

COMMUNITY FACILITY SPACE FOR LEASE

BEEKMAN TOWER

880 First Avenue Aka 3 Mitchell Place, New York, NY 10017



PROPERTY OVERVIEW

AVAILABLE: Ground Floor - 4,000SF
Lower Level - 500SF

LEASE RATE: Negotiable

POSSESSION: Immediate

Corner of 49th Street near the United Nations

Over 100ft of wraparound frontage on 49th Street and First Avenue

Community Facility Space

Restrooms in the Lower Level

KW COMMERCIAL
1155 Avenue of the Americas
New York, NY 10036

JULIA MAKSIMOVA
Licensed Real Estate Associate Broker
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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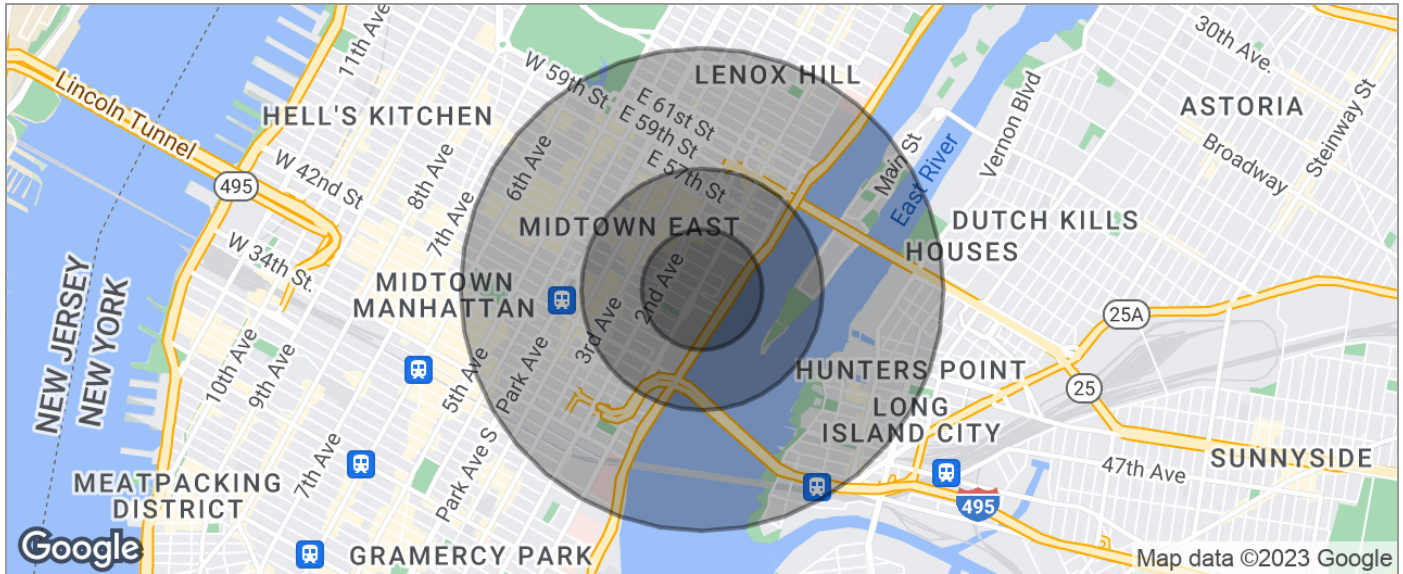
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	12,414	46,543	136,371
MEDIAN AGE	40.0	41.5	40.7
MEDIAN AGE (MALE)	40.2	41.2	40.5
MEDIAN AGE (FEMALE)	39.2	41.7	40.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	7,239	27,690	79,277
# OF PERSONS PER HH	1.7	1.7	1.7
AVERAGE HH INCOME	\$179,866	\$178,999	\$170,940
AVERAGE HOUSE VALUE	\$914,111	\$824,166	\$835,250
RACE	0.25 MILES	0.5 MILES	1 MILE
% WHITE	82.5%	82.6%	82.0%
% BLACK	1.8%	2.0%	2.6%
% ASIAN	13.3%	12.8%	12.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	1.0%	1.1%	1.4%
ETHNICITY	0.25 MILES	0.5 MILES	1 MILE
% HISPANIC	6.5%	6.1%	6.5%

