

2612

FREDERICK DOUGLASS BOULEVARD
HARLEM, NYC

Between West 139th & 140th Streets

RETAIL FOR LEASE

APPROXIMATE SIZE

433 SF

ASKING RENT

\$3,100/Month

POSSESSION

Immediate

TERM

10-15 Years

FRONTAGE

13 FT

COMMENTS

- Former residential lounge in pristine condition
- Private bathroom in place
- Perfect for all non-vented uses
- Steps from St. Nicholas Park

NEIGHBORS

Full Circle • Veronica's Beauty Rama • Strivers' Row • La Femme Suite • The Row Harlem • Atelier Premiere • Blink Beauty Boutique • Sudsy Water • Key Food • Red Carpet Hair Salon

TRANSPORTATION



PROPERTY INFORMATION

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

BOBBY ORTENSE

Director
212.468.5953
bortense@meridiancapital.com

MARCELO DEMORAES

Associate
212.468.5904
mdemoraes@meridiancapital.com



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.



INTERIOR

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

BOBBY ORTENSE

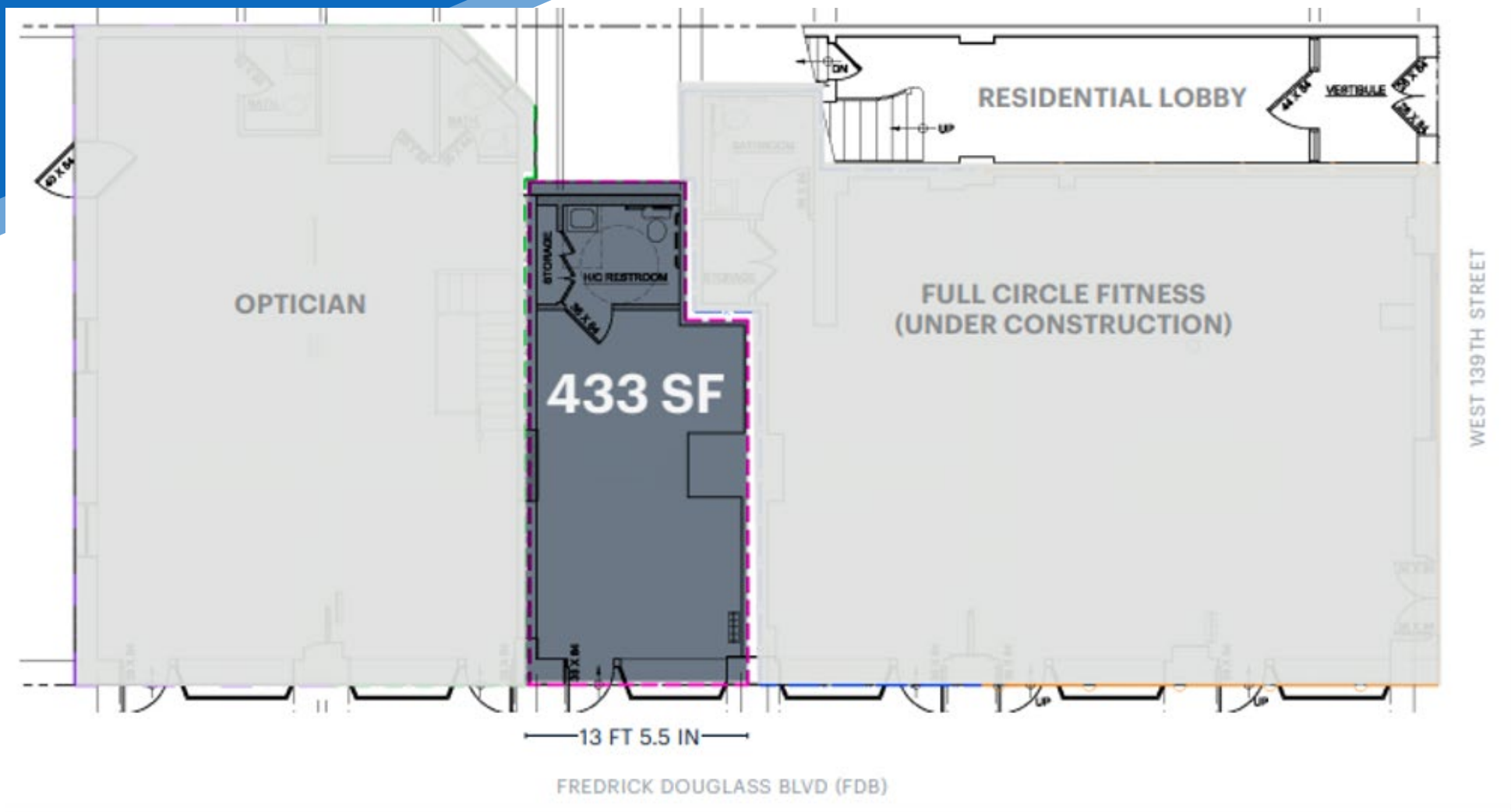
Director
212.468.5953
bortense@meridiancapital.com

