



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

3,000 - 6,000 SF | 2148 3rd Ave | Land + Retail for Lease

2148 3rd Ave, New York, NY 10035

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Dov Bleich
718.437.6100 x111
Dov.B@TriStateCR.com



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Executive Summary



OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: 3,000 SF - 6,000 SF

Building Size: 9,985 SF

Lot Size: 6,435 Acres

Number of Units: 3

Zoning: C4-6

PROPERTY OVERVIEW

Ground floor: 3,000 SF + 3,000 SF basement

2nd floor: 3,000 SF

Land: 2,000 SF

30 ft of frontage

High ceilings

Prime East Harlem

LOCATION OVERVIEW

Located in the East Harlem neighborhood of Manhattan between E 117th St & E 118th St near the 116th St subway station.

Nearest Transit: 4 & 6 train at 116th St and the M101, M103, M102, M116, M98, & BXM6 bus lines.

Nearby tenants include McDonald's, TD Bank, Dunkin', Boost Mobile, Chase Bank, Starbucks, 7-Eleven, Santiago's Beer Garden, Bank of America, Taco Mix, Burger King, Total Wireless, Crown Fried Chicken, and more!

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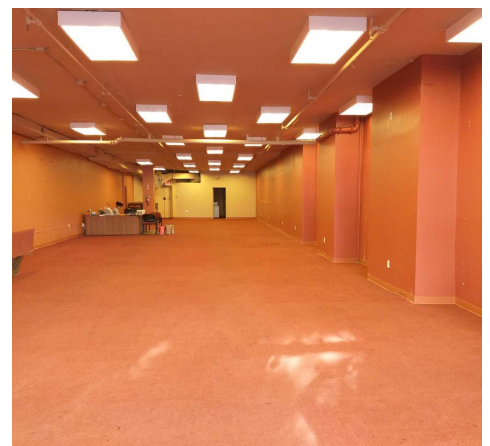
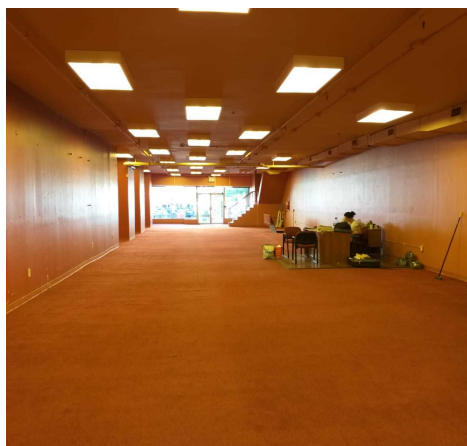
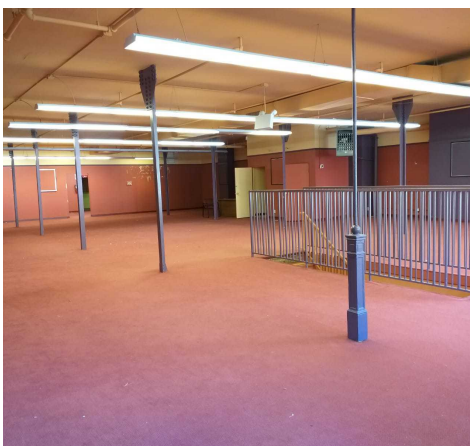
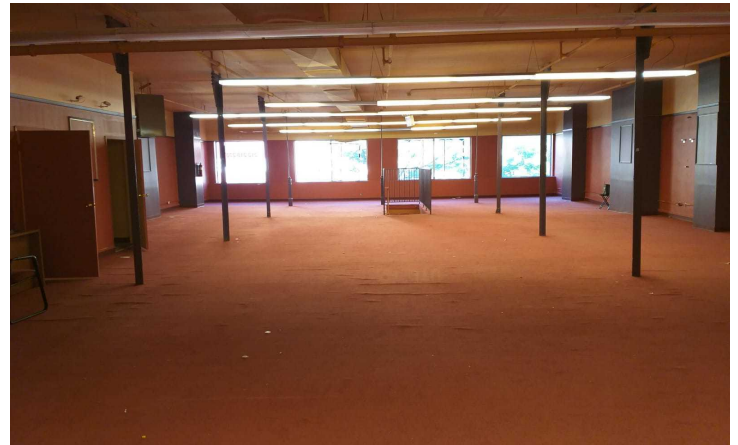
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Additional Photos



