

# 2231

**THIRD AVENUE**  
EAST HARLEM, NYC

Between East 121<sup>st</sup> & 122<sup>nd</sup> Streets

RETAIL FOR LEASE

#### APPROXIMATE SIZE

Ground Floor: 7,333 SF  
2<sup>nd</sup> Floor: 7,333 SF  
Lower Level: 7,333 SF

#### ASKING RENT

\$42,000/Month

#### POSSESSION

Immediate

#### TERM

10-15 Years

#### FRONTAGE

22 FT

#### COMMENTS

- Previously "Goodwill"
- Elevator/escalator in place for ADA accessibility
- Incredible signage opportunity
- Multiple bathrooms in the basement
- HVAC in working order circulating throughout
- Seeking a single tenant operator

#### NEIGHBORS

VIM • Third Avenue Grocery Corp. • Uptown Shots  
• Foodown • El Patio Del Fela • Liffey • H&R Block  
• Dollar Tree • Wimpy's Restaurant • Mama's  
Restaurant • Thai BKK • Urban Mechanical Corp.

#### TRANSPORTATION

4 5 6



#### JAMES FAMULARO

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#### BOBBY ORTENSE

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**MERIDIAN**  
RETAIL LEASING

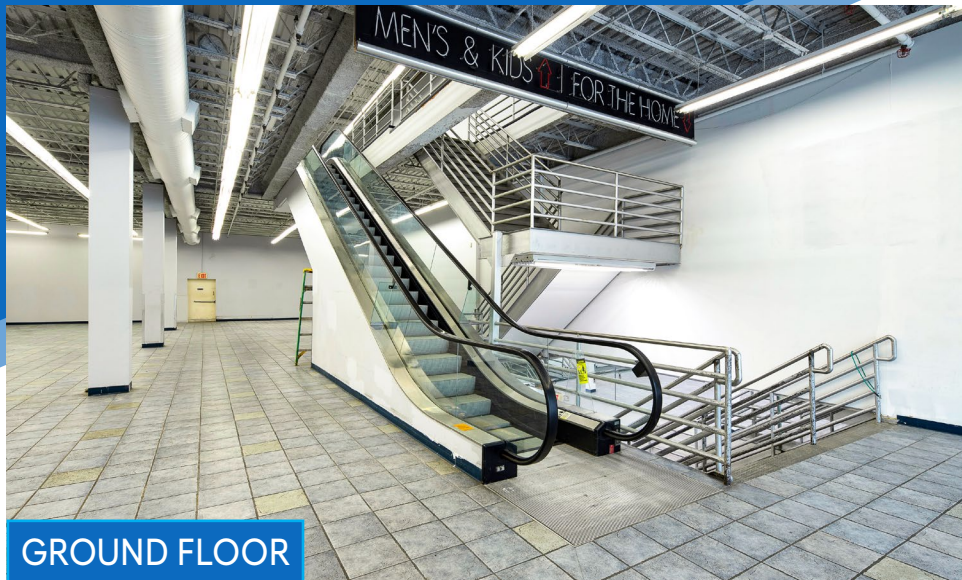
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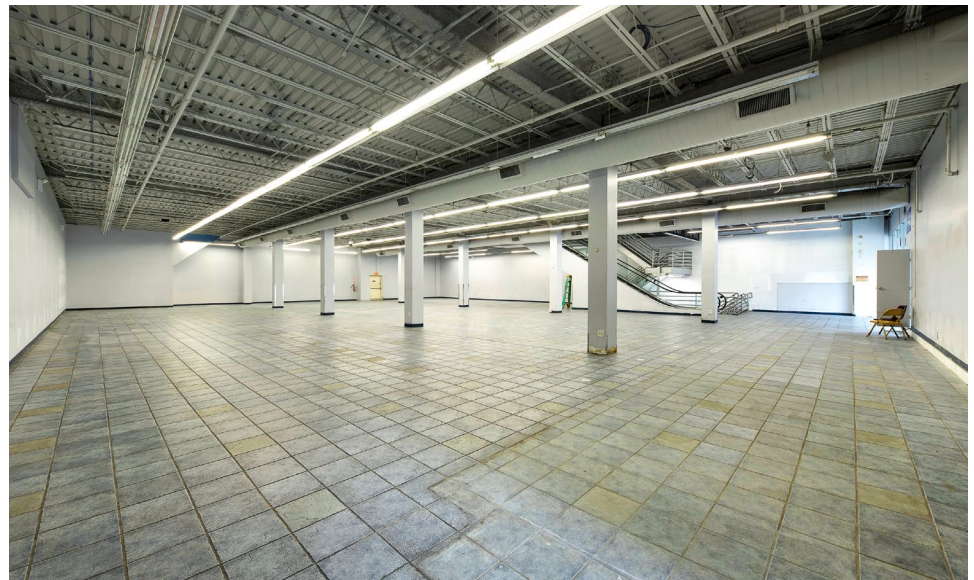
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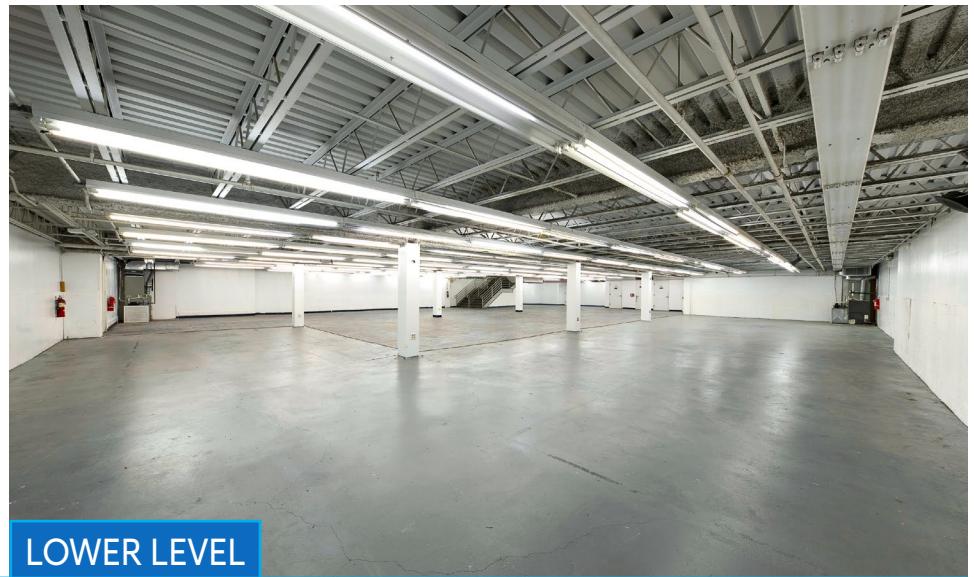
RETAIL FOR LEASE



