



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | COMMUNITY FACILITY SPACE

11,000 SF | 1920 Amsterdam Ave | Turn Key Daycare Space for Lease

1920 Amsterdam Ave, New York, NY 10032

Shlomi Bagdadi
718.437.6100
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Dov Bleich
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	11,000 SF
Building Size:	181,111 SF
Lot Size:	29,865 SF
Number of Units:	1
Zoning:	R8

PROPERTY OVERVIEW

Ground: 5,500 SF
Lower level: 5,500 SF
Turn key daycare space
Tremendous sunlight
Equipped with automatic doors, reception desk, kitchen, offices, conference rooms, large open areas, treatment rooms, lab area, a medical wing with exam rooms, medical records room, rehab rooms, PT rooms, storage areas, staff lounges, and more
Outdoor area
Parking is available

LOCATION OVERVIEW

Located in the Washington Heights neighborhood of Manhattan between W 155th St & W 156th St near the 155th St subway station.

Nearest Transit: A & C trains at 155th St, 1 train at 157th St, and the M100 & Bx6 bus lines.

Nearby tenants include TD Bank, Planet Fitness, Dunkin', T-Mobile, Domino's Pizza, McDonald's, Andy Pharmacy, Semicolon Cafe, Chipotle, Boost Mobile, Taszo Coffee Shop, Apple Bank and more!

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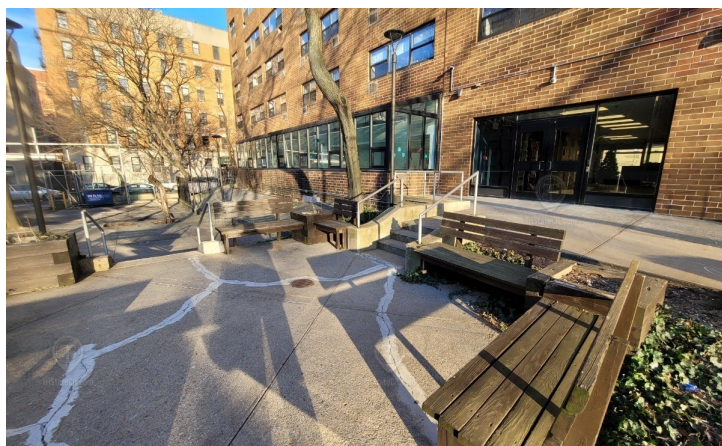
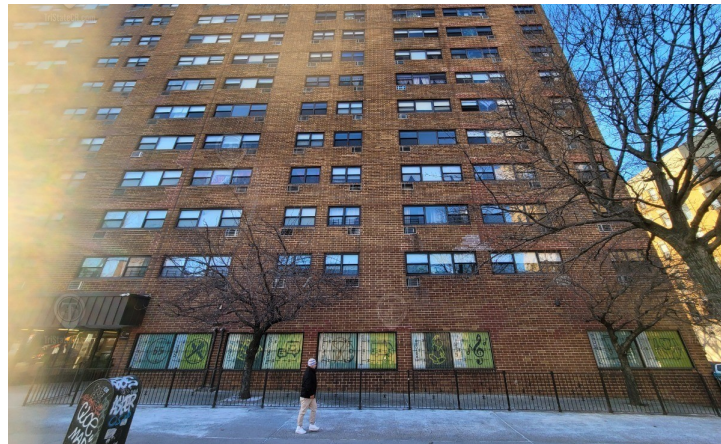
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Additional Photos - Building



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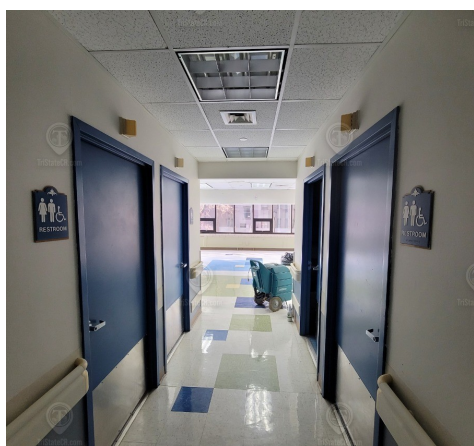
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Additional Photos - Ground Floor