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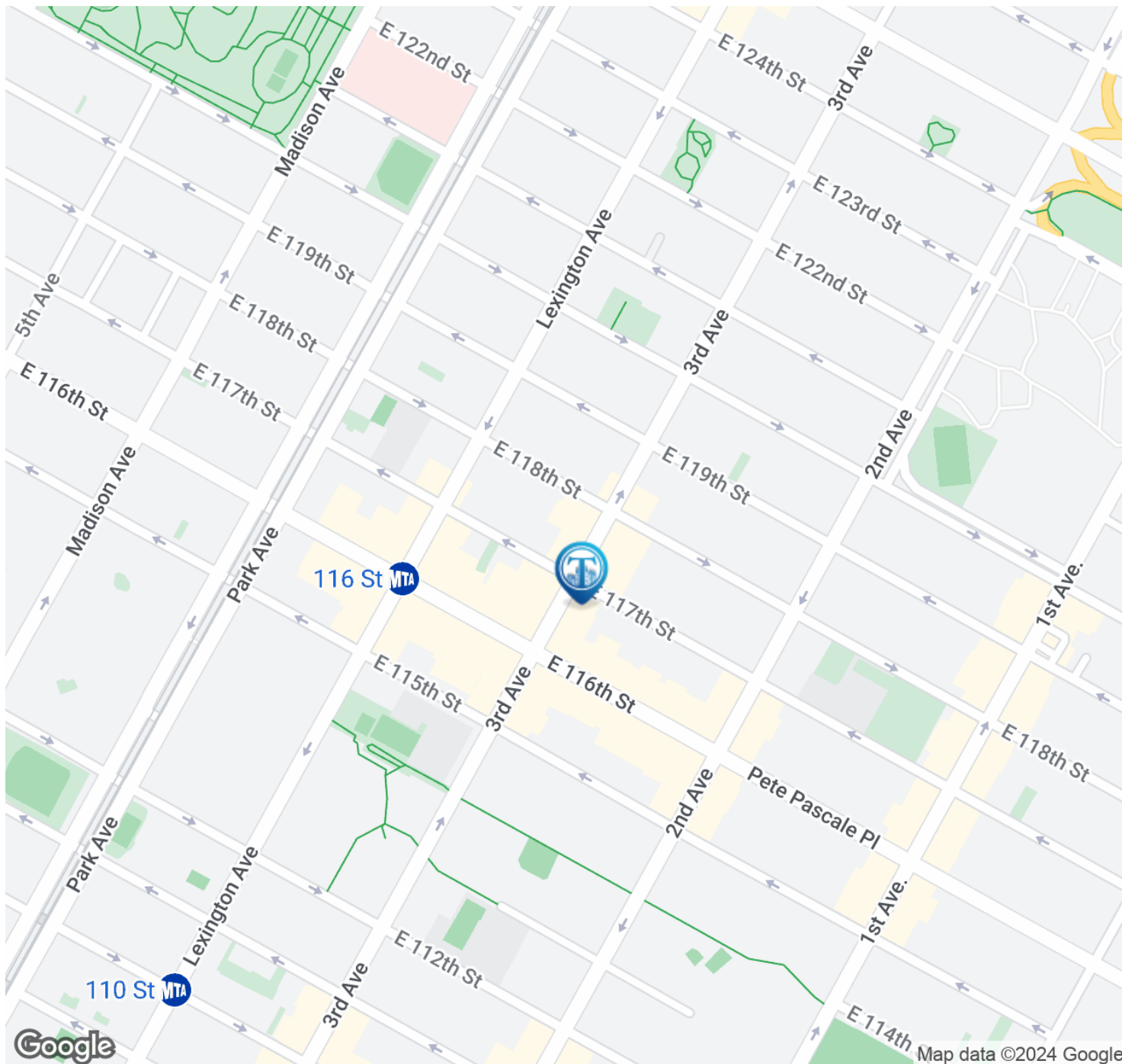
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Location Map



