



For Lease

**RIPCO**  
RETAIL LEASING

# Harlem Gateway I and Gateway II

2080-2082 Lexington corner of 125th and 126th Streets  
East Harlem, Manhattan, NY

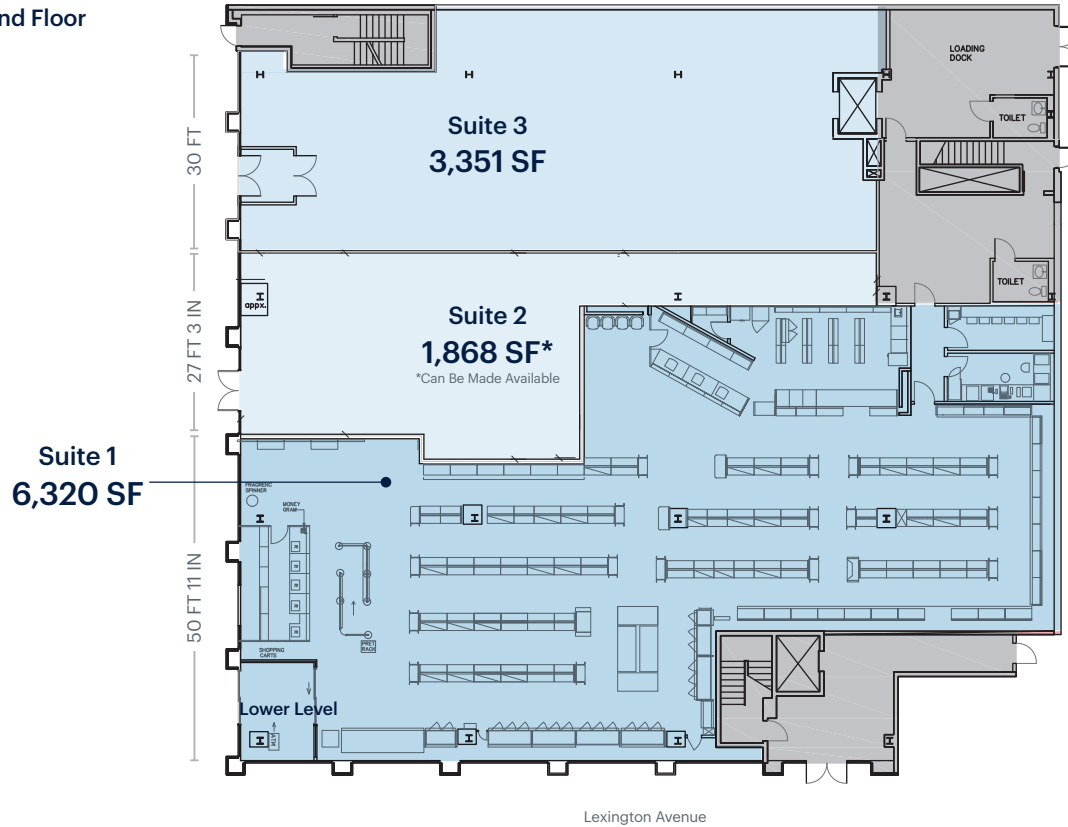
**Up-to 6,320 SF Ground + Second Floors**

Multiple retail spaces available for lease at the 4,5,6 Subway entrance and across the street from the new subway and Second Avenue (Q) Subway Metro North passage phase two extension.