GROUND FLOOR



2<sup>ND</sup> FLOOR



LOWER LEVEL

INTERIOR

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2231 THIRD AVENUE

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RETAIL FOR LEASE

INTERIOR | RENDERING



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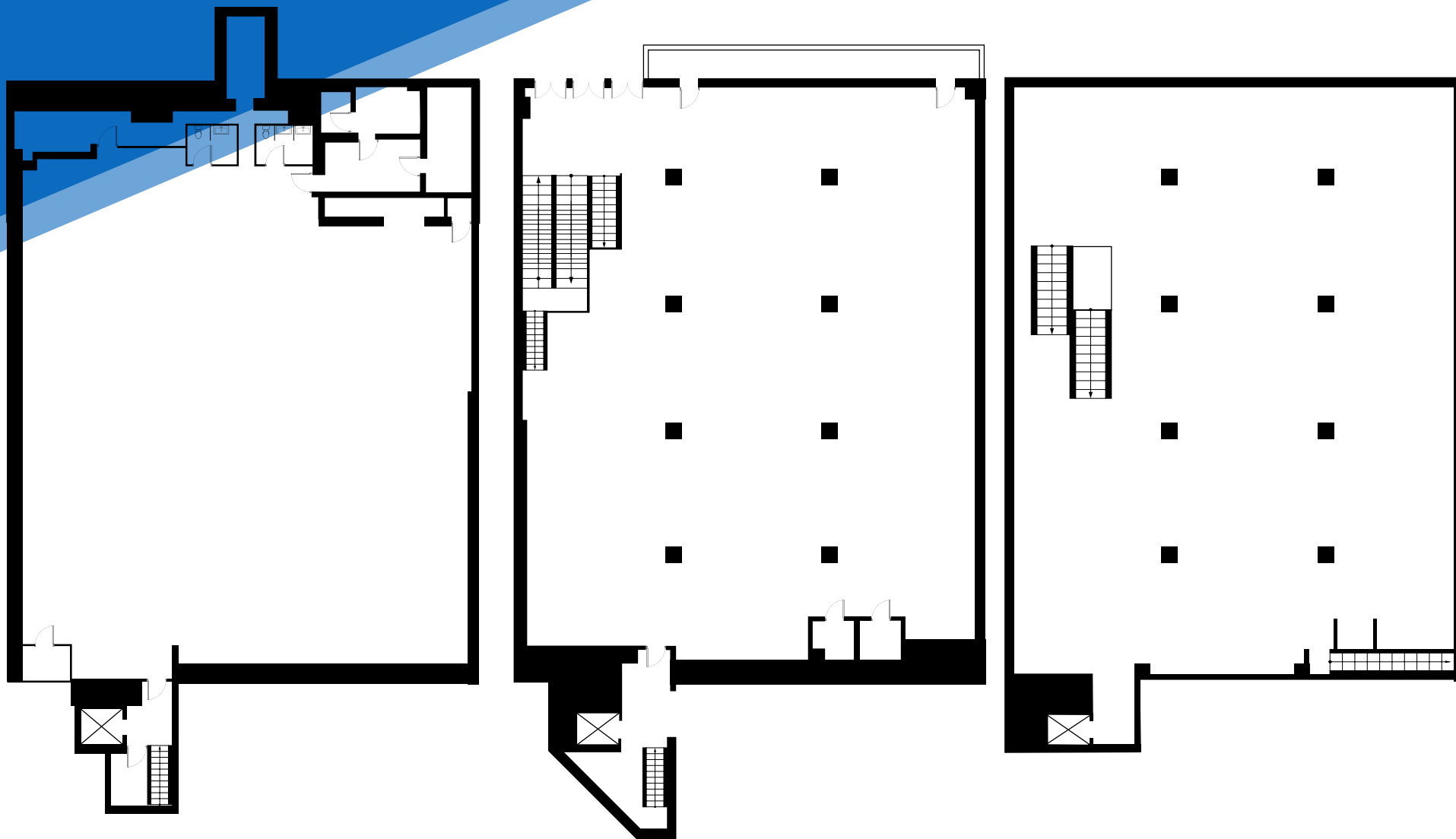
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RETAIL FOR LEASE

