

# 406

## LENOX AVENUE HARLEM, NYC

Between West 130<sup>th</sup> & 131<sup>st</sup> Streets

RETAIL FOR LEASE

### APPROXIMATE SIZE

600 SF

### ASKING RENT

~~\$5,000/Month~~ Reduced  
\$4,500/Month

### POSSESSION

Immediate

### TERM

10-15 Years

### FRONTAGE

15 FT

### COMMENTS

- Expansive window frontage
- Modern open layout with no columns
- ADA-compliant bathroom
- Excellent street visibility with strong foot traffic in a prime Harlem neighborhood
- Ideal for coffee, bakery, dessert, bubble tea, etc.

### NEIGHBORS

Healthy Hive Food • Grace Cleaners • The Robeson Apartment • Rama Beauty • Pioneer Supermarkets • Musette Wine Bar • Tios Bistro • Pomette

### TRANSPORTATION

2 3



PROPERTY INFORMATION

### JAMES FAMULARO

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### COLE KLEPPINGER

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### WILL SINE

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**MERIDIAN**  
RETAIL LEASING

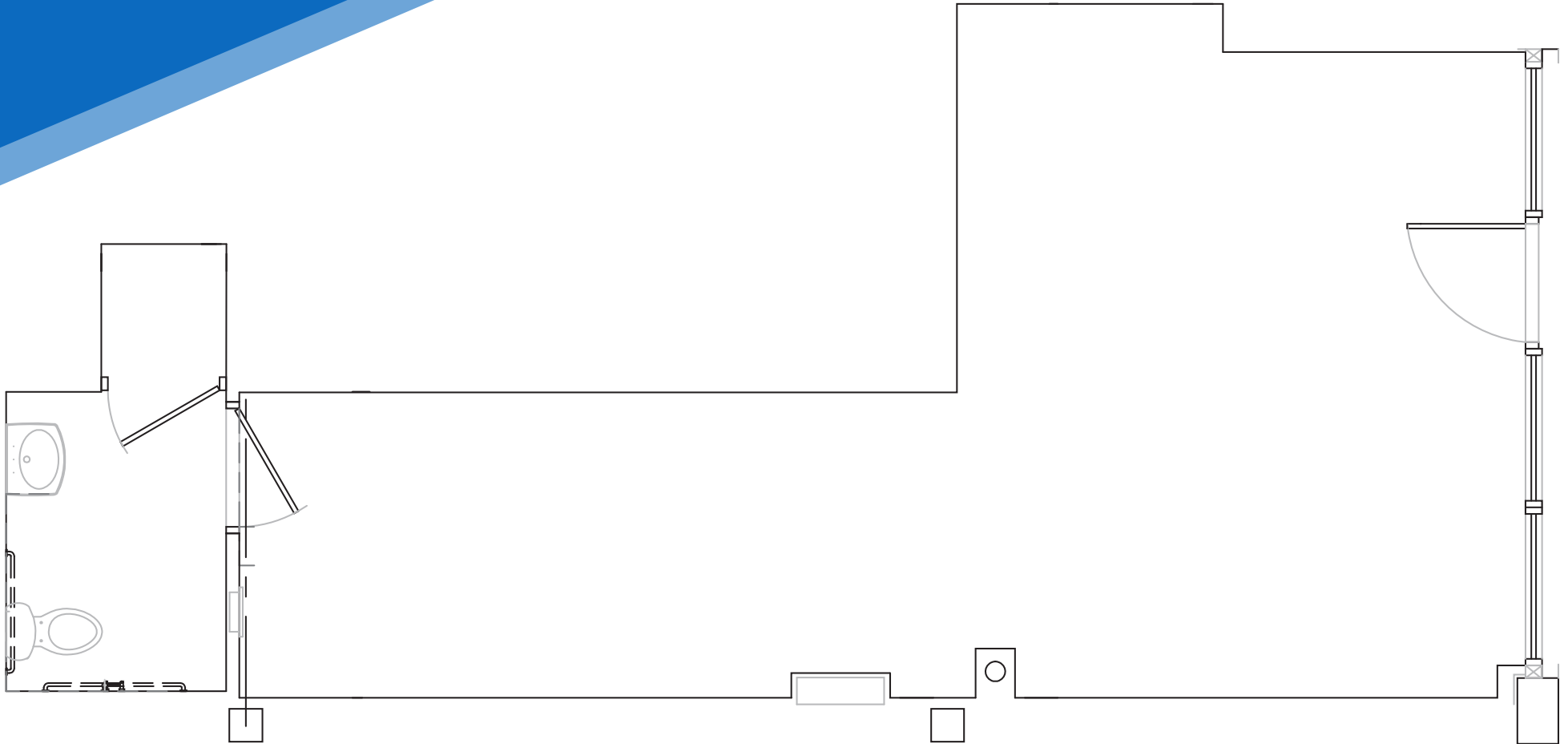
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FLOOR PLAN



