

2005 THIRD AVENUE

BETWEEN 110TH & 111TH STREETS | EAST HARLEM



2005 THIRD AVENUE

PROPERTY HIGHLIGHTS:

- Phenominal 2nd floor space with two outdoor patios
- 2nd floor is accessible via two entrances on the ground floor
- Electrical service: 600A per retail space
- Situated within a 209 unit building
- 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: 17,250 SF Total

FRONTAGE: Over 300' wraparound

CEILING HEIGHT: Ground Floor: 21'
Second Floor: 12'

POSSESSION: Q1 2026

ASKING RENT: Upon Request

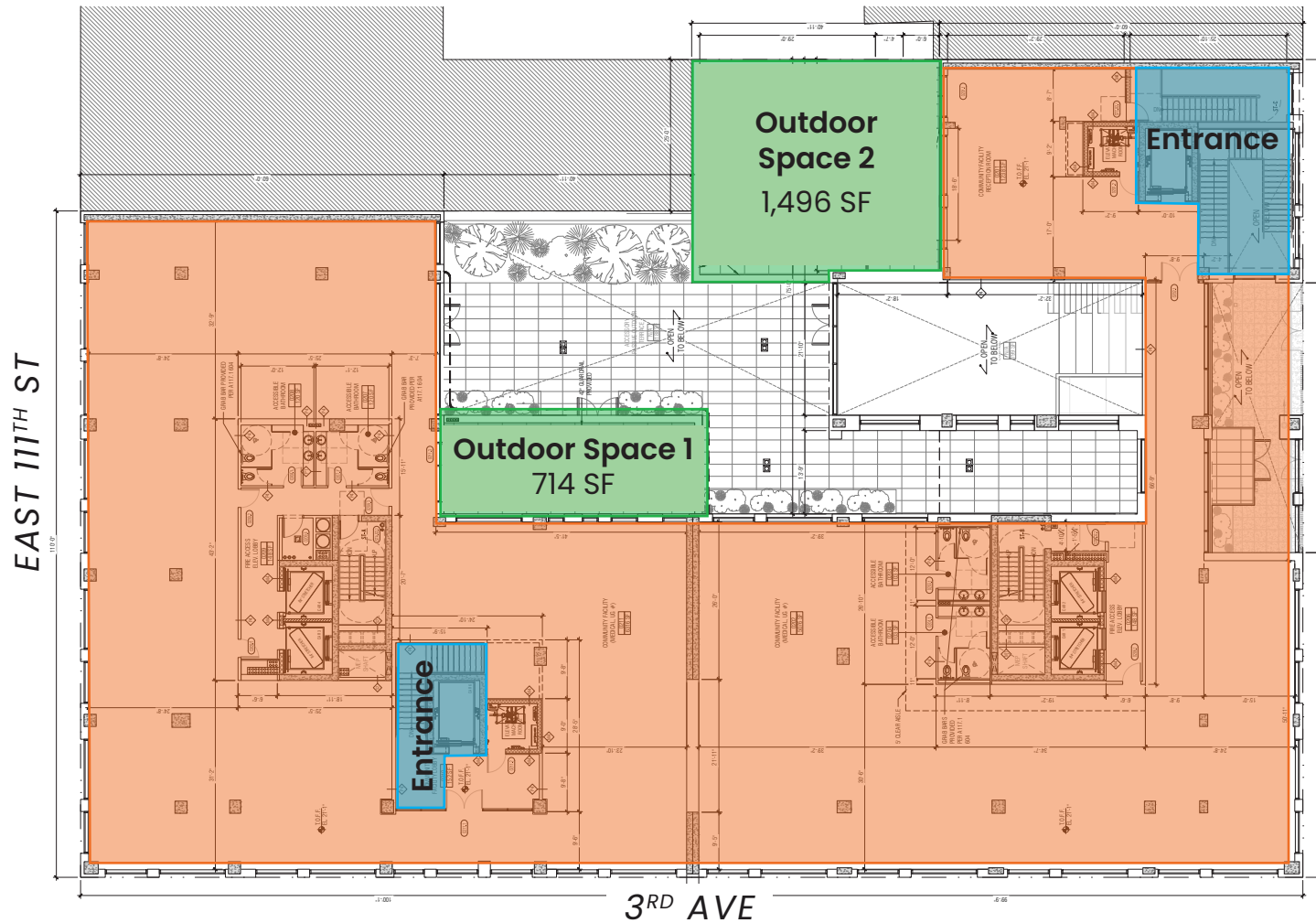
TRANSPORTATION:

