

# 444 SECOND AVENUE NYC

## CORNER RETAIL SPACE FOR LEASE



### SPACE A 536 RSF

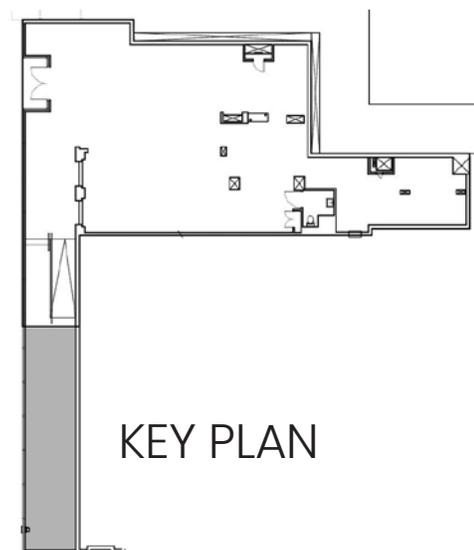
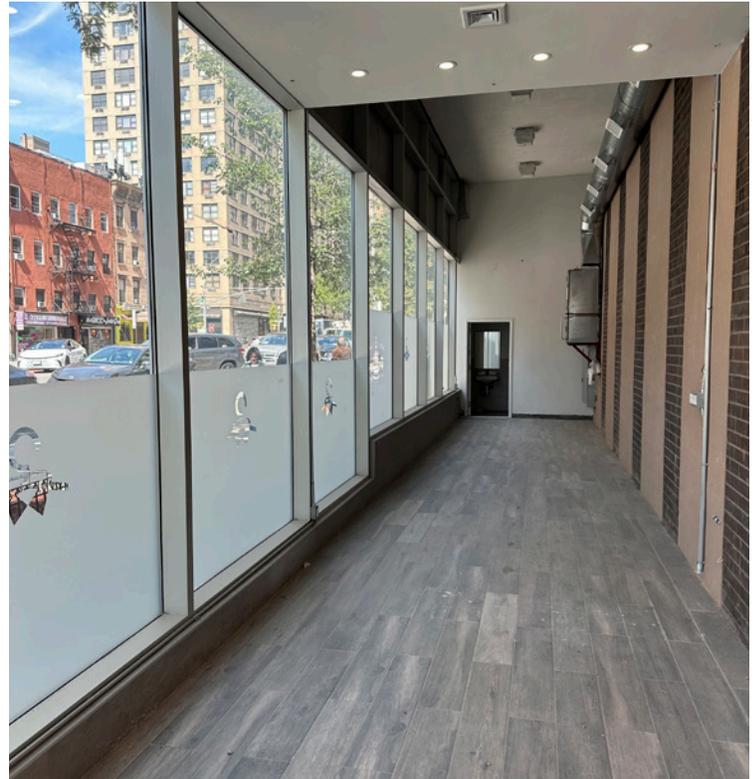
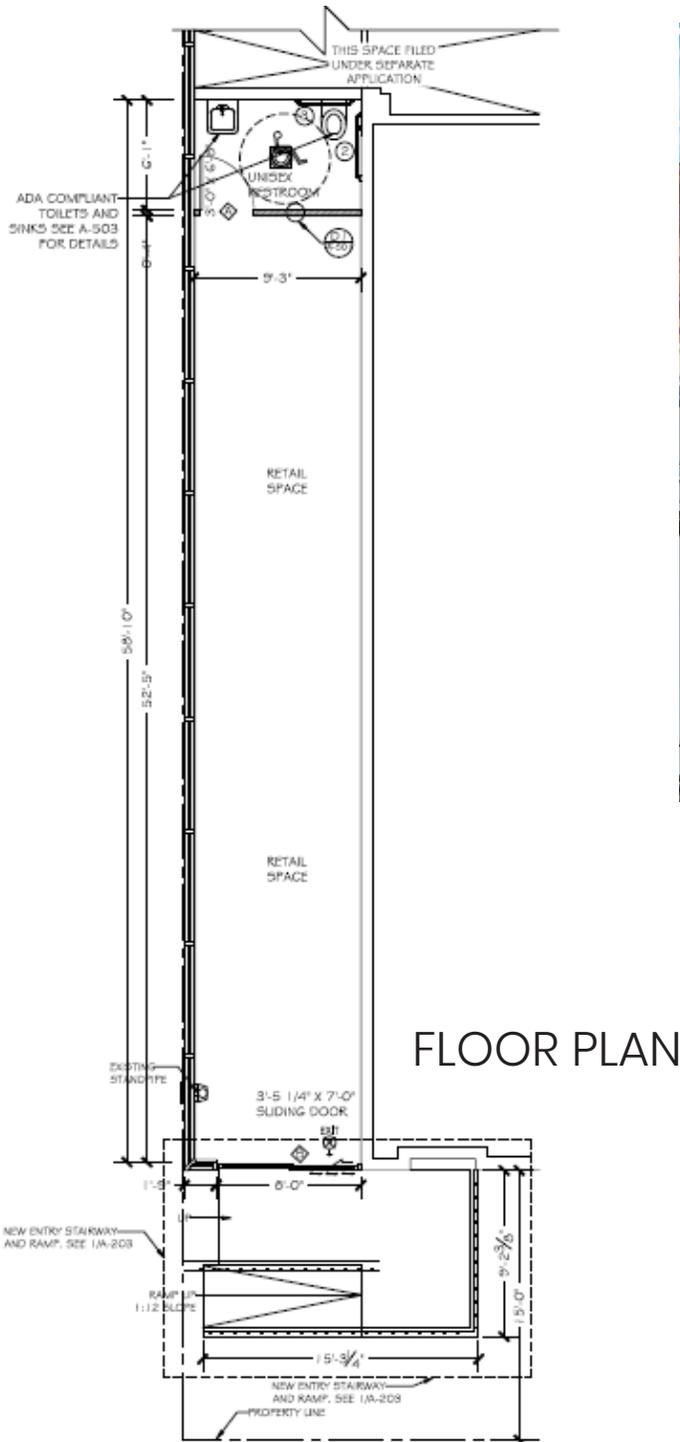
ADA Bathroom  
New HVAC  
Incredible Frontage  
on Second Ave  
Asking Rent: \$6,500/Month