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Additional Photos - Lower Level



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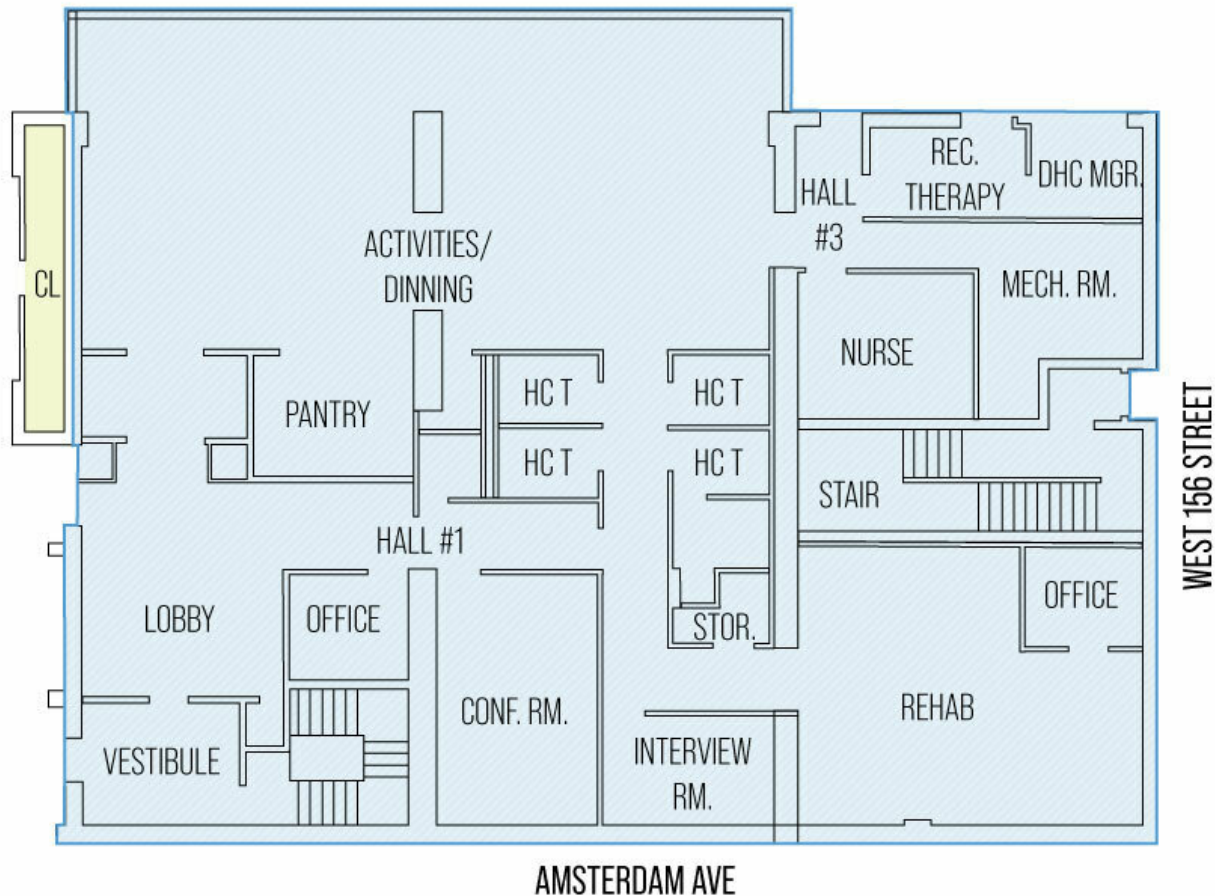
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Additional Photos - First Floor



1920 AMSTERDAM AVE FIRST FLOOR - 5,500 SF

All square footage are approximate.

