

2005 THIRD AVENUE

BETWEEN 110TH & 111TH STREETS | EAST HARLEM



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PROPERTY HIGHLIGHTS:

- Impressive ground floor retail space with cellar
- Gas and venting (Black Iron Duct) accessible to all retail spaces
- See page three for proposed divisions
- Electrical service: 600A per retail space
- Neighboring tenants include: *McDonald's, Burger King, USPS, Rainbow, Chase Bank, Papa John's, Gamestop, Duane Reade, Success Academy Charter School, Wendy's, Esperanza Preparatory Academy, Tag Young Scholars School, Luis Munoz Rivera School*

SIZE:

Ground Floor: Up to 12,000 SF (divisible)
Basement: Basement space to each unit

FRONTAGE: Over 300' wraparound

CEILING HEIGHT: 21'

POSSESSION: Q1 2026

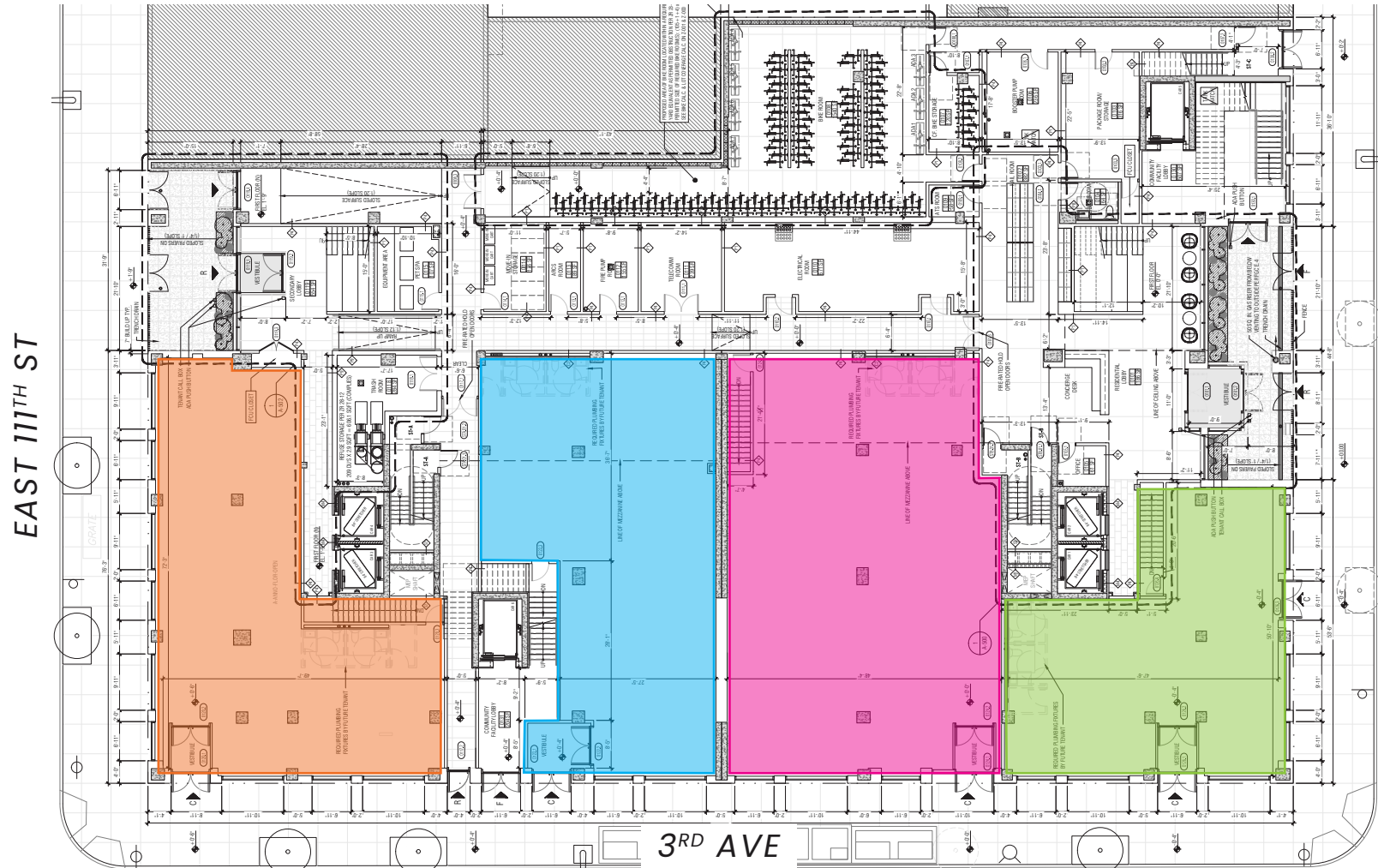
ASKING RENT: Upon Request

TRANSPORTATION: 6



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GROUND FLOOR (PROPOSED DIVISIONS)



