

2005 THIRD AVENUE

BETWEEN 110TH & 111TH STREETS | EAST HARLEM



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PROPERTY HIGHLIGHTS

- Space can be divided in half (as per division plan)
- Rare Community Facility opportunity in the heart of East Harlem
- Over 200 residential units provide a built-in neighborhood population
- Prominent frontage with dedicated entrances directly from Third Avenue
- Phenominal Second Floor space with two outdoor patios
- ADA-accessible building with elevator service
- Located along the Third Avenue corridor with strong pedestrian traffic
- Excellent access to public transportation, including the 6 train and multiple bus lines
- Surrounded by dense residential development and neighborhood amenities

SIZE: 8,625 SF - 17,250 SF Second Floor
2,250 SF Outdoor Space

FRONTAGE: over 300' wraparound

CEILING HEIGHT: Ground Floor: 21'
Second Floor: 12'

POSSESSION: Immediate

TRANSPORTATION:

6



110th St Entrance

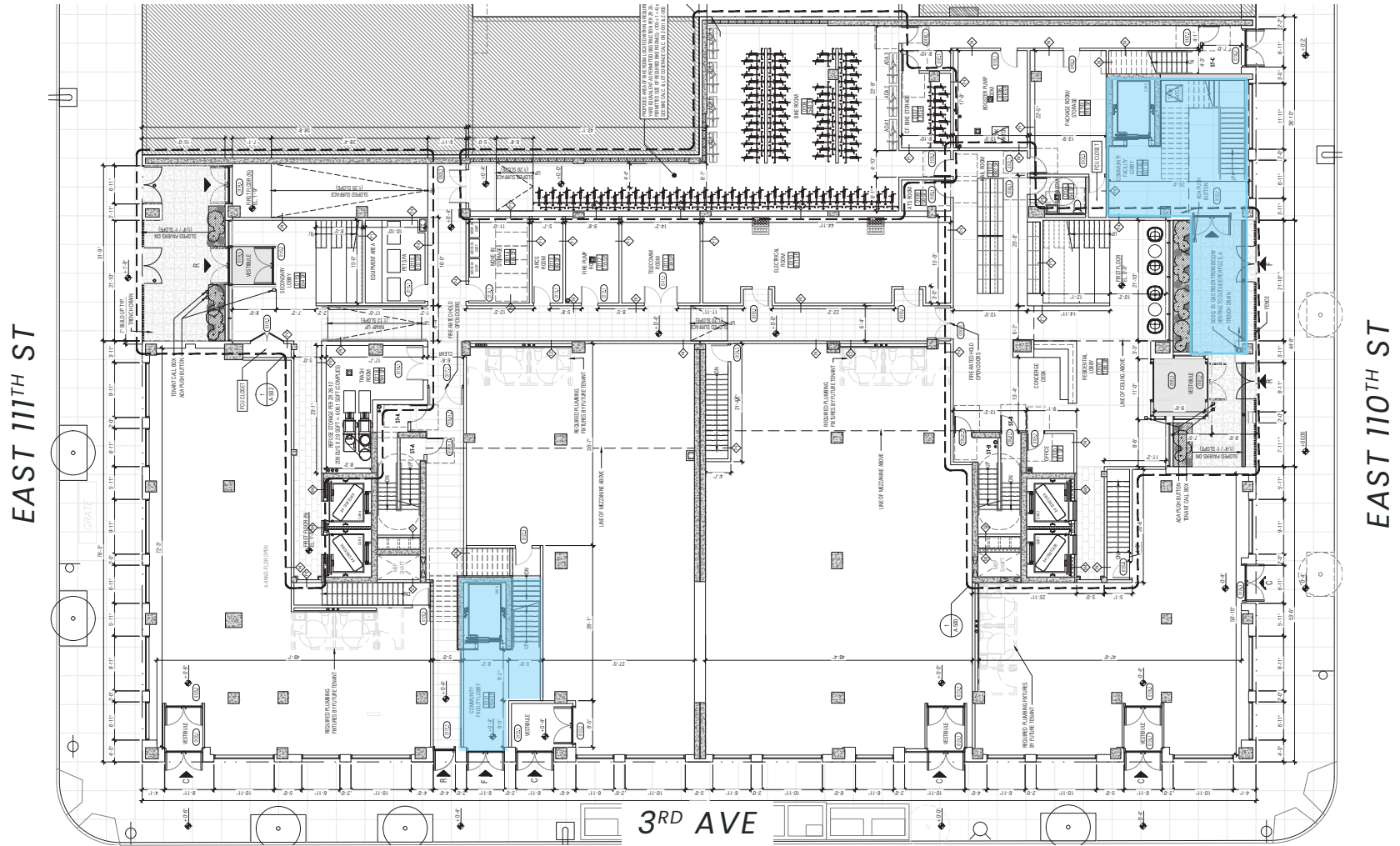


3rd Ave Entrance



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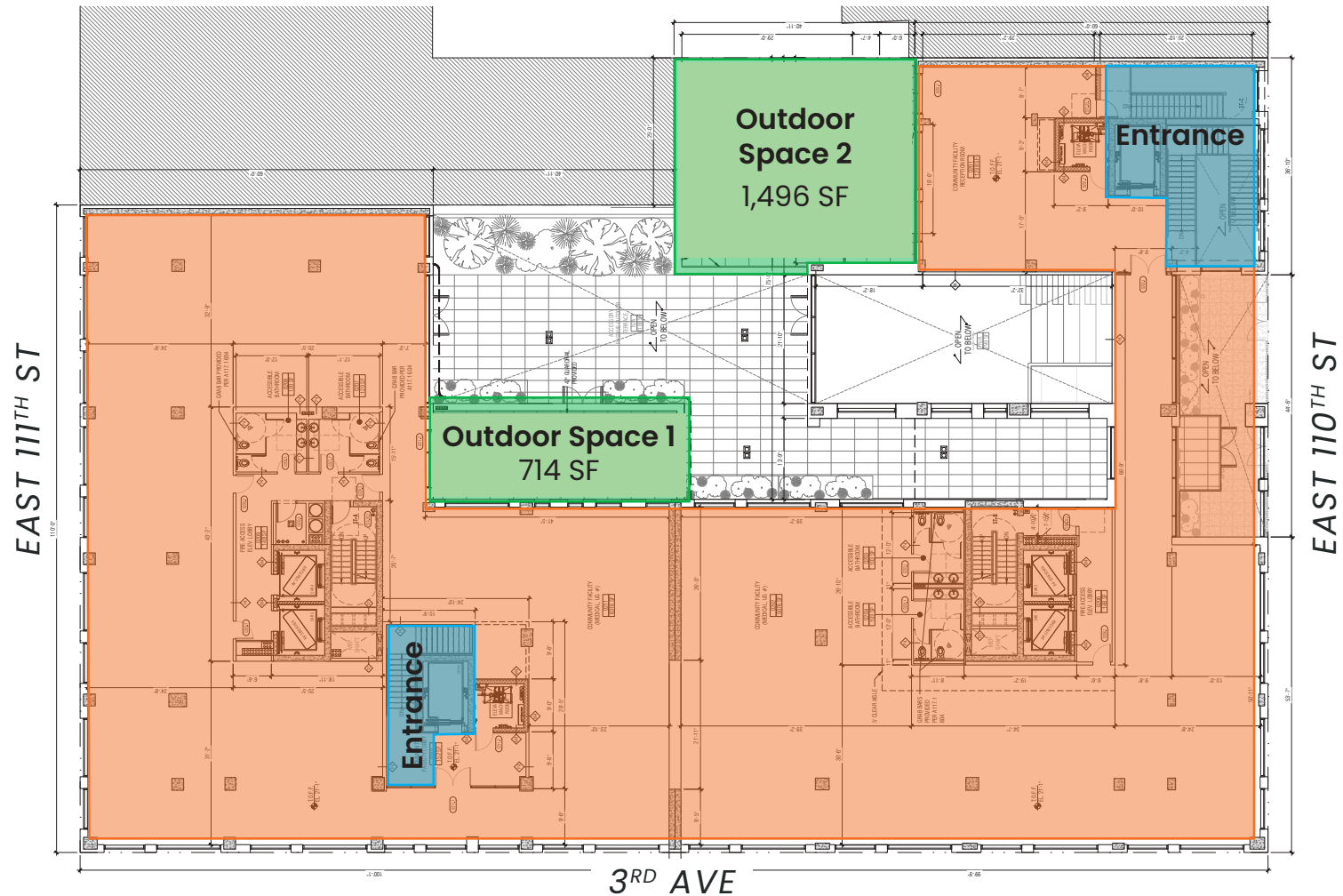
2005 THIRD AVENUE GROUND FLOOR



Ground Floor Entryways
750 SF (APPROX.)