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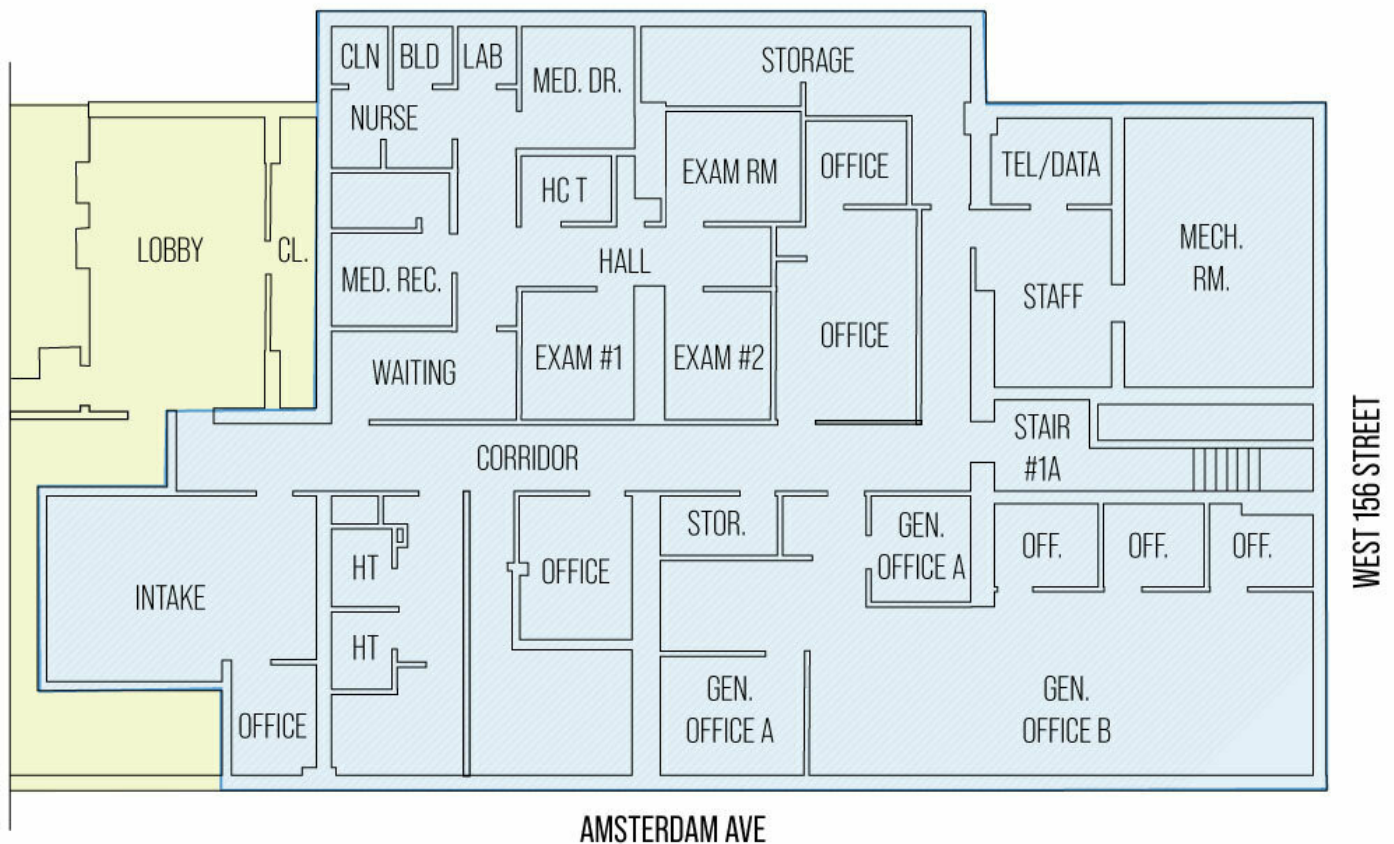
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Additional Photos - Cellar



