

# 2125

## FREDERICK DOUGLASS BOULEVARD HARLEM, NYC

Corner of Frederick Douglass Boulevard  
& West 115th Street

RETAIL/RESTAURANT FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 1,750 SF  
Full Lower Level

### ASKING RENT

~~\$15,500/Month~~ Reduced  
\$13,500/Month

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

35 FT Wrapround

### COMMENTS

- Previously "West Side Taekwondo"
- Full lower level includes locker rooms & bathrooms
- Gas in the building for easy venting
- Dense residential neighborhood with strong local demand
- Ideal for fitness, wellness, medical, or food uses

### NEIGHBORS

Club Pilates • Fire Studio • Fantasy Beauty Salon  
• M&D Café • Lido Harlem Restaurant • Superhet  
Coffee • Levain Bakery • Morningside Barbers

### TRANSPORTATION



### NOAM AZIZ

Senior Director  
212.468.5984  
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### DANIEL ZACAIM

Associate  
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INTERIOR

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