

2754

FREDERICK DOUGLASS BLVD

HARLEM, NYC

Between West 146th & 147th Streets

RETAIL FOR LEASE

APPROXIMATE SIZE

1,000 SF + Basement

ASKING RENT

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

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

20 FT

COMMENTS

- Currently operated by "Oma"
- Prime ground floor retail space with additional basement included
- Located within a new development along the West 145th Street corridor
- Expansive glass storefront offering excellent visibility

NEIGHBORS

GG Uptown Cakes • Starbucks • Popeyes •
Common Good Harlem • 148 Deli Grocery
• Walter's Good Eats • Lucille's Coffee and
Cocktails • Domino's • Sugar Hill Cafe •
Checkers • Famous Fish Market • Dunkin

TRANSPORTATION

A C B D 3



NOAM AZIZ

Managing Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAİM

Associate
212.468.5910
dzacaim@meridiancapital.com

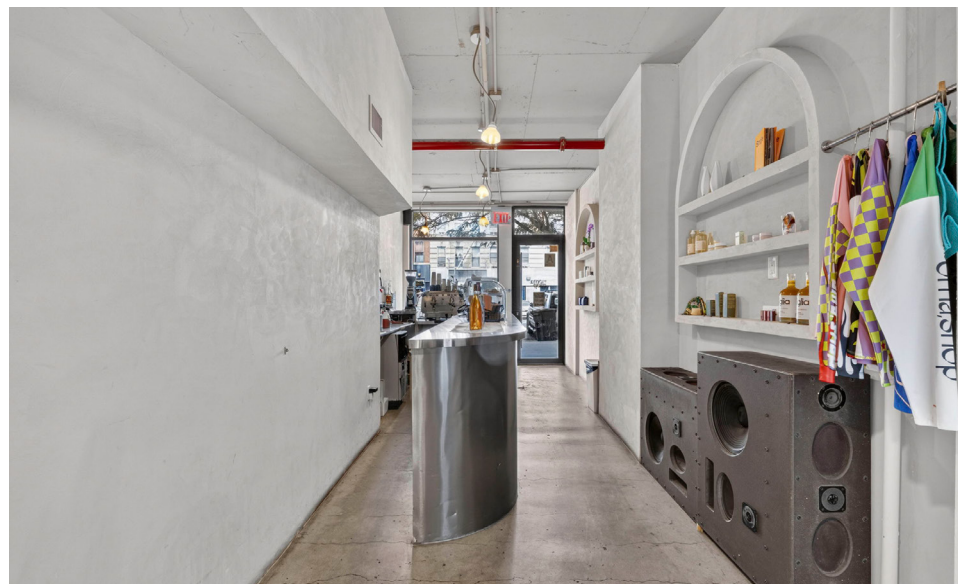


MERIDIAN
RETAIL LEASING

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.

2754 FREDERICK DOUGLASS BOULEVARD
HARLEM, NYC | Between West 146th and 147th Streets

RETAIL FOR LEASE



INTERIOR

NOAM AZIZ
Managing Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAİM
Associate
212.468.5910
dzacaim@meridiancapital.com

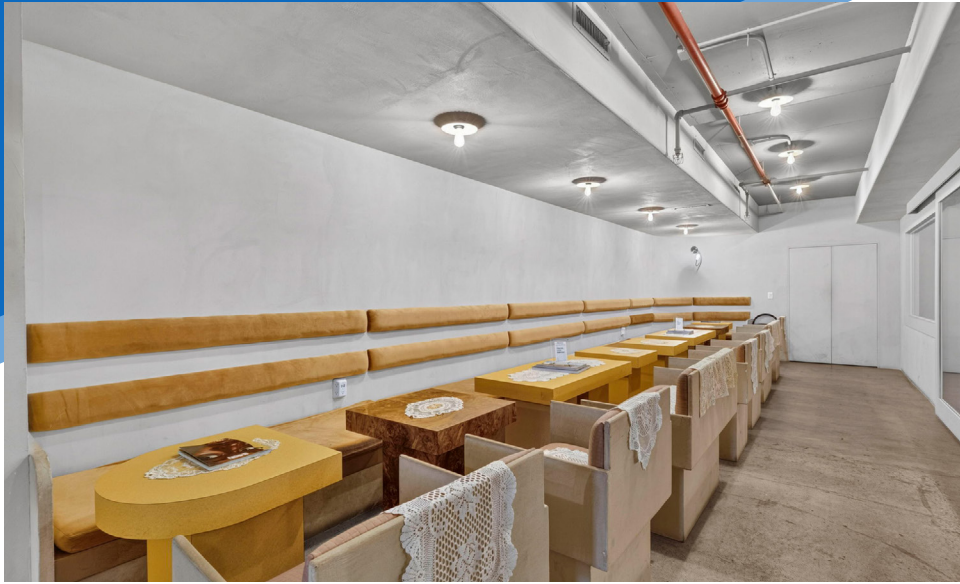


MERIDIAN
RETAIL LEASING

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.