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SECOND FLOOR (EXISTING DIVISION)



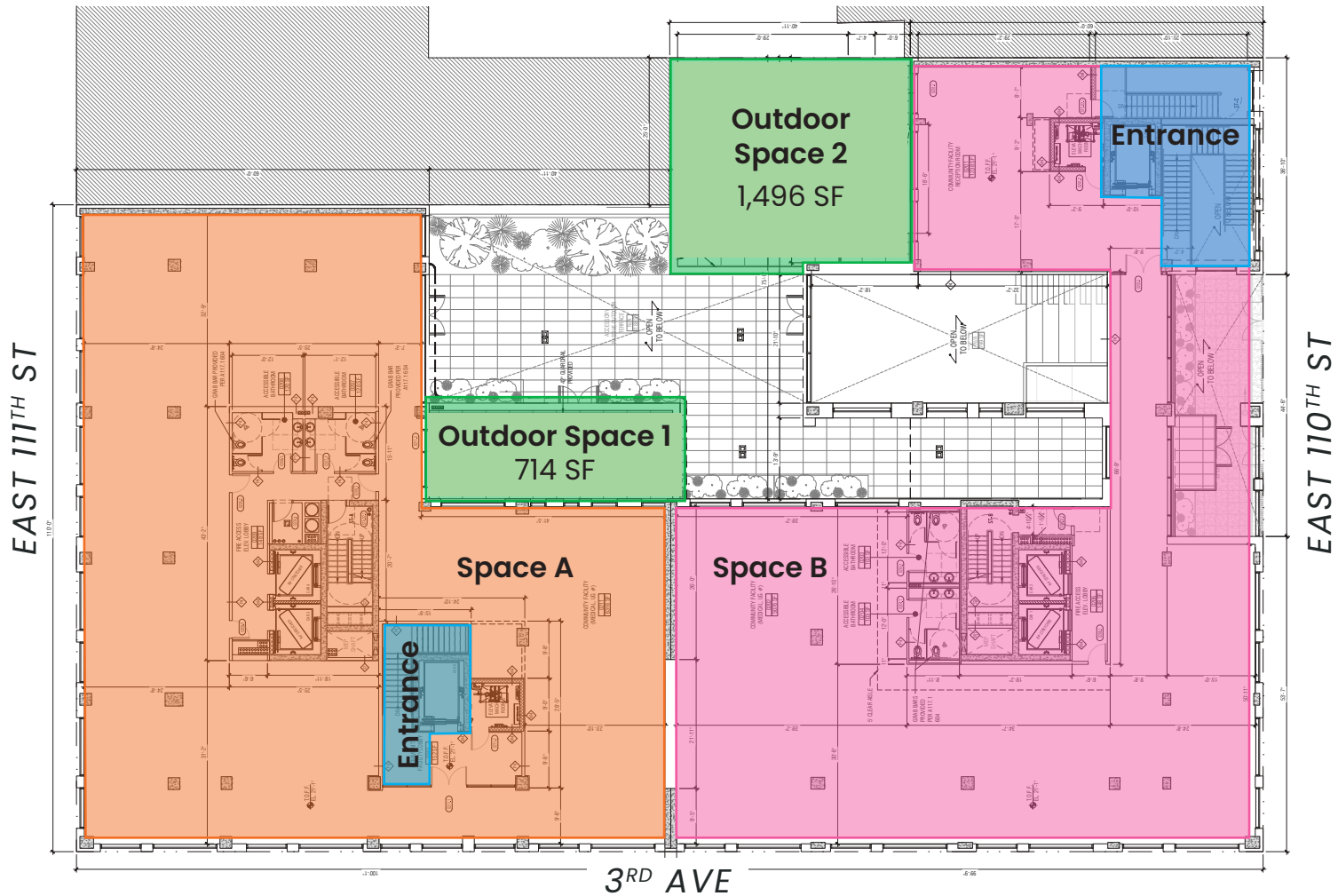
**Second Floor
(community facility)**
17,250 SF (APPROX.)

**Second Floor
(outdoor spaces)**
2,210 SF (APPROX.)



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SECOND FLOOR (PROPOSED DIVISION)



