

# 1966

## THIRD AVENUE

EAST HARLEM, NYC

Corner of Third Avenue & East 108<sup>th</sup> Street

RETAIL FOR LEASE



### APPROXIMATE SIZE

Space A (Inline #1966B): 500 SF  
Space B (Corner #1966A): 500 SF  
Space C (#189): 400 SF  
~~Space D (#185 & #187): 600 SF - Leased~~  
Space E & F (#183): 300 SF  
Space F (#183 Second Floor): 300 SF + 250 SF Terrace

### ASKING RENT

Space A: \$6,000/Month  
Space B: \$7,500/Month  
Space C: \$3,750/Month  
~~Space D: \$6,000/Month~~  
Space E: \$3,500/Month  
Space F: \$2,500/Month

### FRONTAGE

Space A: 12 FT  
Space B: 24 FT  
Space C: 15 FT  
~~Space D: 26 FT~~  
Space E: 13 FT

### TERM

5 Years

### POSSESSION

Immediate

### COMMENTS

- Newly developed building
- Spaces in white-box condition
- Spaces A & B can be combined
- Spaces A-E all have full basements
- Large building signage opportunity for corner

### NEIGHBORS

A Taste of Seafood • Dunkin' • Benjamin Moore •  
Rainbow • Little Caesar's • Jaguar Restaurant

### TRANSPORTATION

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President

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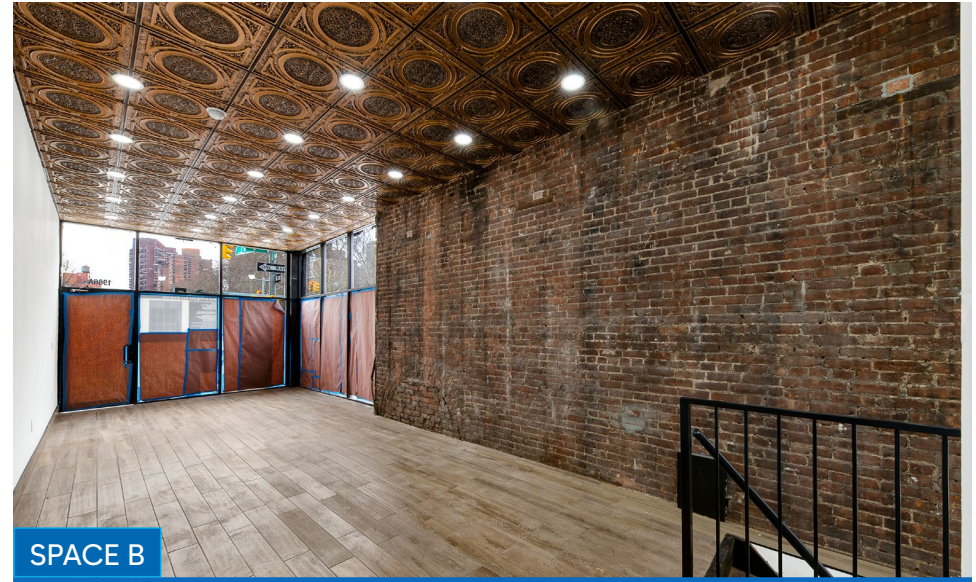


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INTERIOR

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NEIGHBORS

**Streets:** LEXINGTON AVENUE, THIRD AVENUE, SECOND AVENUE, E 109TH STREET, E 108TH STREET, E 107TH STREET

**Businesses:** Glendale Bread, China King, Mercado's Cuisine, Hope Community Inc, Fatima Discount Store, KULTIV8 STUDIOS, Domino's Pizza, Express Health Urgent Care, Ps 83 Luis Munoz Rivera, Raspberry Deli Grocery, total by verizon, Anabelle Deli & Grocery, Paqueteria Mexicana, Lexington Wine & Liquor, La Cocina De Mama, The Golden Barbershop, Salgado Barber Shop, Salcedo Herman F DDS, Taqueria Guadalupe, Jaguar Restaurant, 109 Pizzeria, Isabella's Grocery Corp, DUNKIN', Rainbow, Modern Home Furniture, Eyebrow Threading Spas, Merida Beauty Salon, J C Barbershop, East Harlem Bottling Co, THE ALLIANCE, Peace on the Street Inc, Benjamin Moore®, Uptown Physician Associates, MadRag, Bright Nails & Spa, House of J & H, First Aid Medical, La Amisad, CHASE, Twins Cellular, Sam's Card & Gift, PLAZA, Little Caesars, Hong Kong, Tom Dick & Harrys, Third Ave Deli, metro by T-Mobile, perch, Botánica El Congo, SmartRx, CitiMed Complete Medical Care Injury Doctors, ttan Free School

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