2754 FREDERICK DOUGLASS BOULEVARD
HARLEM, NYC | Between West 146th and 147th Streets

RETAIL FOR LEASE



INTERIOR

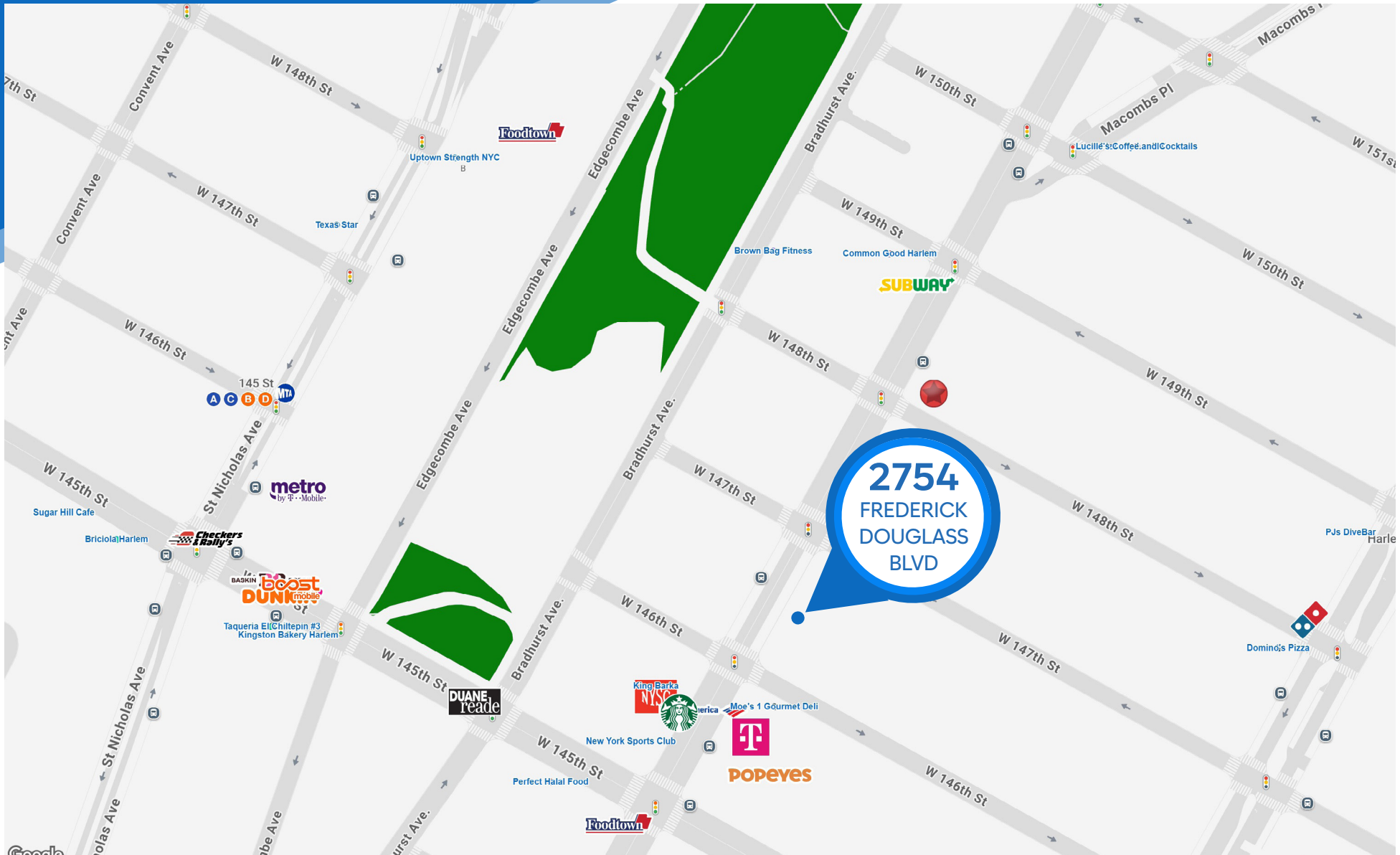
NOAM AZIZ
Managing Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAIM
Associate
212.468.5910
dzacaim@meridiancapital.com



MERIDIAN
RETAIL LEASING

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.



NEIGHBORS

NOAM AZIZ

Managing Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAİM

Associate
212.468.5910
dzacaim@meridiancapital.com



MERIDIAN
RETAIL LEASING