Space D

Ground Floor: 2,795 SF
Basement: 2,686 SF

Space C

Ground Floor: 2,830 SF
Basement: 2,961 SF

Space B

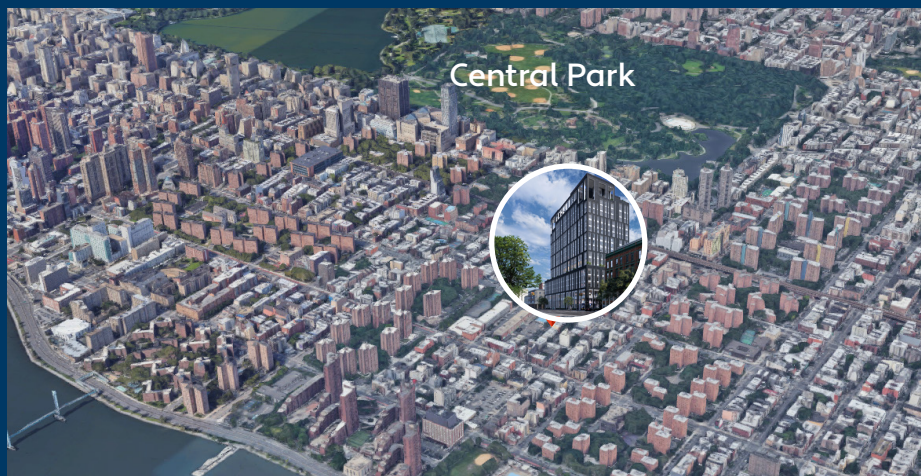
Ground Floor: 3,653 SF
Basement: 3,513 SF

Space A

Ground Floor: 2,213 SF
Basement: 2,059 SF

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AREA DEMOGRAPHICS (1 MILE RADIUS)



Central Park



TOTAL
POPULATION:
179,913



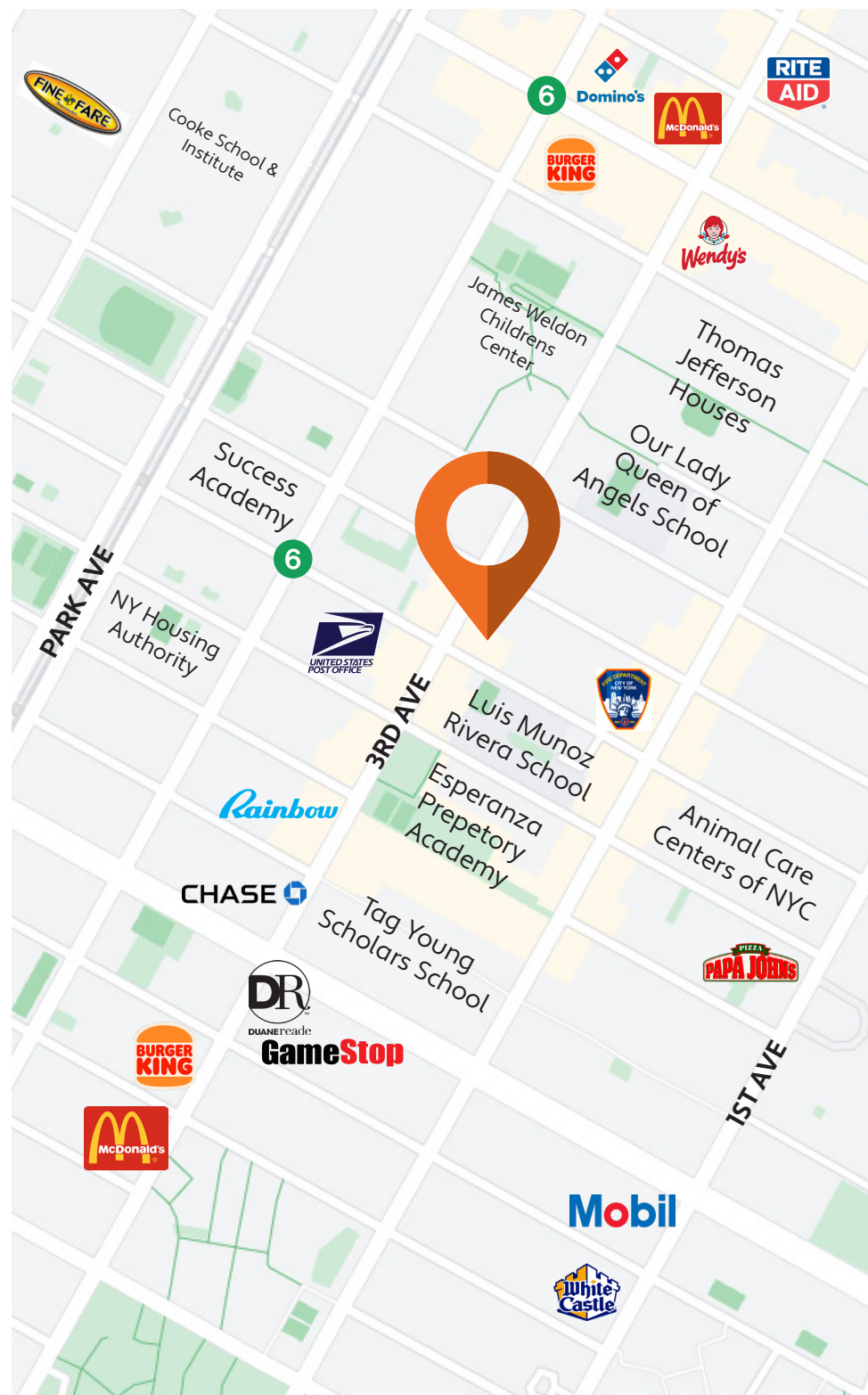
NUMBER OF
HOUSEHOLDS:
69,762



AVG. HOUSEHOLD
INCOME:
\$90,702



TOTAL CONSUMER
SPENDING:
\$1,728,274,624



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EXTERIOR RENDERS



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FOR MORE INFORMATION,
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