1920 AMSTERDAM AVE CELLAR - 5,500 SF

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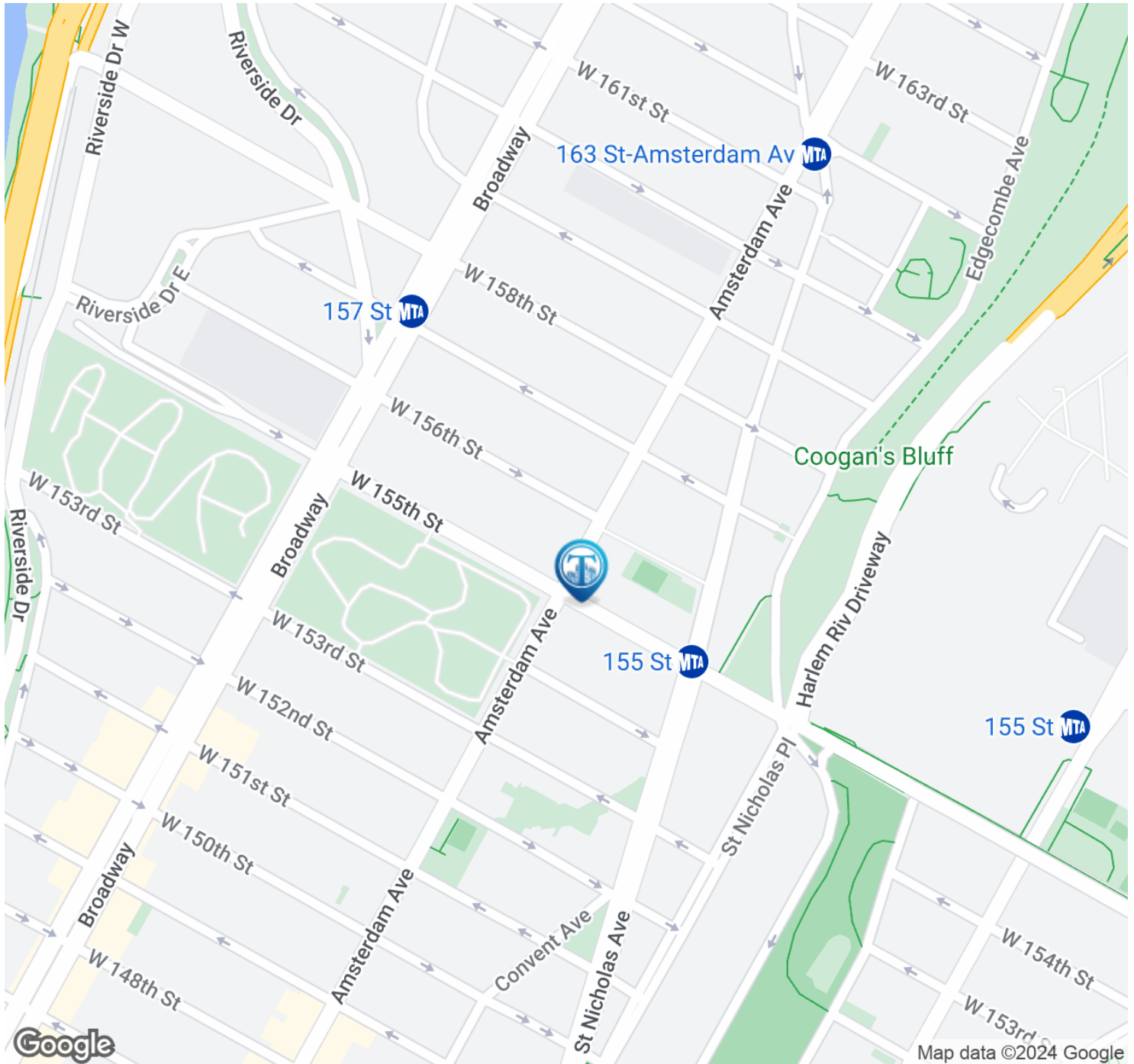
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Location Map



