

# 1834

## THIRD AVENUE EAST HARLEM, NYC

Corner of Third Avenue & East 101<sup>st</sup> Street

RETAIL FOR LEASE

### APPROXIMATE SIZE

2,050 SF

### ASKING RENT

\$12,995/Month

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

35 FT Wraparound

### COMMENTS

- Newly constructed retail space with new HVAC and ADA compliant bathroom in place
- Large wraparound glass frontage
- Parking in front of store

### NEIGHBORS

Lexington Pizza Parlour • MOJO Mousse Bar  
• Alison • Lexington Social • Lloyd's Carrot  
Cake • Dunkin' • McDonald's • Effy's Kitchen •  
Earl's Beer & Cheese • Edible Arrangements  
• Burger King • Taco Bell • Baked Cravings

### TRANSPORTATION



PROPERTY INFORMATION



### DANE HARLOWE

Director  
212.468.5966  
dharlowe@meridiancapital.com

### DANIEL RACHLINE

Senior Associate  
212.468.5956  
drachline@meridiancapital.com



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.



1834 THIRD AVENUE  
EAST HARLEM, NYC | Corner of Third Avenue and East 101<sup>st</sup> Street

RETAIL FOR LEASE



INTERIOR

DANE HARLOWE

Director  
212.468.5966  
dharlowe@meridiancapital.com

DANIEL RACHLINE

Senior Associate  
212.468.5956  
drachline@meridiancapital.com



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.

1834 THIRD AVENUE  
EAST HARLEM, NYC | Corner of Third Avenue and East 101<sup>st</sup> Street

RETAIL FOR LEASE

FLOOR PLAN | GROUND FLOOR



DANE HARLOWE

Director  
212.468.5966  
dharlowe@meridiancapital.com

DANIEL RACHLINE

Senior Associate  
212.468.5956  
drachline@meridiancapital.com



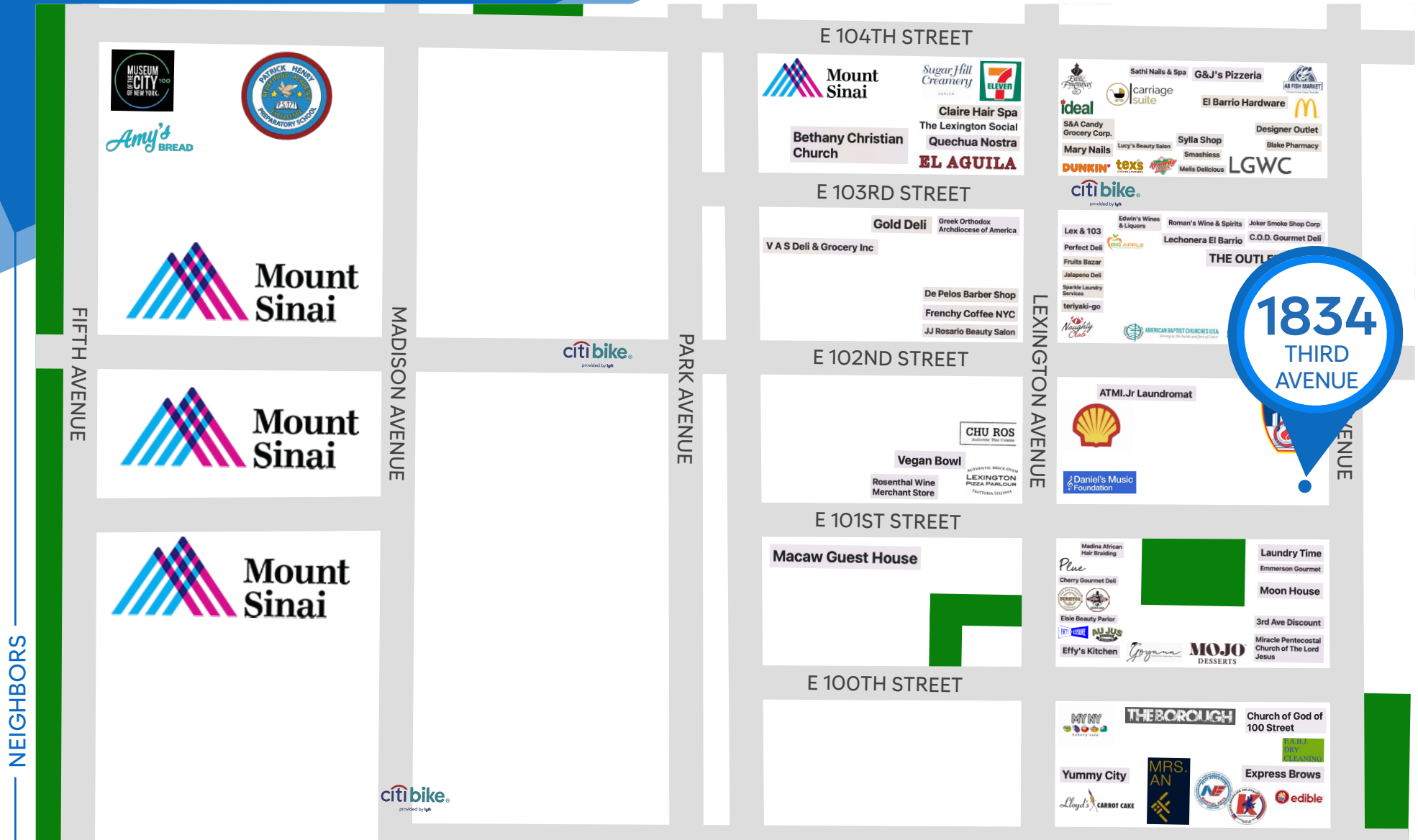
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital 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.



1834 THIRD AVENUE

EAST HARLEM, NYC | Corner of Third Avenue and East 101<sup>st</sup> Street

RETAIL FOR LEASE



DANE HARLOWE

Director  
212.468.5966  
dharlowe@meridiancapital.com

DANIEL RACHLINE

Senior Associate  
212.468.5956  
drachline@meridiancapital.com



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.