



1884 **THIRD AVENUE**

NATIONAL TENANT OPPORTUNITY | 1,475 SF VENTED QSR | HIGH-DENSITY RESIDENTIAL NEIGHBORHOOD

1884 Third Avenue

Between East 104th & 105th Streets



Available

Ground (corner): 1,475 sf
Basement: 1,100 sf

Frontage: 22' along 3rd Avenue
72' along East 104th Street

Possession: Q1 2025
Rent: Upon Request

Comments

- Currently Taco Bell – Vented 2nd Gen space — all uses considered
- Accessible via 103rd Street **6** subway station and **B63** bus along 5th Avenue
- Join other national brands including Burger King, McDonald’s, T-Mobile, Popeyes Louisiana Kitchen, Cada Empanada, KFC, Duane Reade, Foot Locker, Fine Fare Supermarkets, Dunkin’

By the Numbers

Retail Businesses
680
1 Mile Radius

Households
84,007
2024 - 1 Mile Radius

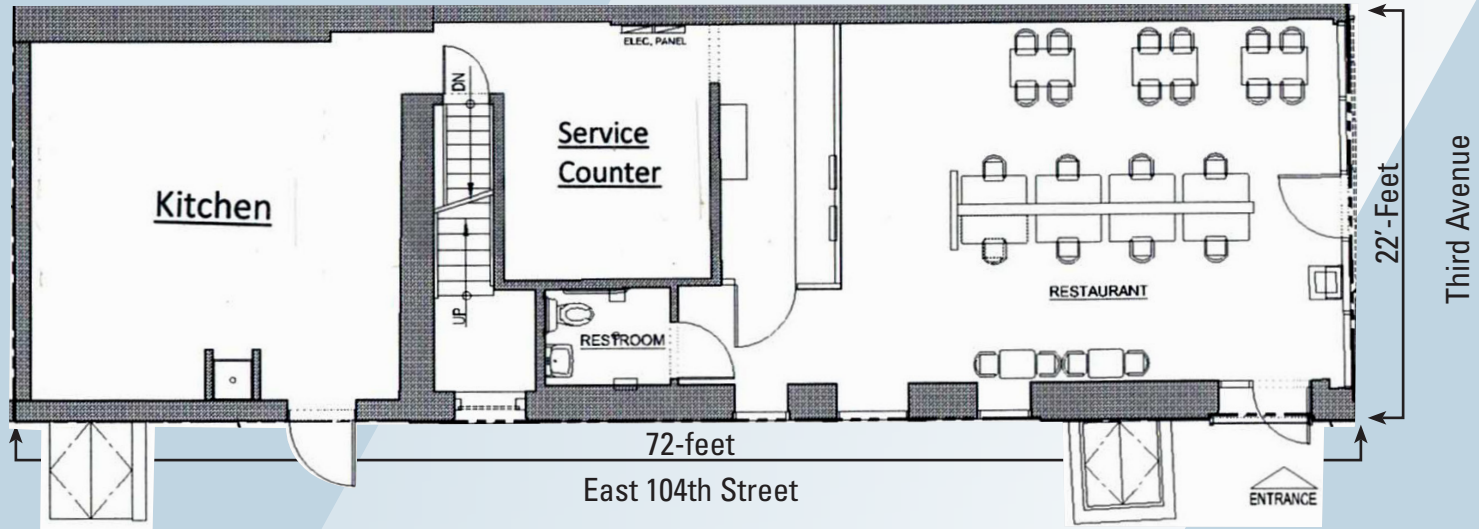
Household Income
\$103,129
2023 Average

Subway Ridership
2,601,308
2023 Annual - 103rd Street Station

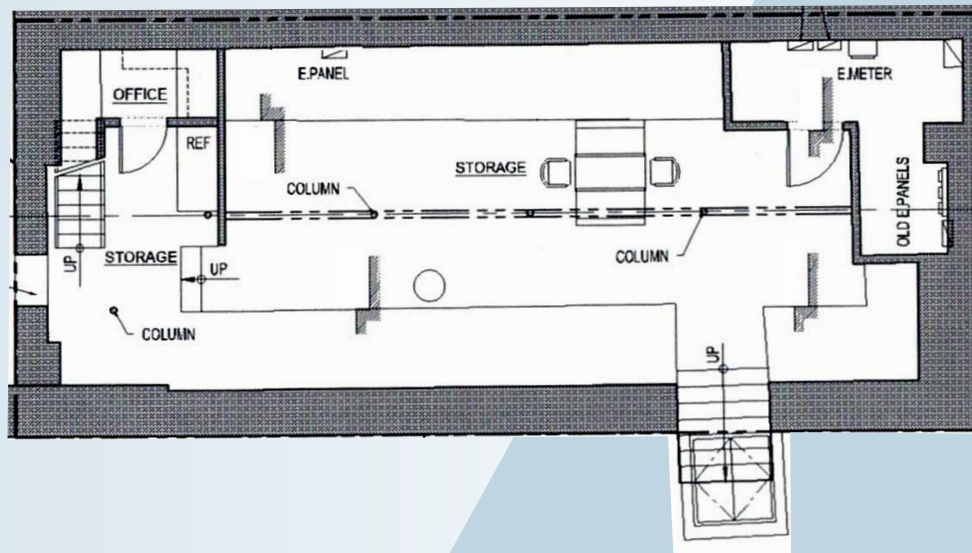
All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.

Floor Plan

Ground: 1,475 sf



Basement: 1,100 sf



Area Map



RETAIL

1. Popeyes Louisiana Kitchen
2. Pizza Hut
3. Snipes
4. Fine Fare Supermarkets
5. Burger King
6. **SITE - 1884 Third Avenue**

7. KFC
8. Chase Bank
9. Duane Reade Pharmacy
10. Twins Cellular
11. Tom Dick & Harry Sneakers
12. Ponce Bank
13. Regine Fashion
14. Jack American Outlet
15. Bakery on 3rd Café
16. McDonalds

17. CareMax
18. Foot Locker
19. T-Mobile
20. Dunkin'
21. Subway
22. Cada Empanadas

Hospitals/Schools

1. Mount Sinai Medical Center
2. Harlem Prep Middle School
3. Public School 72
4. Tag Young Scholars School
5. The Bilingual Bicultural School
6. East Harlem Tutorial Prep
7. East Harlem Scholars Academy H.S.



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