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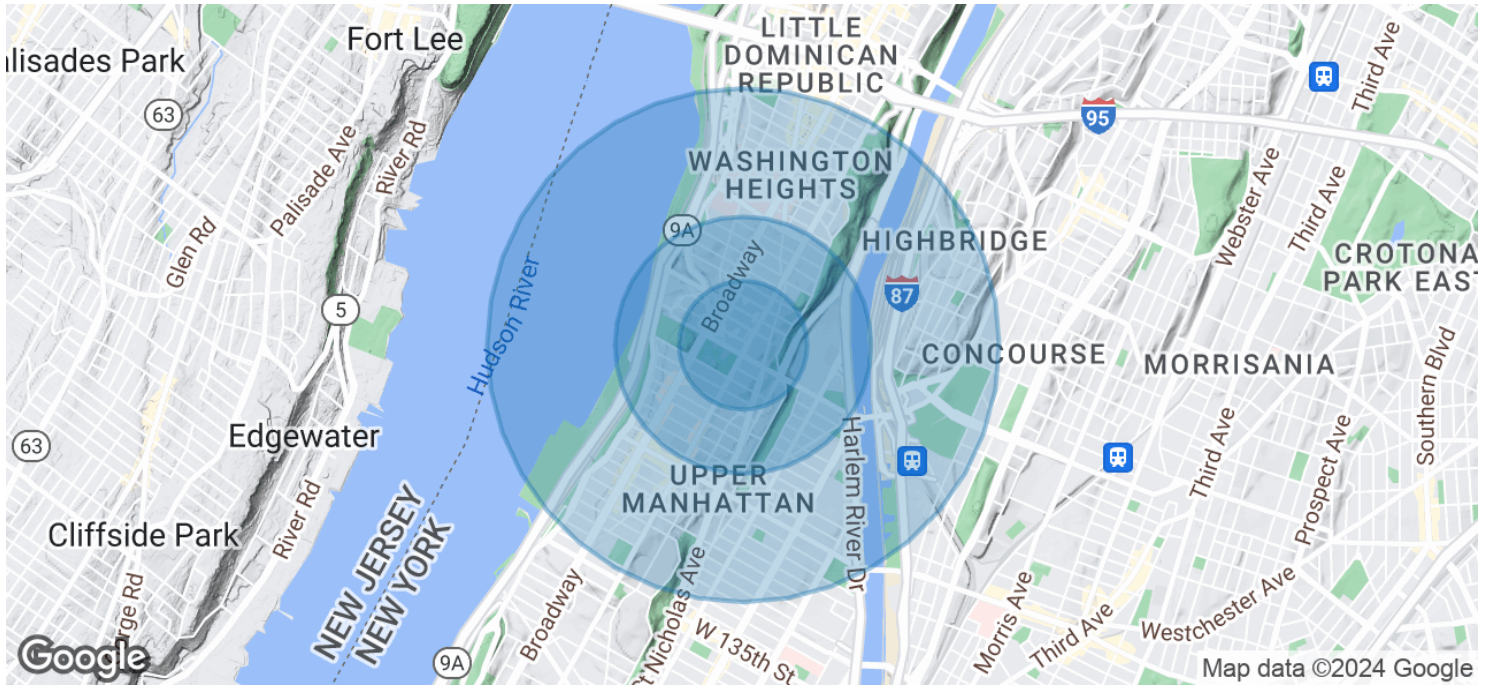
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	20,133	71,956	184,632
Average Age	36.0	36.7	36.2
Average Age (Male)	34.3	35.4	34.3
Average Age (Female)	39.4	38.0	37.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	8,257	29,534	75,139
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$62,226	\$64,382	\$66,134
Average House Value	\$179,930	\$256,430	\$230,895

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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