**Second Floor
(Space A)**
8,625 SF (APPROX.)

**Second Floor
(outdoor spaces)**
2,210 SF (APPROX.)

**Second Floor
(Space B)**
8,625 SF (APPROX.)



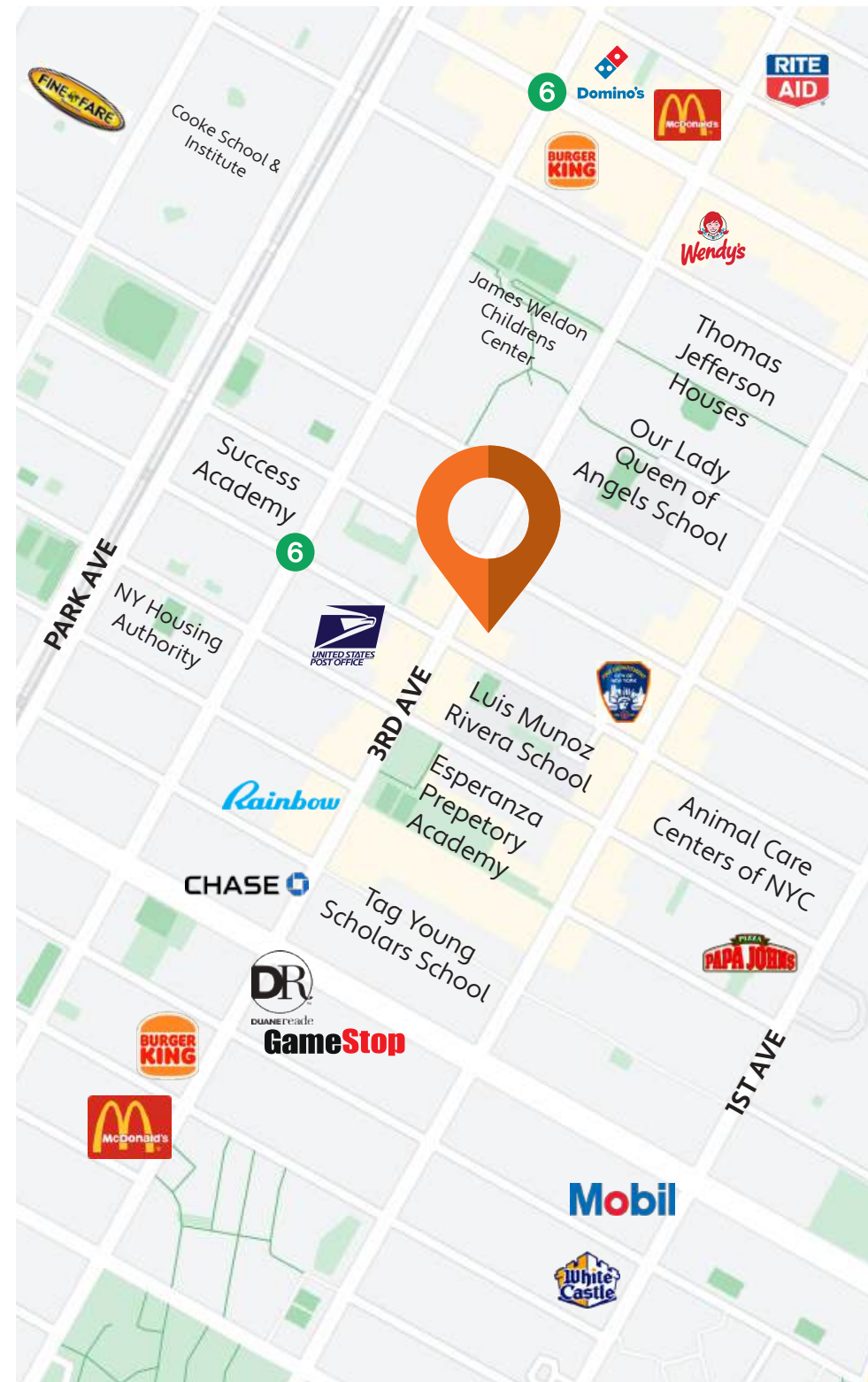
2005 THIRD AVENUE

AREA DEMOGRAPHICS (1 MILE RADIUS)



Central Park

- Trade area demographics include 179,913 residents across 69,792 households, with an average household income of \$90,702 and annual consumer spending exceeding \$1.73 billion
- Located at the intersection of major healthcare hubs serving Upper Manhattan and the Upper East Side such as: *Mount Sinai Hospital, NYC Health + Hospitals/Metropolitan, Settlement Health, Century Medical and Dental Center, & Center for Comprehensive Health Practice*
- Excellent retail corridor featuring several large-format commercial entities, discount chains, & major corporate brands such as: *Costco Wholesale, Foodtown, Fine Fare Supermarket, Whole Foods, Burger King, McDonald's, USPS, Rainbow, Chase Bank, Papa John's, Wendy's, Success Academy Charter School, Esperanza Prep Academy, Tag Young Scholars School, Luis Munoz Rivera School*



2005 THIRD AVENUE

EXTERIOR IMAGES



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FOR MORE INFORMATION,
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