

# 455

## EAST 116<sup>TH</sup> STREET EAST HARLEM, NYC

Northwest Corner of East 116<sup>th</sup> Street &  
Pleasant Avenue

RETAIL FOR LEASE

**APPROXIMATE SIZE**  
1,140 SF

**ASKING RENT**  
\$10,500/Month

**TERM**  
5-10 Years

**POSSESSION**  
Immediate

**FRONTAGE**  
120 FT Wraparound

### COMMENTS

- Space can be vented
- ADA compliant bathroom in place
- In white-box condition
- Tons of natural light and exposure on 116<sup>th</sup> Street

### NEIGHBORS

Dunkin' • Costco • Bob's Furniture • Burlington •  
Ashley • Marshalls • Planet Fitness • Patsy's Pizzeria  
• Subway • La Hacienda • Fierce Spa • Rao's

### TRANSPORTATION

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**JAMES FAMULARO**  
President

**DANE HARLOWE**  
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**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

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INTERIOR

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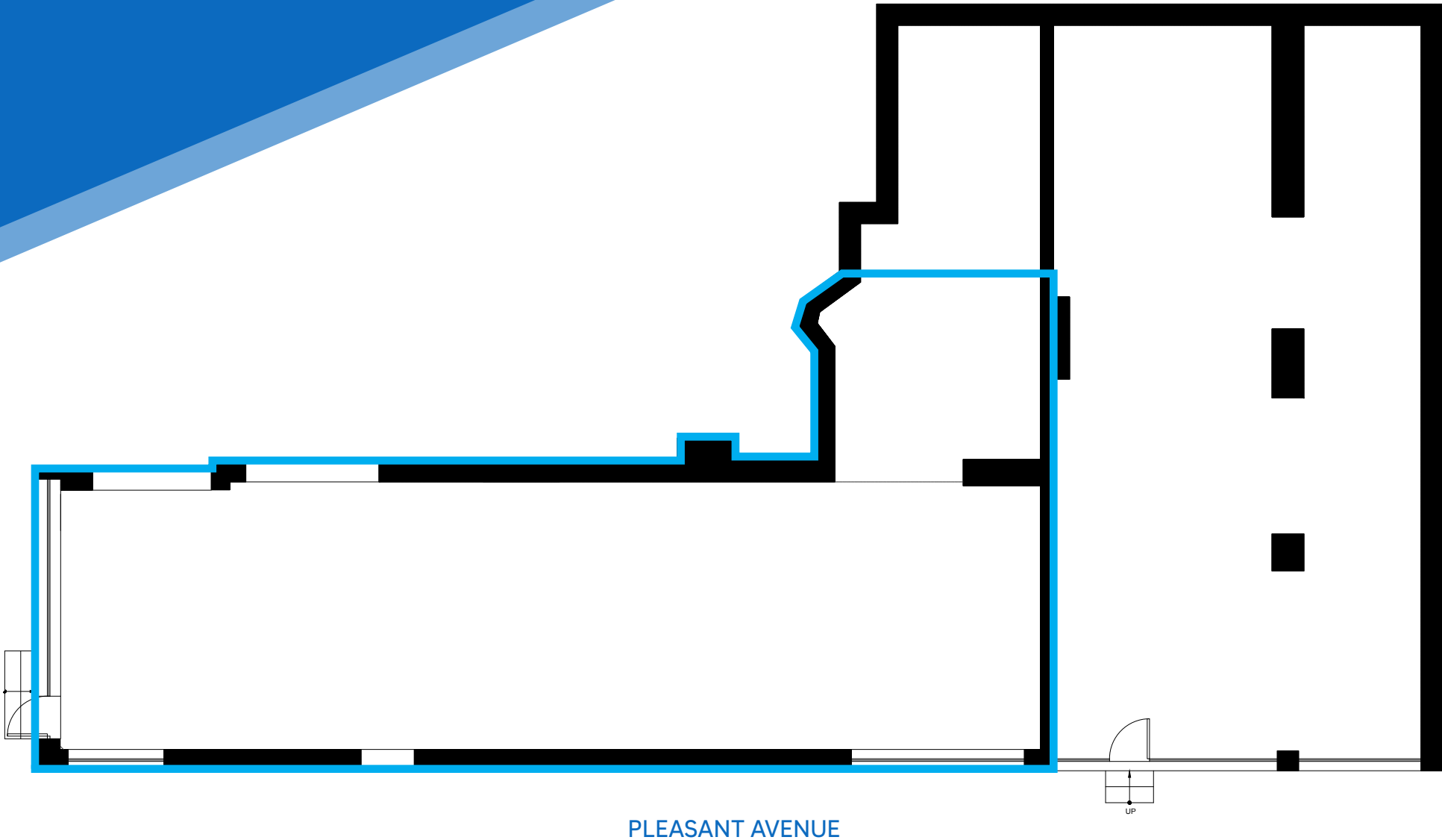


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FLOOR PLAN



PLEASANT AVENUE

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