* Demographic data derived from 2020 ACS - US Census

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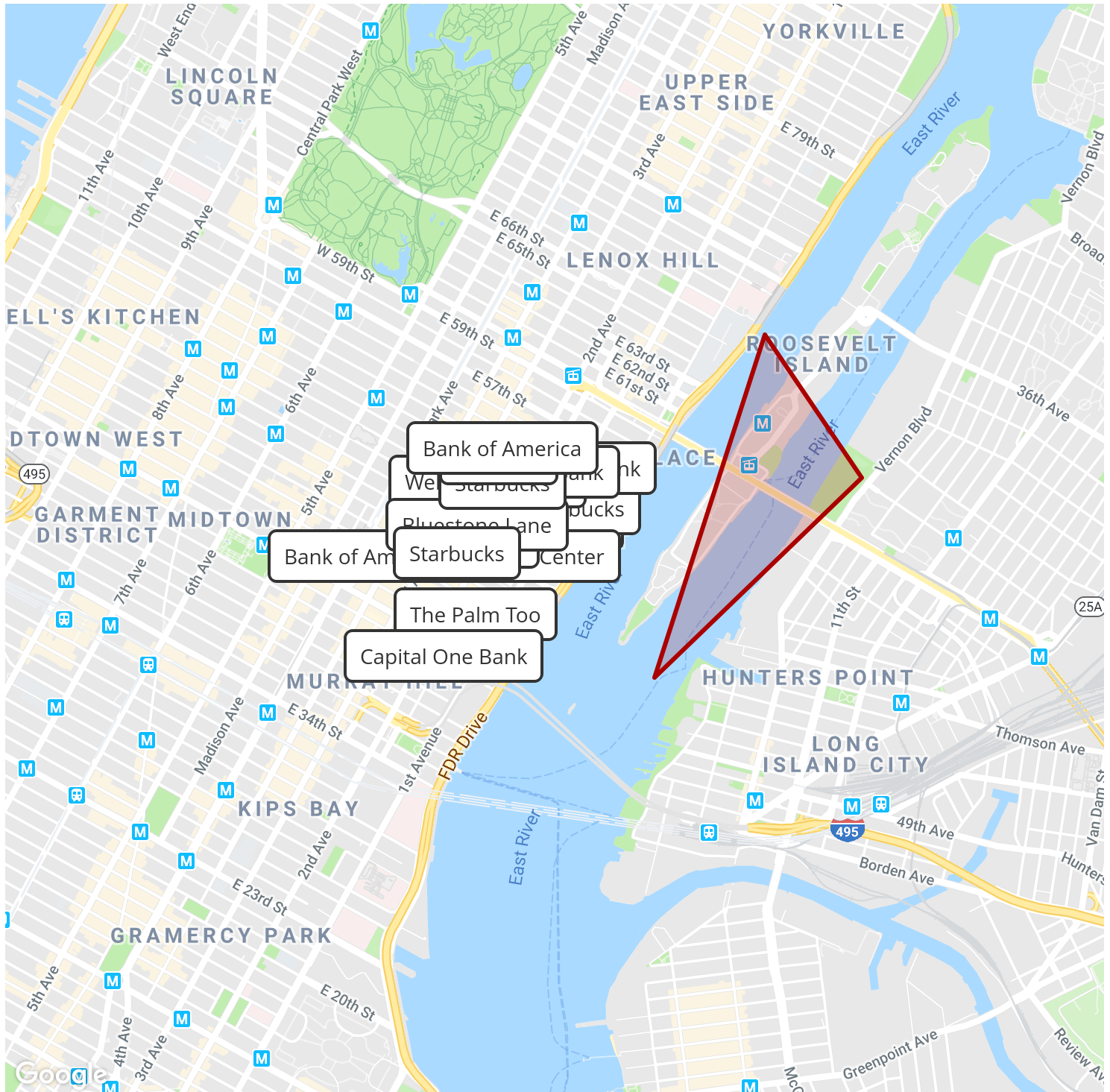
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