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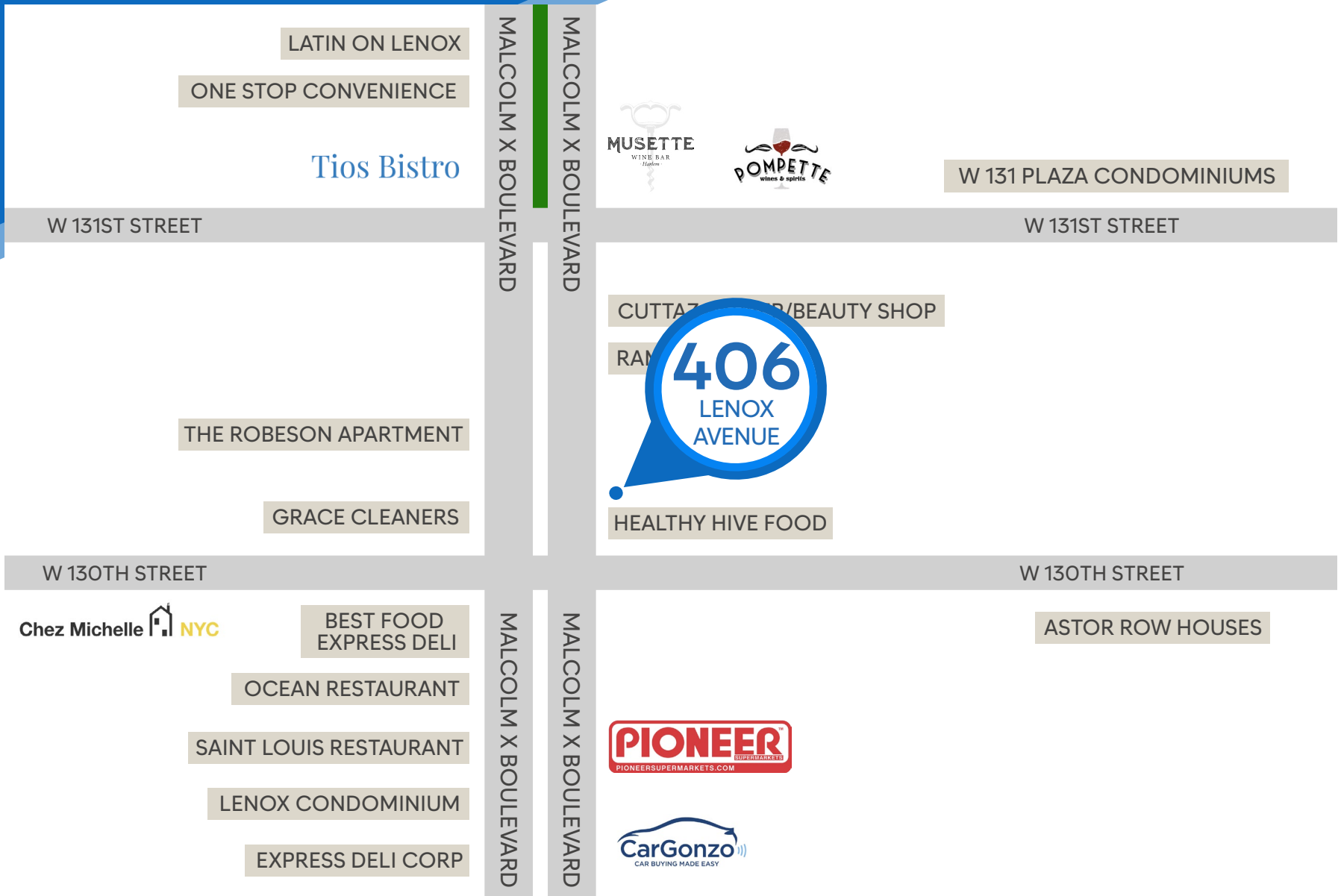
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