MARCELO DEMORAES

Associate
212.468.5904
mdemoraes@meridiancapital.com



MERIDIAN
RETAIL LEASING



JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

BOBBY ORTENSE

Director
212.468.5953
bortense@meridiancapital.com

MARCELO DEMORAES

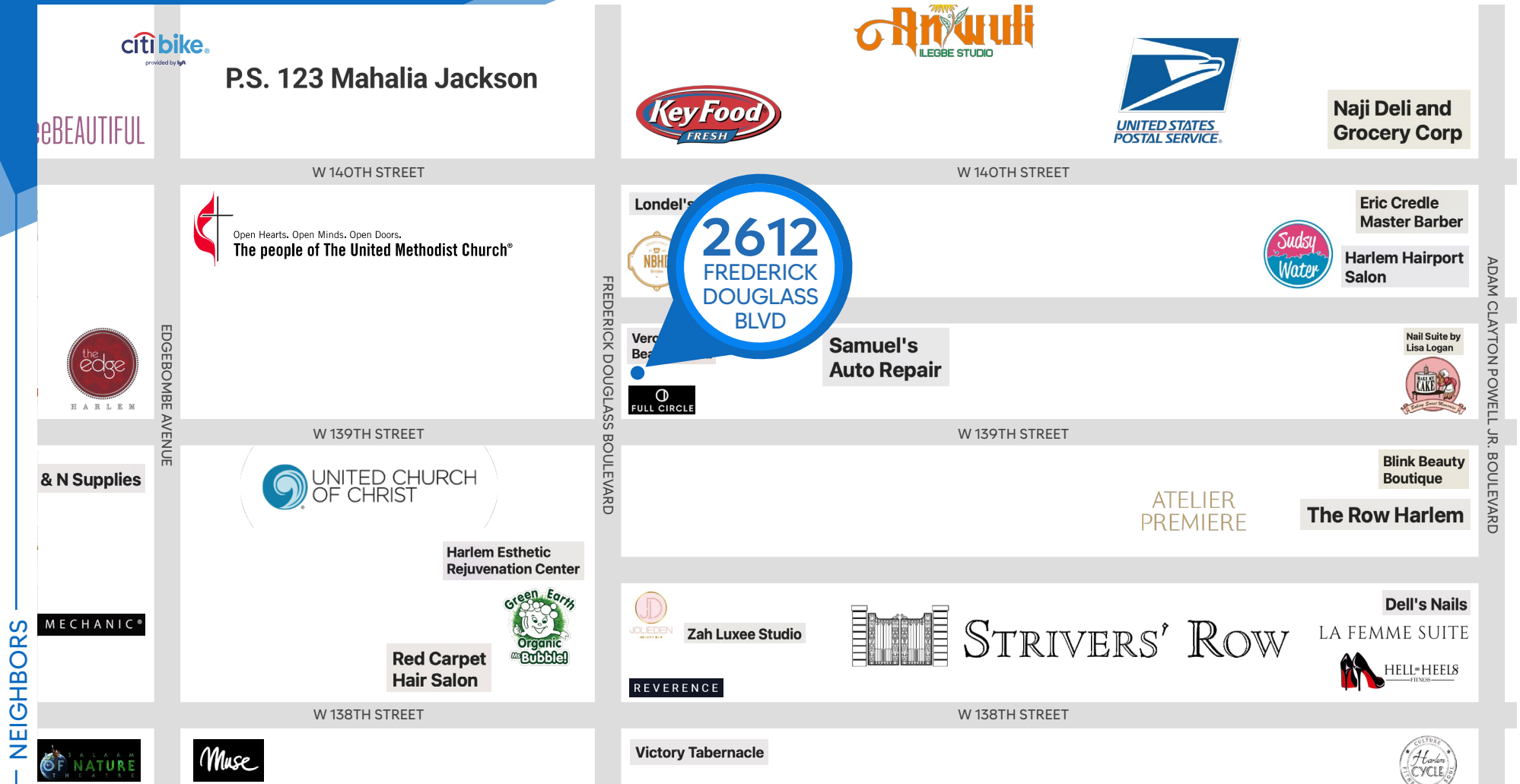
Associate
212.468.5904
mdemoraes@meridiancapital.com



MERIDIAN
RETAIL LEASING

2612 FREDERICK DOUGLASS BOULEVARD
HARLEM, NYC | Between West 139th and 140th Streets

RETAIL FOR LEASE



NEIGHBORS

JAMES FAMULARO

President
646.658.7373
jfamularo@meridiancapital.com

BOBBY ORTENSE

Director
212.468.5953
bortense@meridiancapital.com

MARCELO DEMORAES

Associate
212.468.5904
mdemoraes@meridiancapital.com



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.