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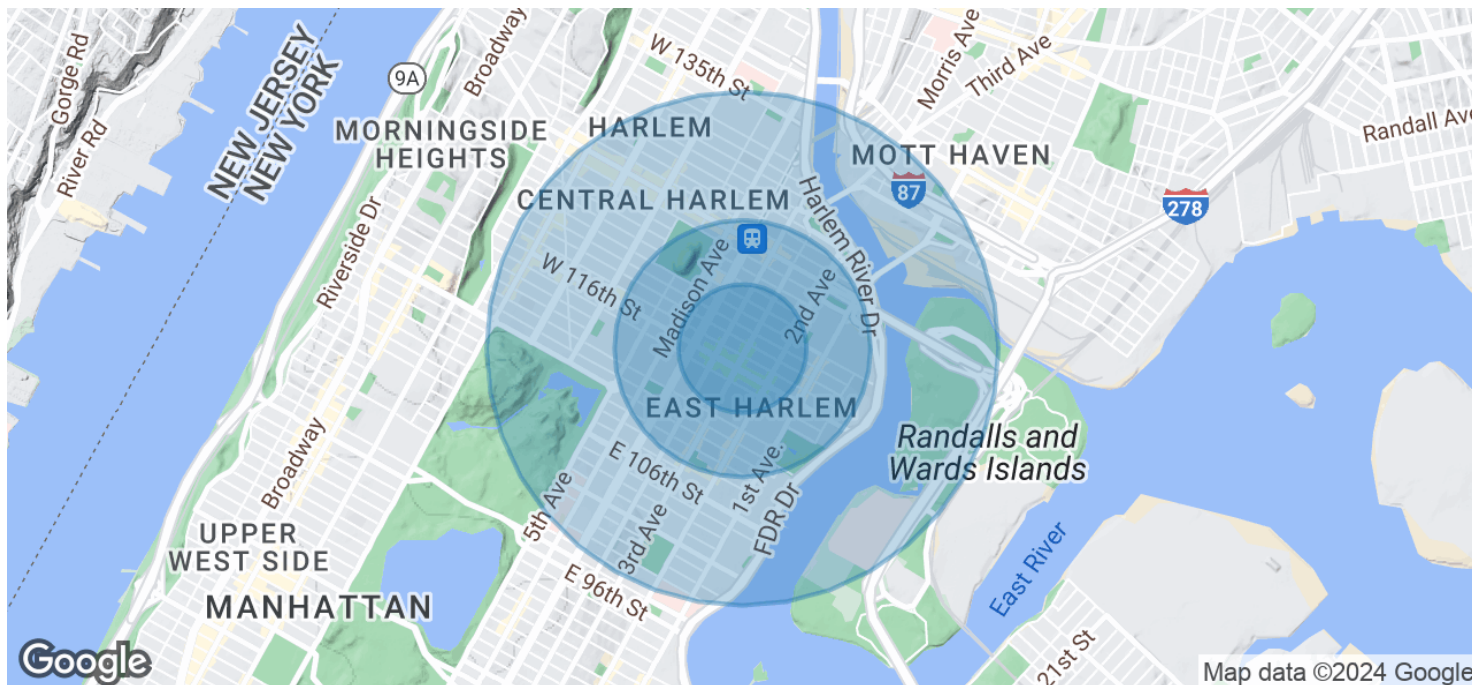
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	16,922	60,418	175,441
Average Age	37.2	35.4	36.5
Average Age (Male)	35.1	33.0	35.0
Average Age (Female)	39.3	39.2	39.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	8,399	28,123	80,702
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$47,453	\$53,804	\$68,012
Average House Value	\$115,036	\$226,036	\$314,934

* Demographic data derived from 2020 ACS - US Census

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Retail Map



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