



900  
SQFT

# 1234 SAINT NICHOLAS AVENUE

Washington Heights Retail Space For Lease

**BETWEEN W 171ST STREET & 172ND STREET**

## OVERVIEW

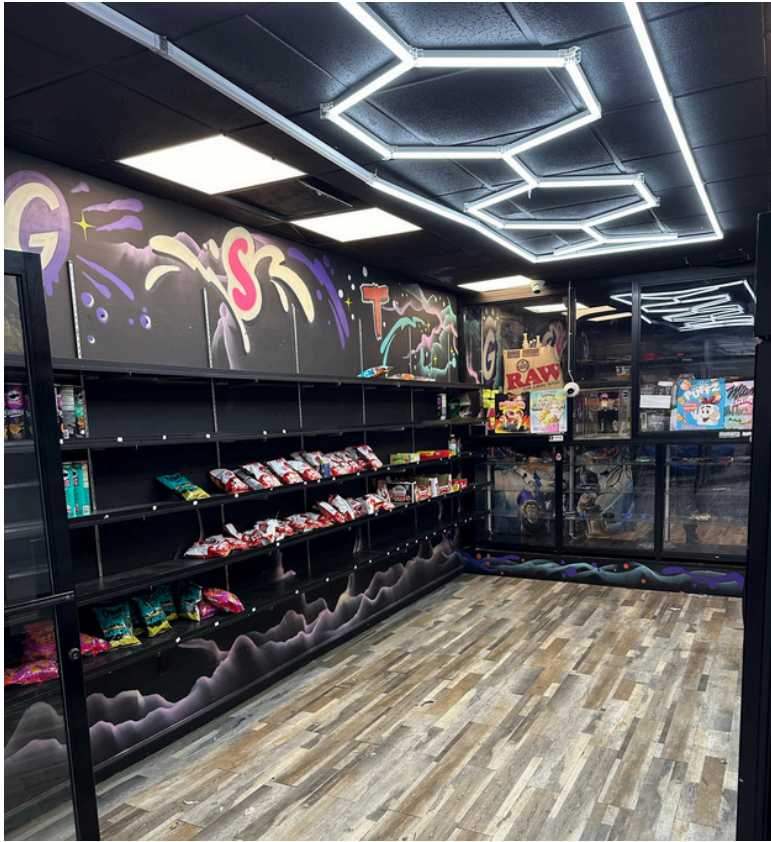
Discover an exceptional retail opportunity at 1234 Saint Nicholas Avenue. This 900 square foot retail space features an open layout, a private restroom, and is situated in the bustling neighborhood of Washington Heights. With just over 10 feet of frontage along Saint Nicholas Avenue, your business will benefit from exposure to the continuous flow of pedestrians and vehicles in this area. The location's high foot traffic ensures a consistent influx of potential customers from the diverse community. The versatile open layout is a blank canvas for a variety of business concepts such as a boutique, café, or showroom.

**ARYEH VILINSKY**

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# 1234 SAINT NICHOLAS AVENUE



<b>ADDRESS</b>	1234 Saint Nicholas Avenue
<b>TOTAL SIZE</b>	900 SF
<b>MAIN LEVEL</b>	600 SF
<b>BASEMENT</b>	300 SF
<b>TERM</b>	Negotiable
<b>POSSESSION</b>	Immediate
<b>ASKING</b>	Please Inquire

## HIGHLIGHTS

- High foot traffic area, drawing from diverse community
- 10 feet of frontage along Saint Nicholas Ave
- Convenient to public transportation

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# WASHINGTON HEIGHTS

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## ABOUT THE NEIGHBORHOOD

Located in upper Manhattan, Washington Heights is a neighborhood steeped in culture and history. Its proximity to the Hudson River and tree-lined streets offer an urban yet charming atmosphere. The area's vibrant art, music, and diverse culinary scene make it an attractive spot for those seeking an authentic New York experience.

Washington Heights stands out as a favorable location for small businesses due to its combination of local identity and strategic placement. The tight-knit community cultivates resident loyalty, creating a reliable customer base. The neighborhood's active foot traffic and bustling local markets create a commerce-friendly environment where storefronts naturally attract attention.

Its convenient location near institutions like Columbia University Medical Center and NewYork-Presbyterian Hospital ensures a consistent flow of potential customers, including students, faculty, and medical professionals. Easy accessibility through public transportation and major roads further facilitates connectivity.