**SPACE B**  
**2,250 RSF**  
**LEASE OUT**  
2 ADA Restrooms  
+ HVAC  
Asking Rent:  
\$12,500/Month



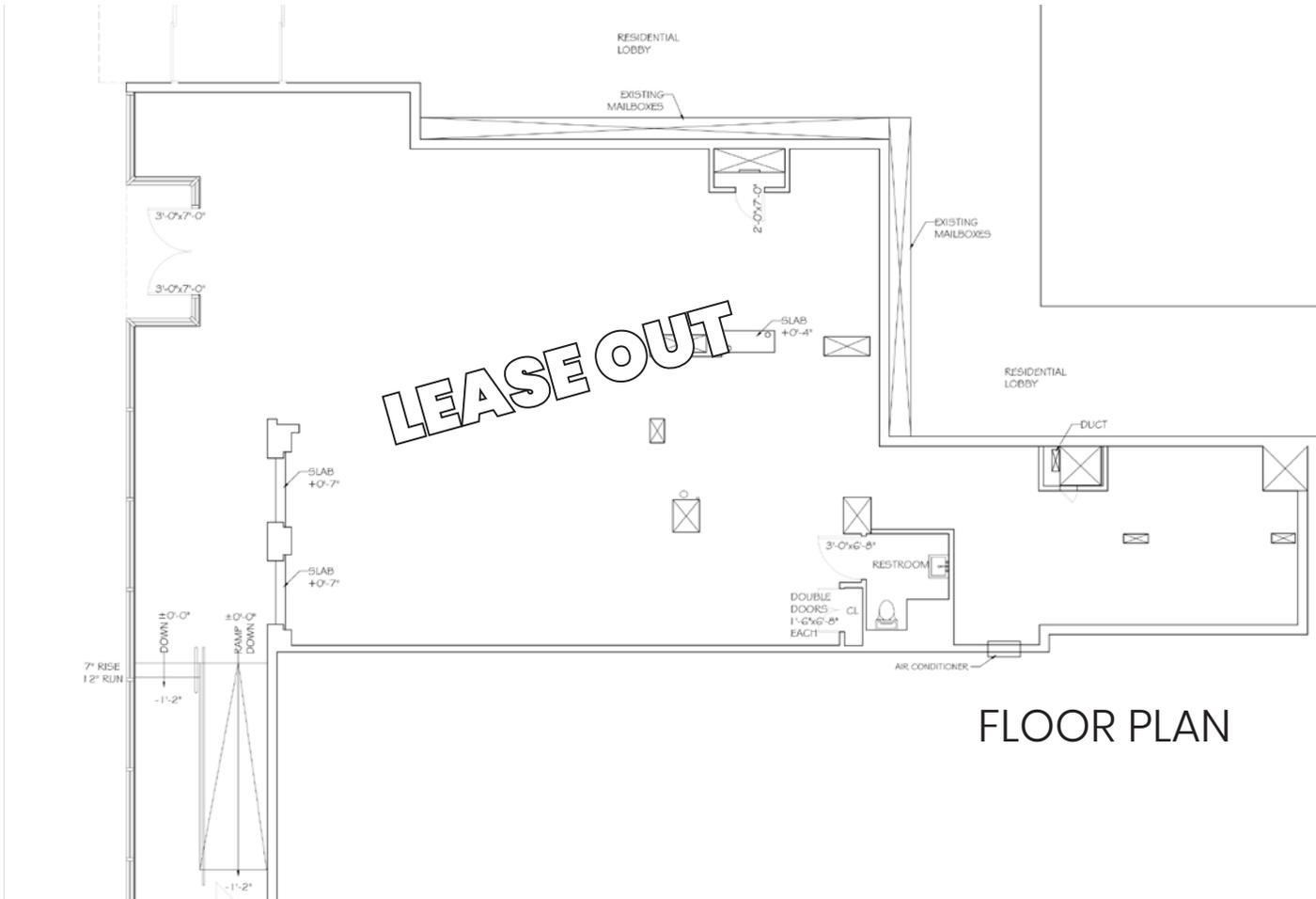
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**SPACE A: 536 RSF**



# 444 SECOND AVENUE NYC

**SPACE B: 2,250 RSF**



FLOOR PLAN



KEY PLAN

# 444 SECOND AVENUE NYC

## AREA MAP



## TRANSPORTATION



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



10 MIN WALK (0.5M)  
TO SUBWAY



3 MIN DRIVE (0.4M)  
TO FDR DRIVE

## DEMOGRAPHICS

	0.5 MILES	0.75 MILES	1 MILE
POPULATION	74,737	150,661	229,650
NUMBER OF HOUSEHOLDS	13,884	79,902	123,267
AVERAGE HH INCOME	\$245,101	\$247,300	\$246,744
TOTAL HH EXPENDITURE	\$5.44 B	\$10.69 B	\$16.14 B
ANNUAL RETAIL EXPENDITURE	\$2.2 B	\$4.32 B	\$6.58 B