536 RSF CORNER SPACE & 2,250 RSF RETAIL SPACES FOR LEASE



SPACE A 536 RSF

ADA Bathroom

New HVAC

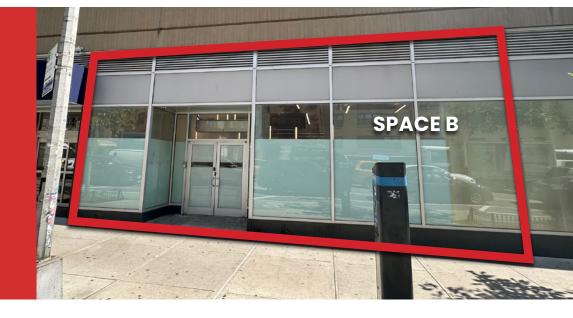
Incredible Frontage

on Second Ave

Asking Rent: \$6,500/Month

SPACE B 2,250 RSF

2 ADA Bathrooms + HVAC Asking Rent: \$12,500/Month



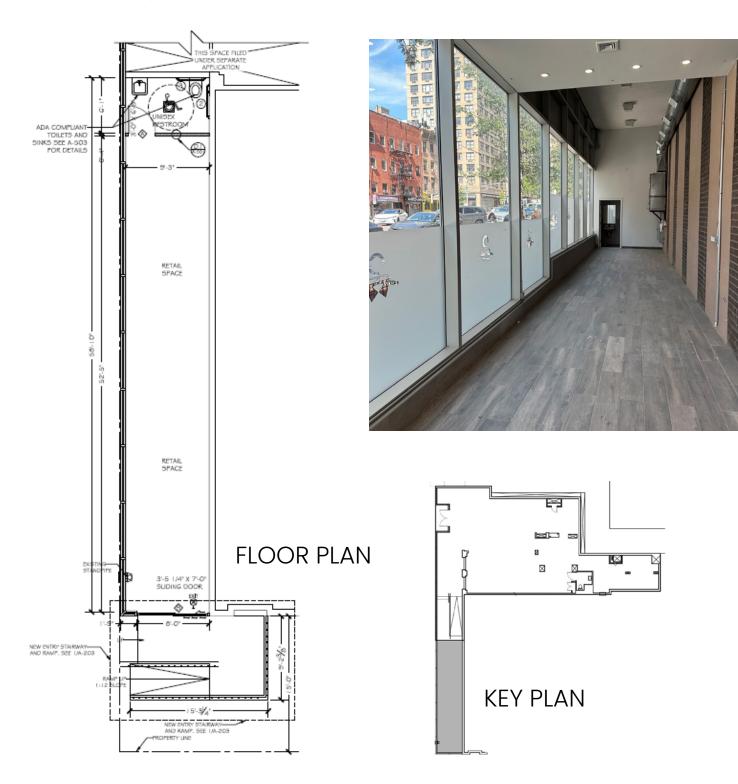


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Contact Exclusive Agent:

STEPHEN KAUFMAN 914.968.8500 x315 skaufman@rmfriedland.com

SPACE A: 536 RSF



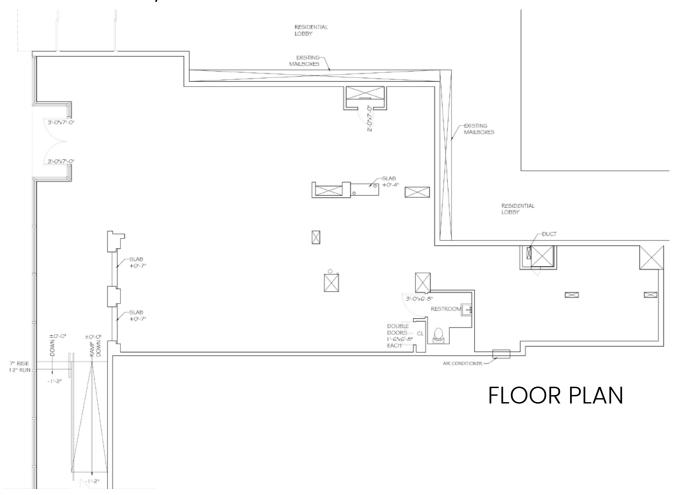


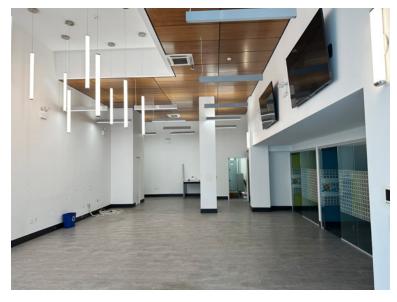
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SPACE B: 2,250 RSF









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AREA MAP



TRANSPORTATION



STEPS TO M15 WALK TO M9, M23, M34, M101, M102, M103 BUSES



10 MIN WALK (0.5M) TO SUBWAY



DEMOGRAPHICS

POPULATION
NUMBER OF HOUSEHOLDS
AVERAGE HH INCOME
TOTAL HH EXPENDITURE
ANNUAL RETAIL EXPENDITURE

0.5 MILES

74,737 13,884 \$245,101 \$5.44 B \$2.2 B

0.75 MILES

150,661 79.902 \$247,300 \$10.69 B \$4.32 B

1 MILE

229,650 123,267 \$246,744 \$16.14 B \$6.58 B



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