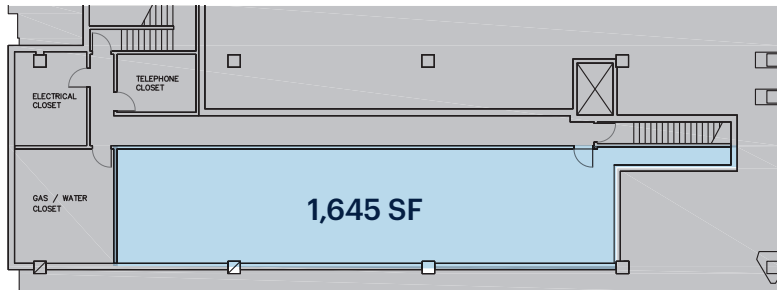
# Space Details

## Gateway I

### Ground Floor



### Cellar (Suite 1)

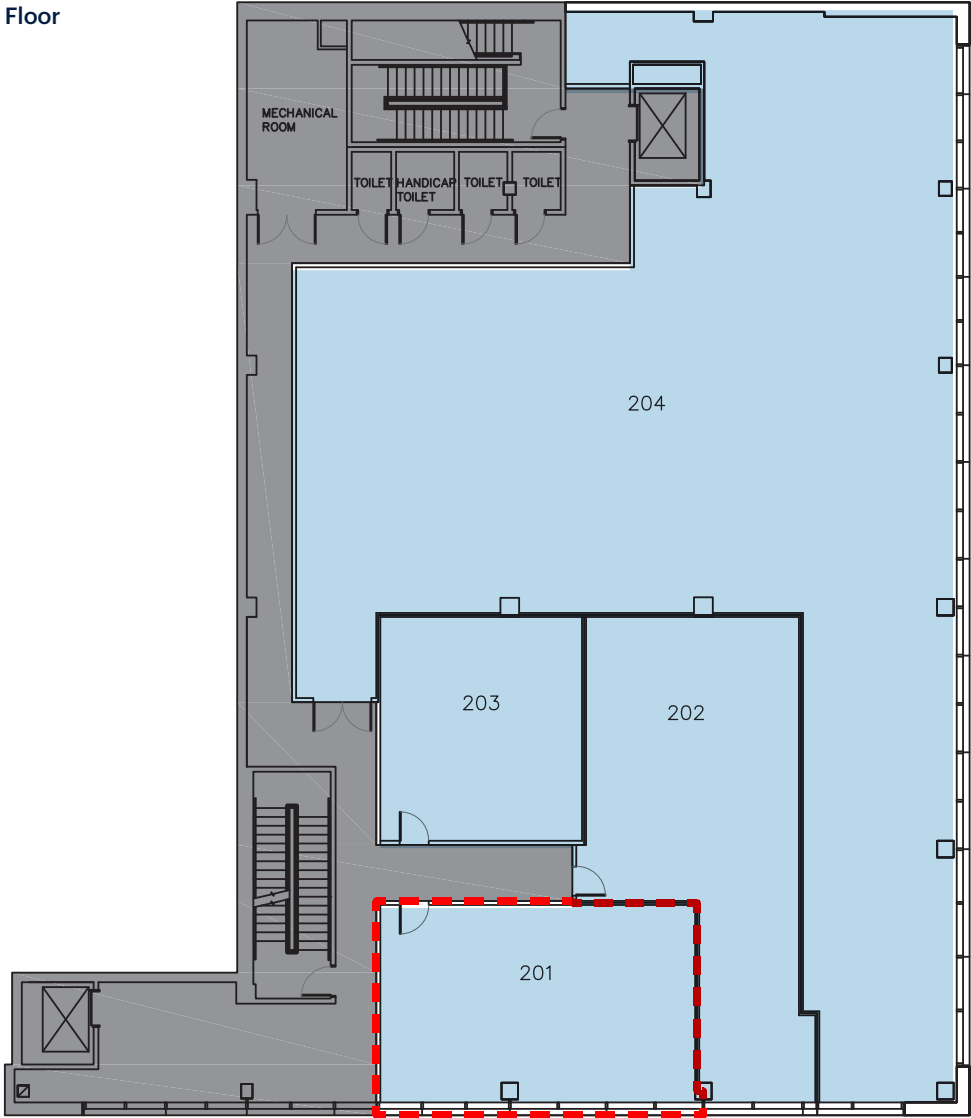


|                       |                                                                                                                                                   |                     |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Location</b>       | Corner of Lexington and 125th Street.                                                                                                             |                     |
| <b>Sizes</b>          | Ground Floor                                                                                                                                      |                     |
|                       | Corner Suite 1                                                                                                                                    | 6,320 SF            |
|                       | -Cellar                                                                                                                                           | 1,645 SF            |
|                       | Suite 2                                                                                                                                           | 1,868 SF*           |
|                       | Suite 3                                                                                                                                           | 3,351 SF            |
|                       | <b>Total</b>                                                                                                                                      | <b>Ground Floor</b> |
|                       | * Can be made available                                                                                                                           | 11,539 SF           |
|                       |                                                                                                                                                   | <b>Lower Level</b>  |
|                       |                                                                                                                                                   | 1,645 SF            |
| <b>Total Frontage</b> | 200 FT wraparound on 125th and Lexington                                                                                                          |                     |
| <b>Rent</b>           | \$65 - \$75 PSF                                                                                                                                   |                     |
| <b>Neighbors</b>      | Food Bazaar, MTA North, Footlocker, Apple Bank, City MD, Jimmy Johns, Taco Bell, Popeyes, Zaro Bakery, Century Medical, Phenix Salons, Chase Bank |                     |
| <b>Comments</b>       | Multiple ground and second floor spaces available for lease at the 4,5,6 Subway entrance.                                                         |                     |
|                       | Over 1,500 new residential units under construction in four major new residential developments.                                                   |                     |
|                       | Across the street from the new subway station and Second Avenue (Q) Subway phase two extension underway with Metro North passage.                 |                     |