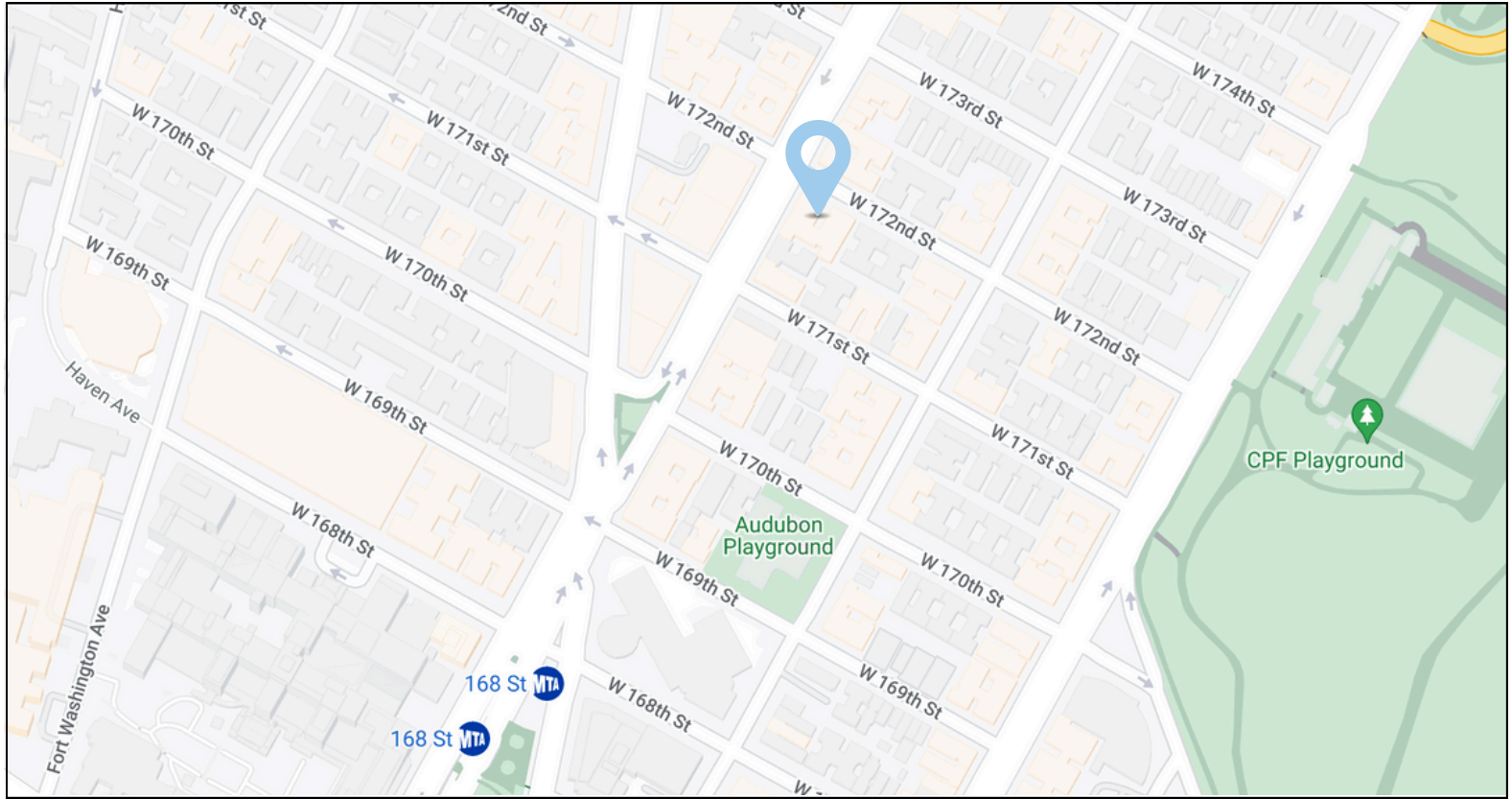
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## AREA MAP



## NEIGHBORS



## TRANSPORTATION

Transit/Subway	Drive	Walk	Distance
Washington Heights-168 Street	1 min	3 min	0.2 mi
175 Street Transit Stop (A)	1 min	6 min	0.3 mi
181 Street (1 Line) Transit Stop	2 min	9 min	0.5 mi
163 Street-Amsterdam Avenue	2 min	10 min	0.5 mi
181 Street (A Line) Transit Stop	2 min	12 min	0.6 mi
Commuter Rail	Drive	Walk	Distance
Morris Heights Station	7 min	--	2.4 mi
Yankees-E 153rd Street Station	8 min	--	3.6 mi
Airport	Drive	Walk	Distance
La Guardia Airport	19 min	--	9.3 mi
Newark Liberty International Airport	25 min	--	20.8 m
John F. Kennedy International Airport	31 min	--	20.9 m

## DEMOGRAPHICS

	1 mile	3 miles
POPULATION	175,608	1,224,067
HOUSEHOLDS	62,467	439,995
MEDIAN AGE	36.90	36.20
MEDIAN HH INCOME	\$51,824	\$43,989
DAYTIME EMPLOYEES	46,876	310,852

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FOR MORE INFORMATION PLEASE CONTACT:



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