1864
LEXINGTON AVENUE
EAST HARLEM, NYC

Between East 115th & 116th Streets

RETAIL FOR LEASE

CONCEPTUAL RENDERING

PROPERTY INFORMATION

APPROXIMATE SIZE
900 SF

ASKING RENT
~~$5,000/Month~~ Reduced
$4,500/Month

POSSESSION
Immediate

TERM
Negotiable

FRONTAGE
25 FT

COMMENTS
- Turn-key nail salon in a prime East Harlem corridor
- Steps from the 6 train and surrounded by national co-tenancy
- Open to all uses; ideal for dry uses
- Motivated ownership group

NEIGHBORS
Dunkin • Alba's Juice Bar • Super Nice Coffee and Bakery • Burger King • BB Juice Bar Empanadas • Domino's Pizza • Subway • Supreme Pizza NY • El Barrista Cafe • Mcdonald's • Wendy's • Mini Market Deli & Grill

TRANSPORTATION
6

NOAM AZIZ
Managing Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAIM
Associate
212.468.5910
dzacaim@meridiancapital.com

SASSOUNI MANAGEMENT

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.

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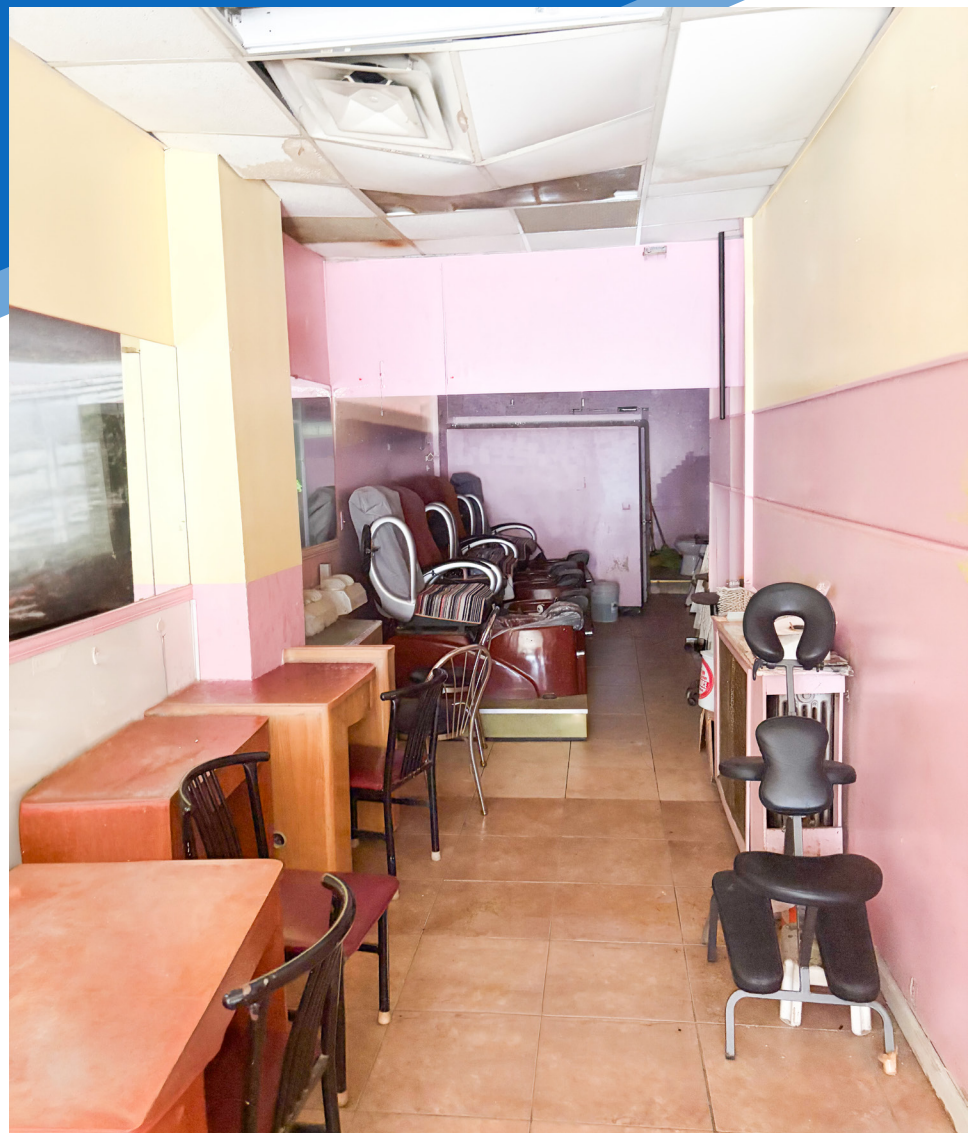
INTERIOR



