

# 2201

## THIRD AVENUE

EAST HARLEM, NYC

Corner of Third Avenue & East 120<sup>th</sup> Street

RETAIL FOR LEASE

### APPROXIMATE SIZE

7,475 SF

### ASKING RENT

\$75 PSF

### POSSESSION

Arranged

### TERM

Negotiable

### FRONTAGE

195 FT Wraparound

### COMMENTS

- Newly-built high-rise development
- Excellent visibility
- Easily divisible
- Landlord open to T.I. work
- Strong residential and foot traffic area
- All uses considered

### NEIGHBORS

Foodtown • Dollar Tree • In Style Nails • Harlem Prep High School • Taco Bell • Sofia's Nail Salon • Thai BKK • Wendy's • Krispy Krunch Kitchen • Chipotle

### TRANSPORTATION

4 5 6



PROPERTY INFORMATION

### NOAM AZIZ

Senior Director

212.468.5984

naziz@meridiancapital.com

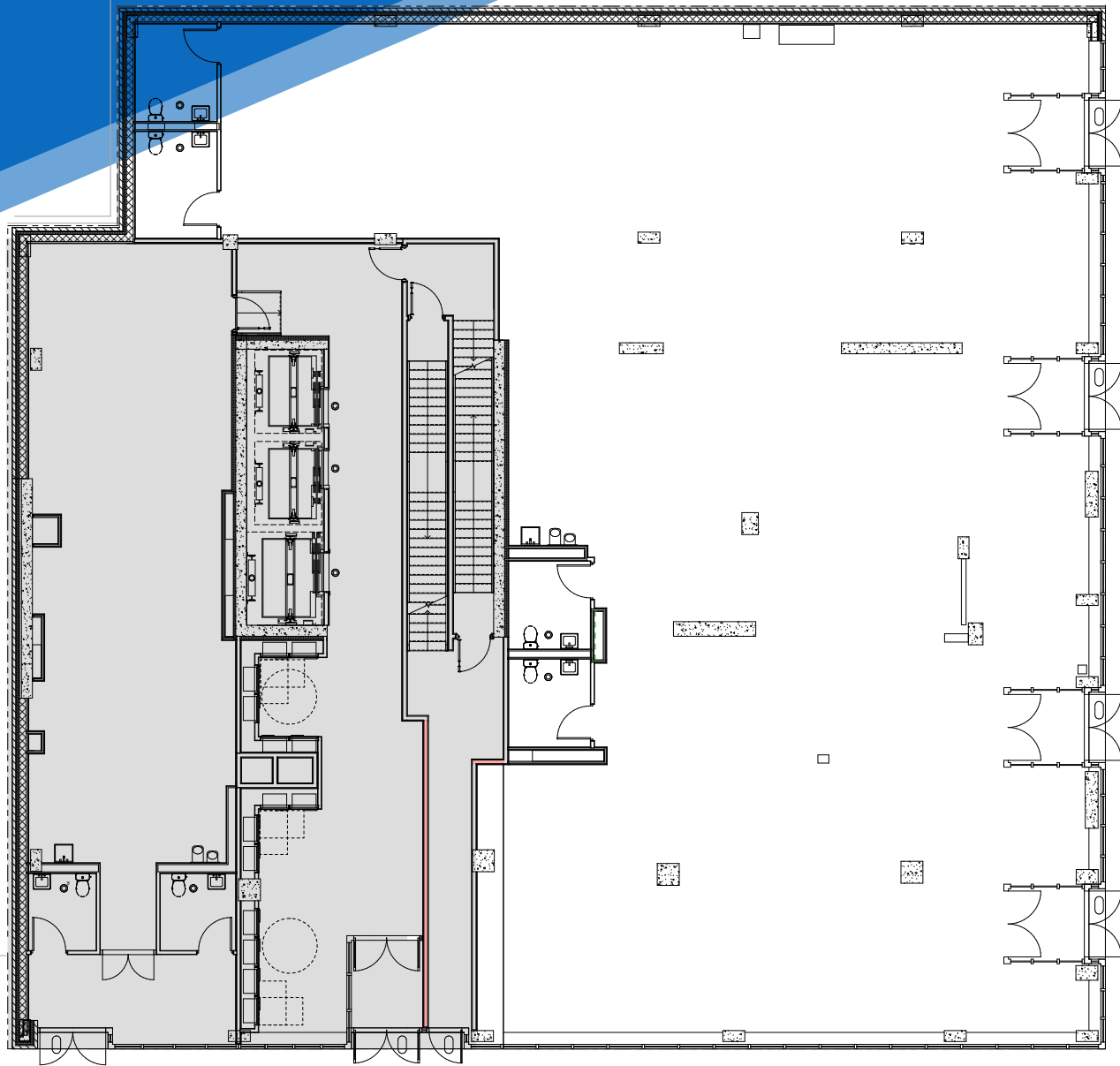


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RETAIL LEASING

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FLOOR PLAN

THIRD AVENUE

EAST 120<sup>TH</sup> STREET

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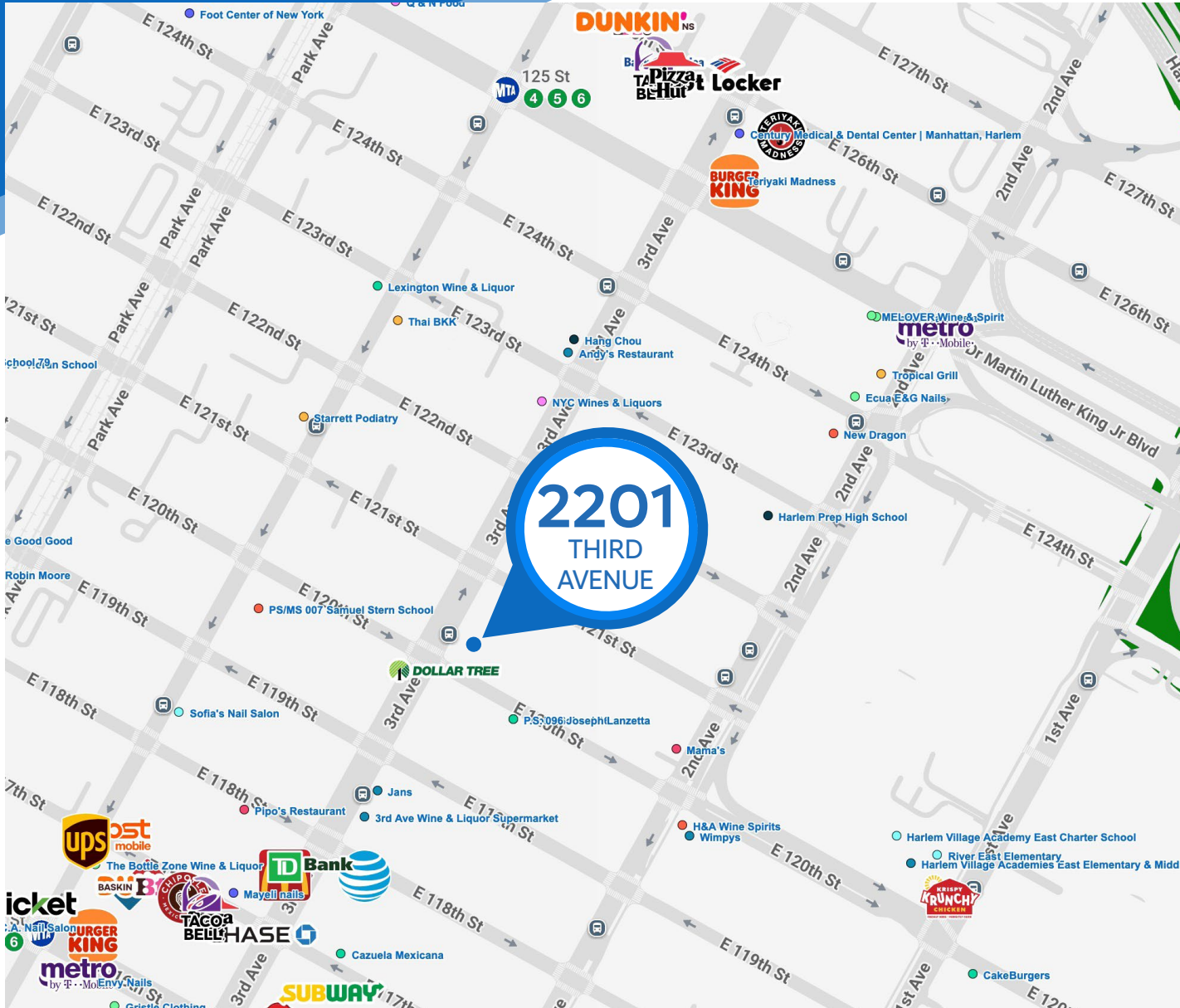
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