FLOOR PLANS



LOWER LEVEL

GROUND FLOOR

SECOND FLOOR

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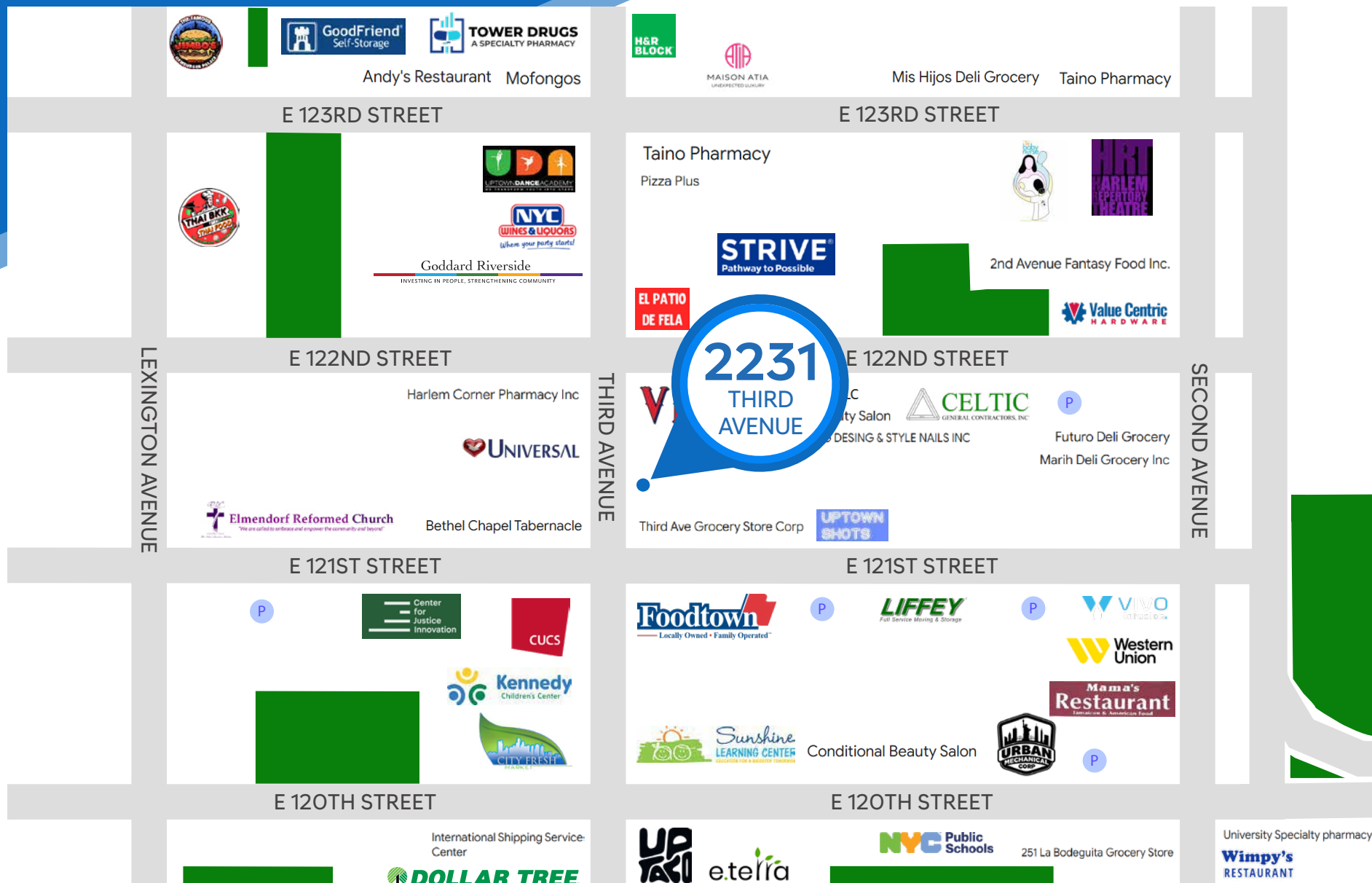
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NEIGHBORS



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