



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Newly Finished Community Facility Space for Lease

5,500 SF

1966 1st Avenue • New York • NY

For Pricing **Call: 718-437-6100**

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## Location Overview

Located in the East Harlem neighborhood of Manhattan between E 101st St & E 102nd St near the 96th St subway station.

Nearest Transit: N, Q, & R trains at 96th St and the M15 bus line.

Nearby tenants include McDonald's, Rite Aid, Perk Coffee, Dunkin', Duane Reade, Burger King, Foot Locker, White Castle, Fine Fare Supermarkets, SNIPES, Madame Bonte, and more!

## Main Highlights

- ▶ Newly finished community facility
- ▶ Multiple classrooms
- ▶ Open areas
- ▶ Kitchen area
- ▶ Bathrooms
- ▶ Tons of all glass windows and sunlight
- ▶ HVAC
- ▶ Outdoor space



**414,144 SF**

Total Building Size



**76,700 SF**

Lot Size



**R7-2**

Zoning

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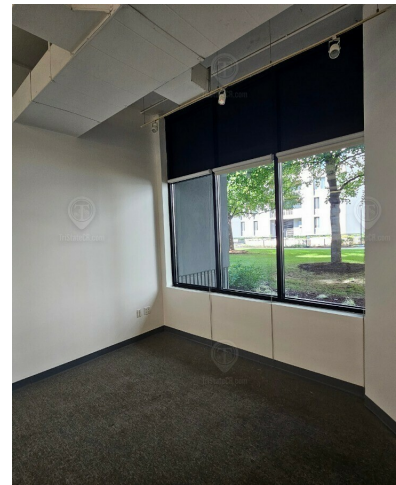
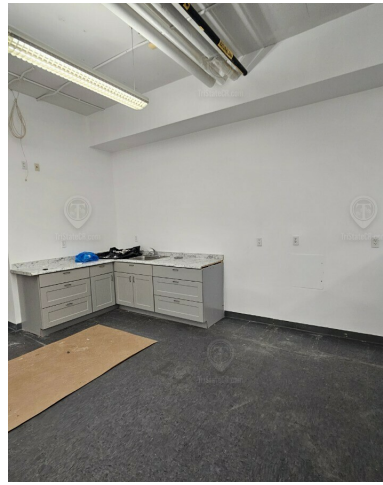
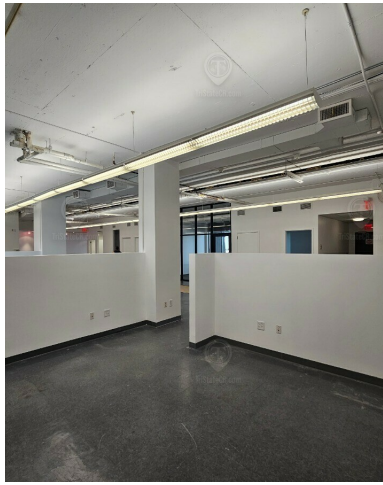
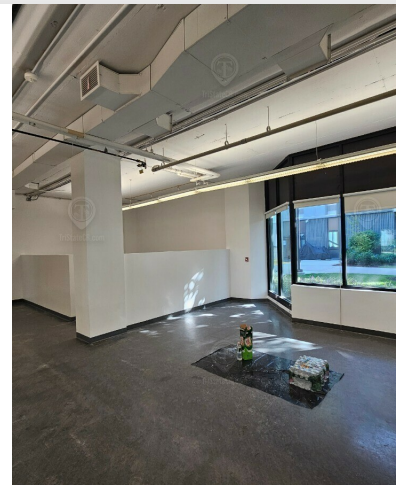
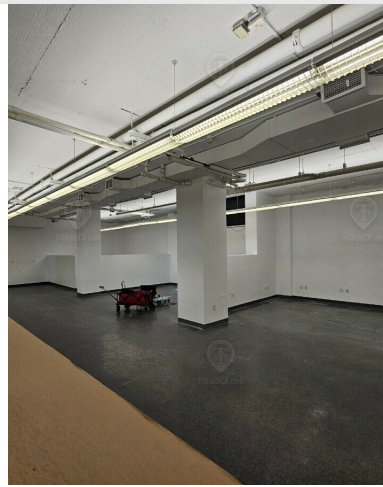
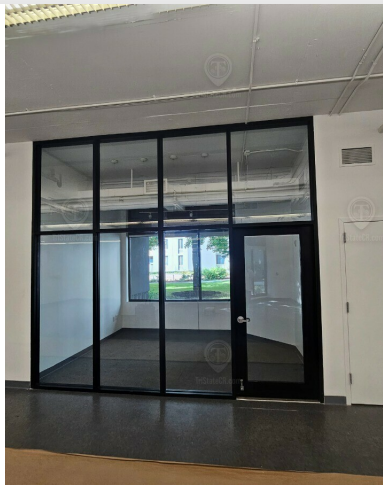
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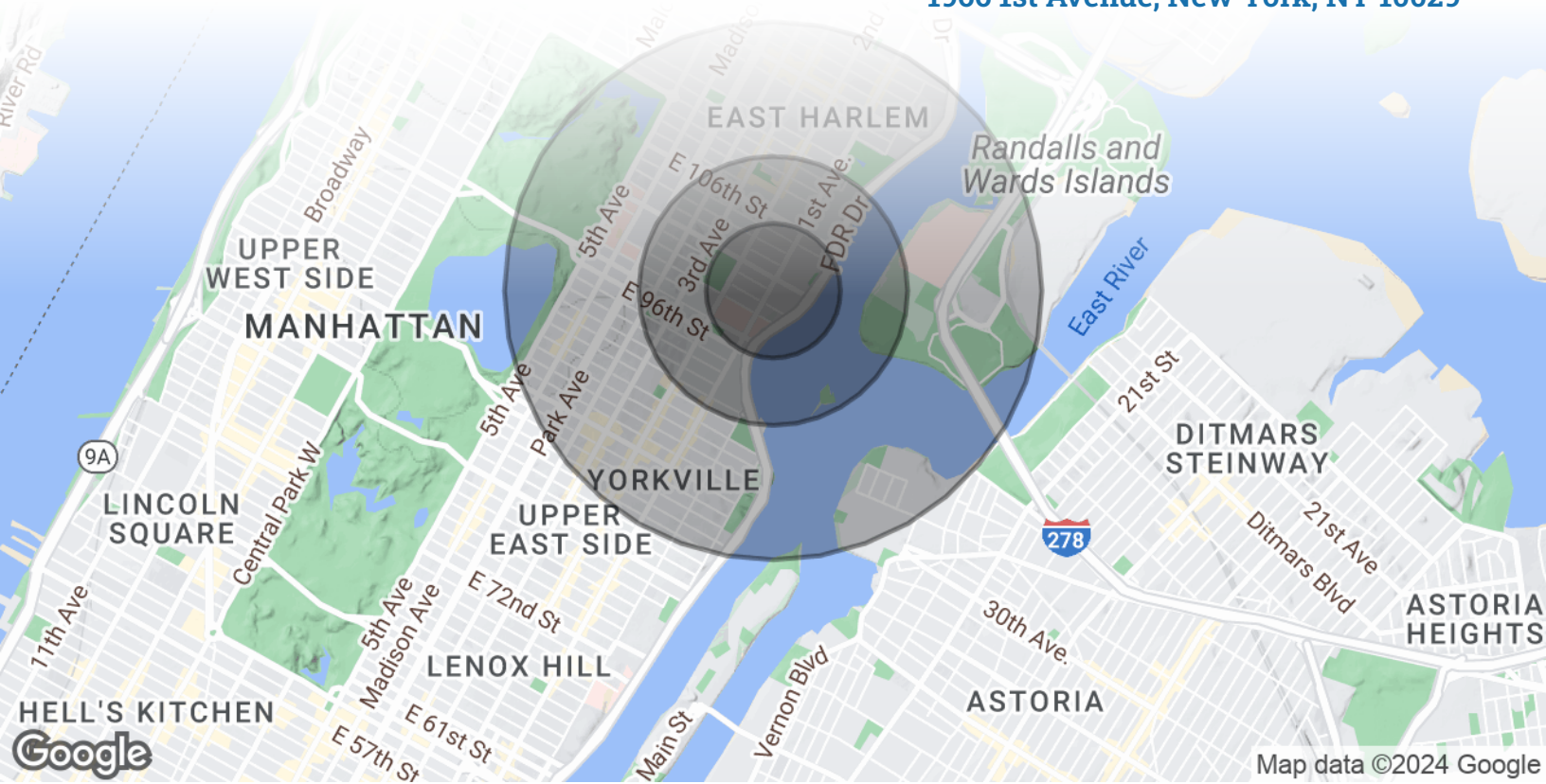
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,719	55,909	185,822
Average Age	42.5	38.8	39.9
Average Age (Male)	35.9	38.2	39.1
Average Age (Female)	47.2	40.1	41.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	6,748	29,336	99,791
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$58,531	\$78,003	\$123,995
Average House Value	\$204,102	\$212,430	\$544,179



**185,822**

People within 1 Mile



**\$123,995**

Avg Household Income

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