# Space Details

Second Floor

Gateway II

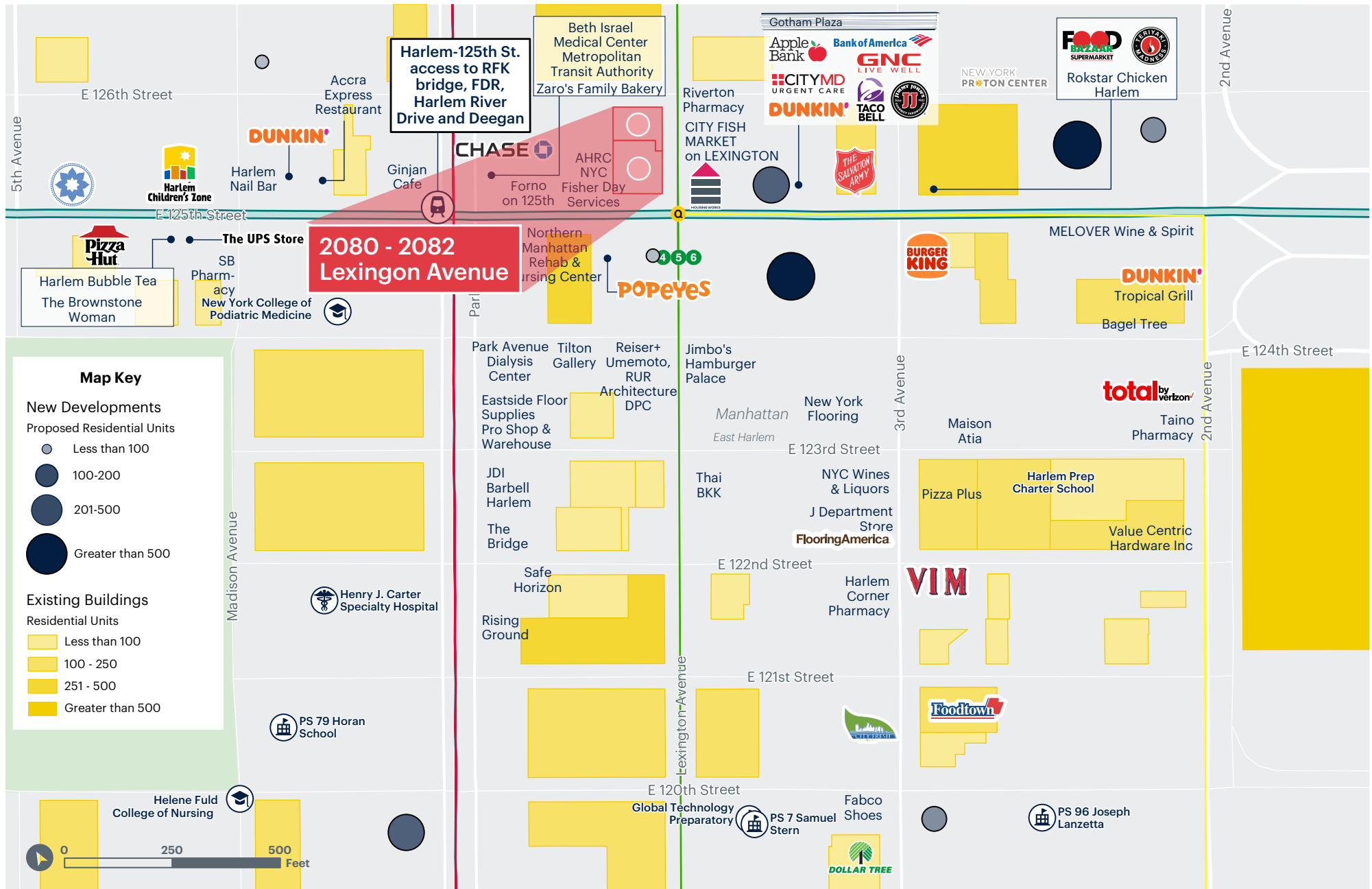


Lexington Avenue

|          |                                                                   |          |
|----------|-------------------------------------------------------------------|----------|
| Sizes    | Ground Floor                                                      |          |
|          | Suite 4                                                           | 4,500 SF |
|          | -Cellar                                                           | 1,000 SF |
|          | Second Floor                                                      |          |
|          | Suite 5                                                           | 1,000 SF |
|          | Suite 6                                                           | 1,000 SF |
|          | Suite 7                                                           | 4,000 SF |
| Frontage | 75 FT on Lexington and 125th Street                               |          |
| Status   | Suite 4 - Formerly IHOP. Some restaurant infrastructure in place. |          |
|          | Suites 5, 6, 7 - Can be renovated to tenant's specifications      |          |
| Rent     | \$35 - \$45 PSF                                                   |          |



# Area Retail





Demographic Radius Ring Map

# Area Demographics

2026 ESRI Summary Report

|                                | .25 miles   | .50 miles   | .75 miles   |