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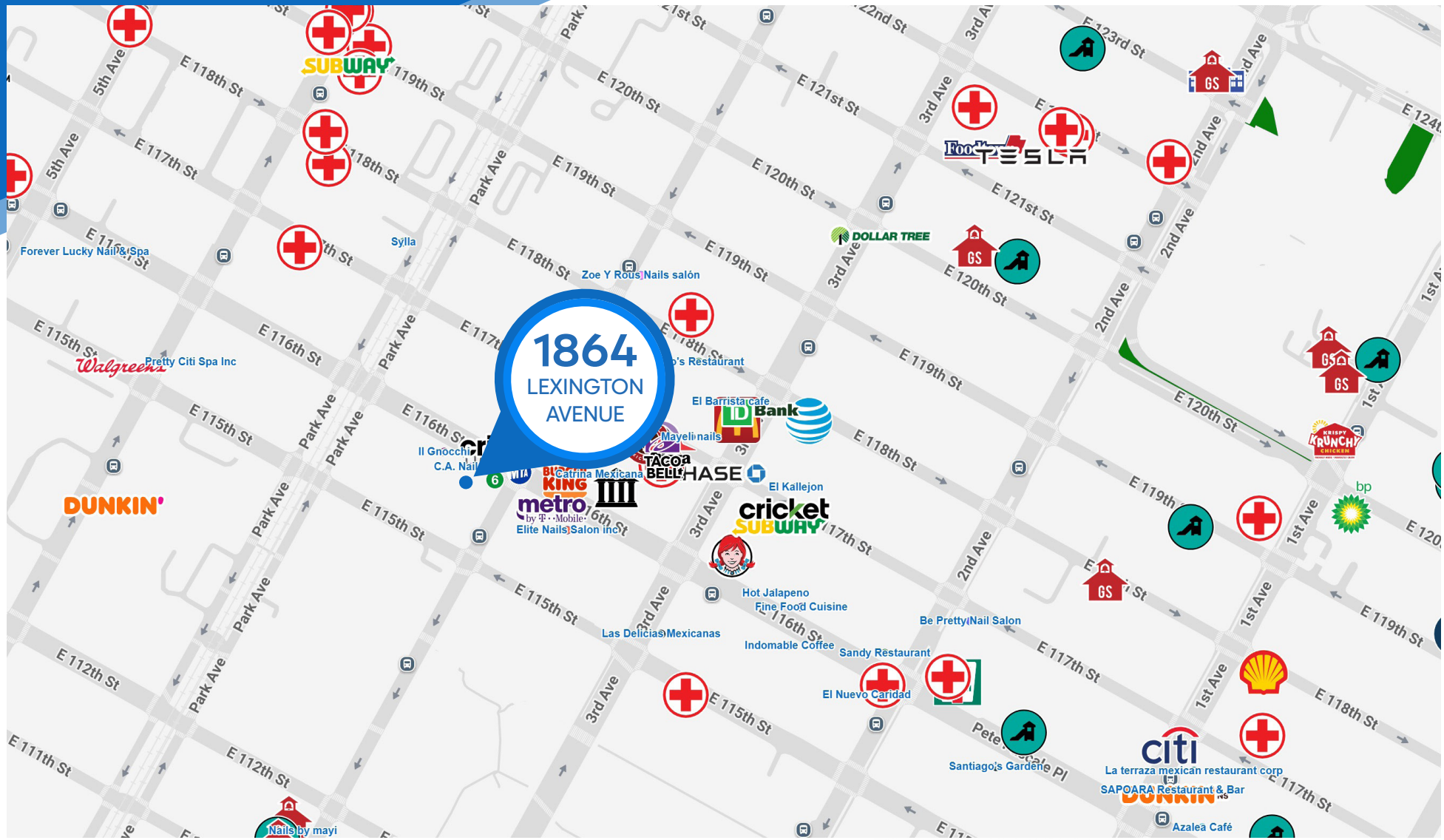

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