2235
FREDERICK DOUGLASS BOULEVARD
HARLEM, NYC

Corner of Frederick Douglass Boulevard & West 121st Street

RETAIL FOR LEASE



PROPERTY INFORMATION

APPROXIMATE SIZE
Ground Floor: 2,323 SF

ASKING RENT
$15,000/Month

POSSESSION
Immediate

TERM
10 Years

FRONTAGE
40 FT Wraparound

COMMENTS
- Wraparound corner opportunity
- In close proximity to Harlem's restaurant row
- Steps from the A/B/C/D trains
- Logical divisions considered
- Ready for immediate use

NEIGHBORS
Zoe Café • Lincoln Market • Grace Beauty Salon • Dunkin' • Rama Beauty • The Fox Harlem • Rosa Pizza • Gin Bar at Enoteca Harlem • The Nephew Supper Club • Double Dutch Espresso

TRANSPORTATION
A B C D

NOAM AZIZ
Managing Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAIM
Senior Associate
212.468.5910
dzacaim@meridiancapital.com

MERIDIAN RETAIL LEASING

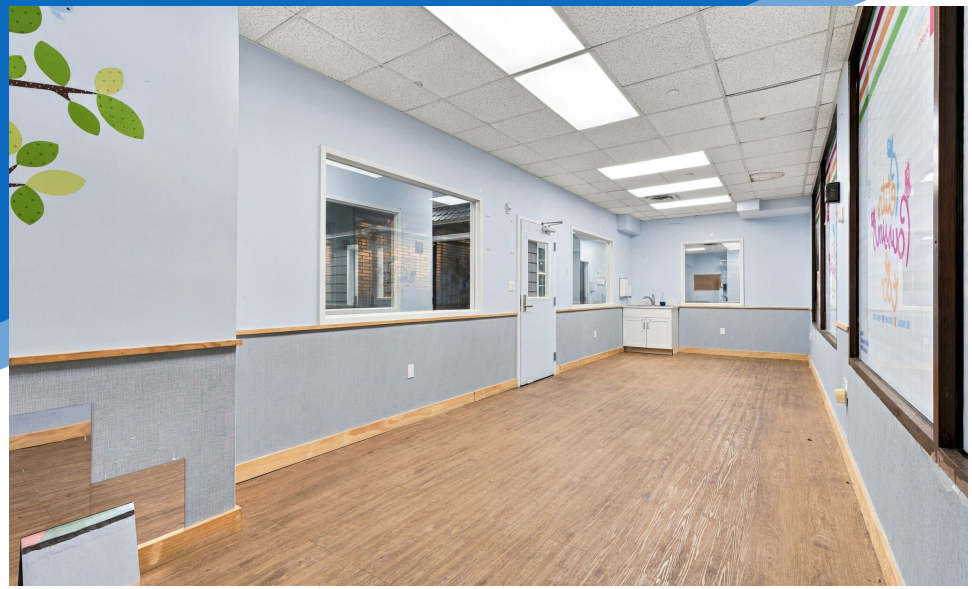
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital 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.

2235 FREDERICK DOUGLASS BOULEVARD

HARLEM, NYC | Corner of Frederick Douglass Boulevard and West 121st Street

RETAIL FOR LEASE

INTERIOR









NOAM AZIZ
Managing Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAIM
Senior Associate
212.468.5910
dzacaim@meridiancapital.com

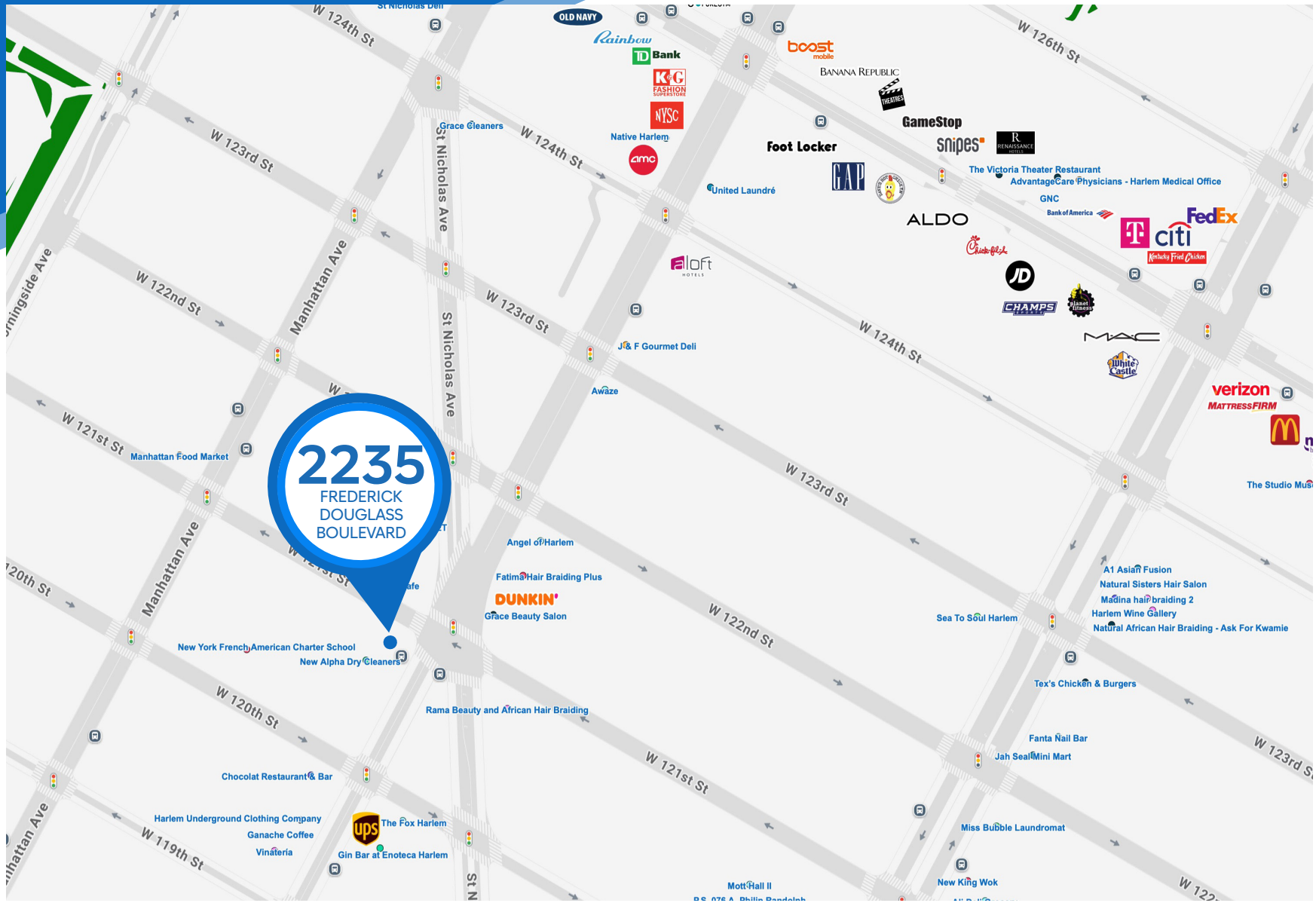
MERIDIAN RETAIL LEASING

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.

2235 FREDERICK DOUGLASS BOULEVARD

HARLEM, NYC | Corner of Frederick Douglass Boulevard and West 121st Street

RETAIL FOR LEASE



NEIGHBORS

NOAM AZIZ
Managing Director
212.468.5984
naziz@meridiancapital.com

DANIEL ZACAIM
Senior 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.