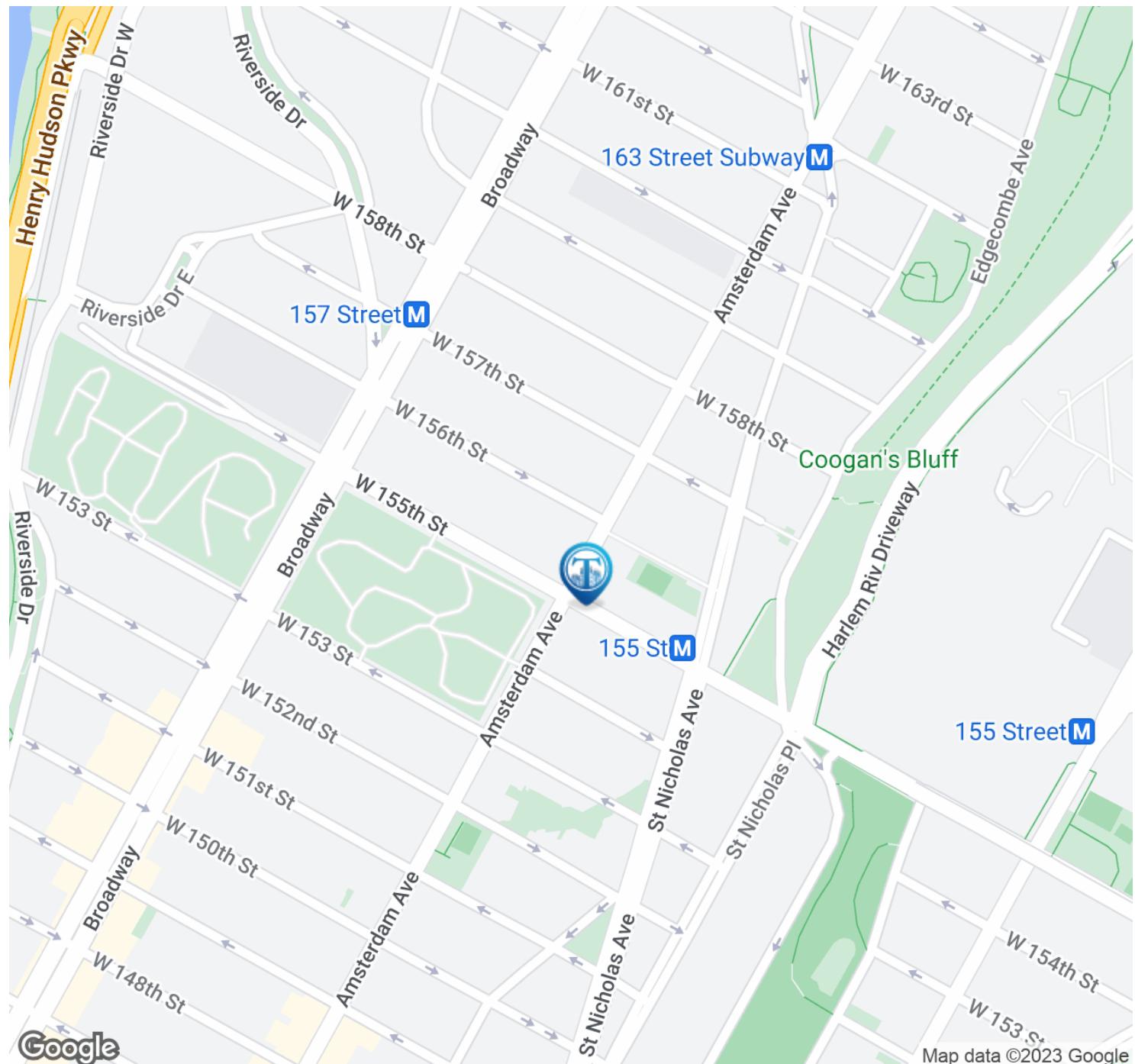


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## Location Map



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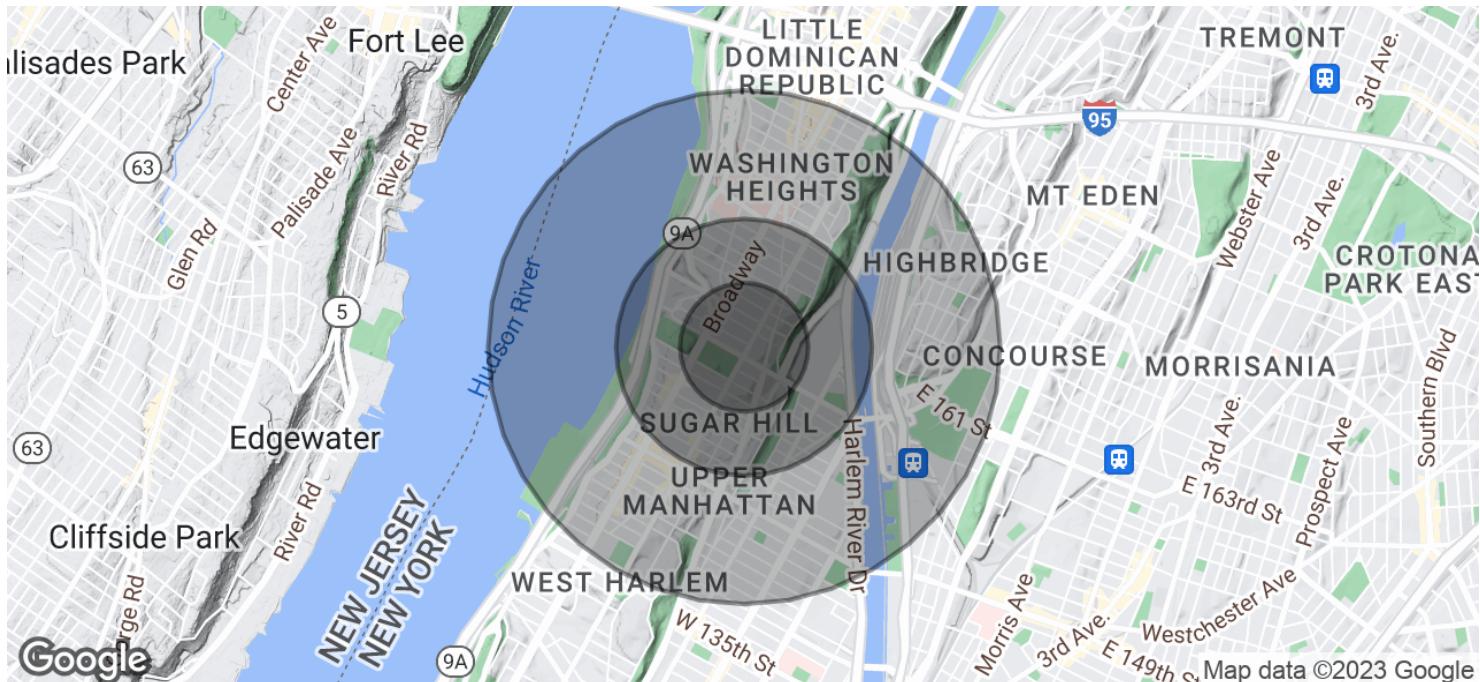
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	20,133	71,956	184,632
Average Age	36.0	36.7	36.2
Average Age (Male)	34.3	35.4	34.3
Average Age (Female)	39.4	38.0	37.7

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	8,257	29,534	75,139
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$62,226	\$64,382	\$66,134
Average House Value	\$179,930	\$256,430	\$230,895

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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