

# 2269 FIRST AVENUE

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EAST HARLEM, NYC



**MERIDIAN**  
RETAIL LEASING



# 2269

## FIRST AVENUE EAST HARLEM, NYC

Corner of First Avenue and East 117<sup>th</sup> Street

### APPROXIMATE SIZE

4,000 SF

### ASKING RENT

\$20,000/Month

### POSSESSION

Immediate

### TERM

5-15 Years

### FRONTAGE

100 FT Wraparound

### COMMENTS

- Large corner location off 117<sup>th</sup> Street
- High ceilings
- HVAC and ventilation in place
- All uses considered

### NEIGHBORS

Costco • 7-Eleven • Dunkin' • T-Mobile • Wimp'y's • Wendy's • Cara Mia • Taco Mix

### TRANSPORTATION

6



PROPERTY INFORMATION

**JAMES FAMULARO**  
President

**DANE HARLOWE**  
Director  
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dharlowe@meridiancapital.com

**ALEC NAMDAR**  
Associate  
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# 2269 FIRST AVENUE

EAST HARLEM, NYC | Corner of First Avenue and East 117<sup>th</sup> Street

RETAIL FOR LEASE



INTERIOR

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President

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# 2269 FIRST AVENUE

EAST HARLEM, NYC | Corner of First Avenue and East 117<sup>th</sup> Street

RETAIL FOR LEASE

FLOOR PLAN



EAST 117<sup>TH</sup> STREET

FIRST AVENUE

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2269 FIRST AVENUE

EAST HARLEM, NYC | Corner of First Avenue and East 117<sup>th</sup> Street

RETAIL FOR LEASE



NEIGHBORS

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