|--------------------------------|-------------|-------------|-------------|
| Total Population               | 12,134      | 48,767      | 115,316     |
| Total Daytime Population       | 17,184      | 49,962      | 110,887     |
| Average Household Income       | \$91,071    | \$93,982    | \$96,816    |
| 2026-31 Population Growth Rate | 0.45%       | 0.07%       | 0.04%       |
| Total Households               | 5,043       | 20,849      | 49,605      |
| Average Home Value             | \$1,028,964 | \$1,113,099 | \$1,099,789 |

# Consumer Spending

|                          | .25 miles     | .50 miles     | .75 miles     |
|--------------------------|---------------|---------------|---------------|
| Apparel & Services       | \$11,422,682  | \$47,872,982  | \$117,213,382 |
| Furniture                | \$2,999,815   | \$12,751,839  | \$31,413,856  |
| Entertainment            | \$15,047,597  | \$64,335,362  | \$158,032,122 |
| Total Retail Goods       | \$115,005,588 | \$490,631,952 | \$1.2 B       |
| Dining-Out               | \$17,891,639  | \$76,027,560  | \$185,965,948 |
| Total Budget Expenditure | \$397.7 M     | \$1.6 B       | \$4.1 B       |

# Transportation

2025 Ridership Report

|              | Annual    | Weekday | Weekend |
|--------------|-----------|---------|---------|
| 125th Street | 5,788,214 | 18,310  | 20,684  |
| 4 5 6        |           |         |         |