6



2005 THIRD AVENUE

SECOND FLOOR

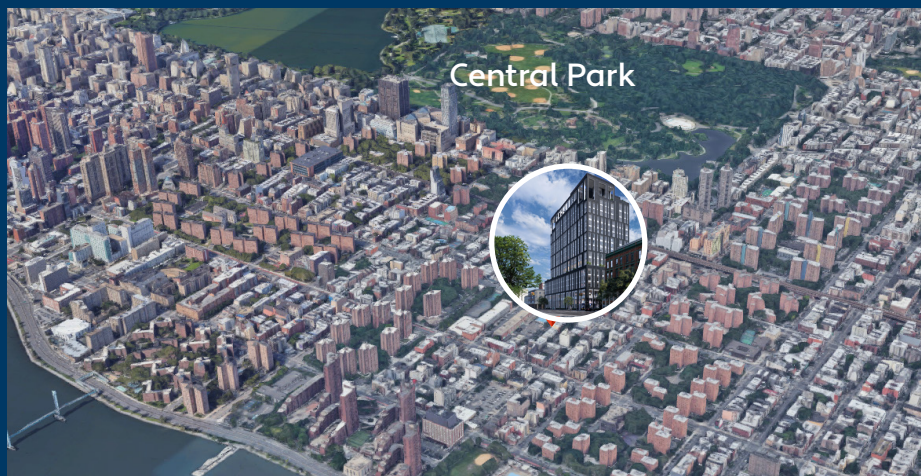


Second Floor
(community facility)
17,250 SF (APPROX.)

Second Floor
(outdoor spaces)
2,210 SF (APPROX.)

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AREA DEMOGRAPHICS (1 MILE RADIUS)



Central Park



TOTAL
POPULATION:
179,913



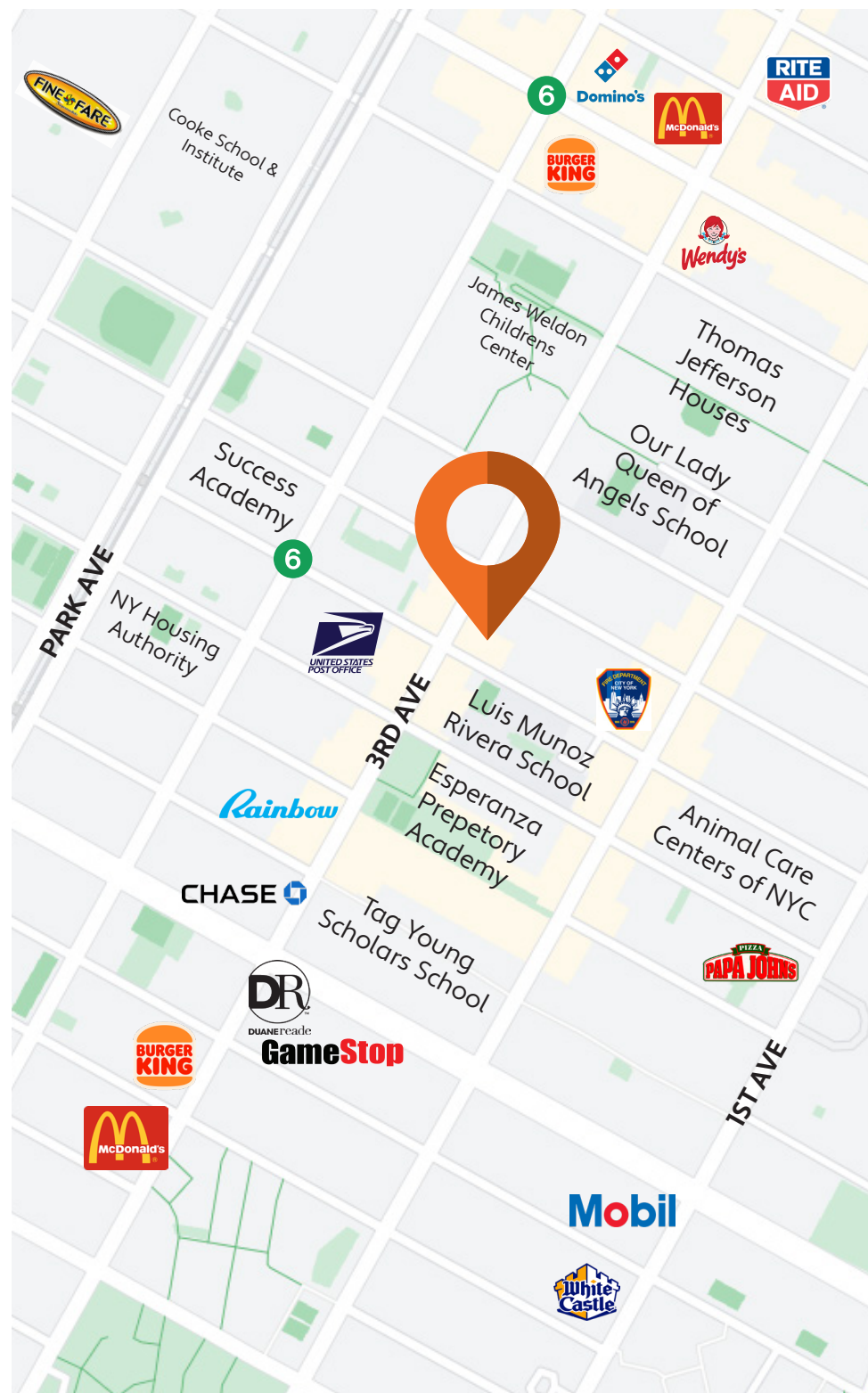
NUMBER OF
HOUSEHOLDS:
69,762



AVG. HOUSEHOLD
INCOME:
\$90,702



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



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EXTERIOR RENDERS



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Corner View

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FOR MORE INFORMATION,
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