



RETAIL SPACE

2163 FREDERICK DOUGLASS BOULEVARD

West Harlem, NYC

2ND GENERATION SPACE | 1,400 SF + 2,642 SF BASEMENT

GREAT LOCATION FOR RETAIL, HEALTH & WELLNESS, OR PET-RELATED USES

2163 Frederick Douglass Boulevard

Between West 116th & 117th Streets

Available

Ground:	1,400 sf	Possession:	Arranged
Basement:	2,462 sf	Rent:	Upon Request

Comments

- 2nd Generation buildout - currently Chic Nail & Spa— all dry uses considered
- Join co-tenants Subway, Mama DeLuca's, Apollo Physical Therapy, Levain Bakery, Brown Harris Stevens, Legacy Tailors & Cleaners
- Located at the base of the 94-unit mixed-use Larkspur Plaza
- Steps from 116th Street **B** **C** subway station at Frederick Douglass Blvd
- Vicinity of Columbia University, Apollo Theater, The Studio Museum in Harlem
- Area tenants, Melba's Restaurant, Row House, BO's Bagels, Lidl Market, BLVD Bistro, Harlem Tavern, Burger King, CopperLeaf Bakery, Superhet Coffee

By the Numbers

Retail Businesses

627

1 Mile Radius

Households

265,884

2024 est. - 1 Mile Radius

Household Income

\$117,215

2024 Average

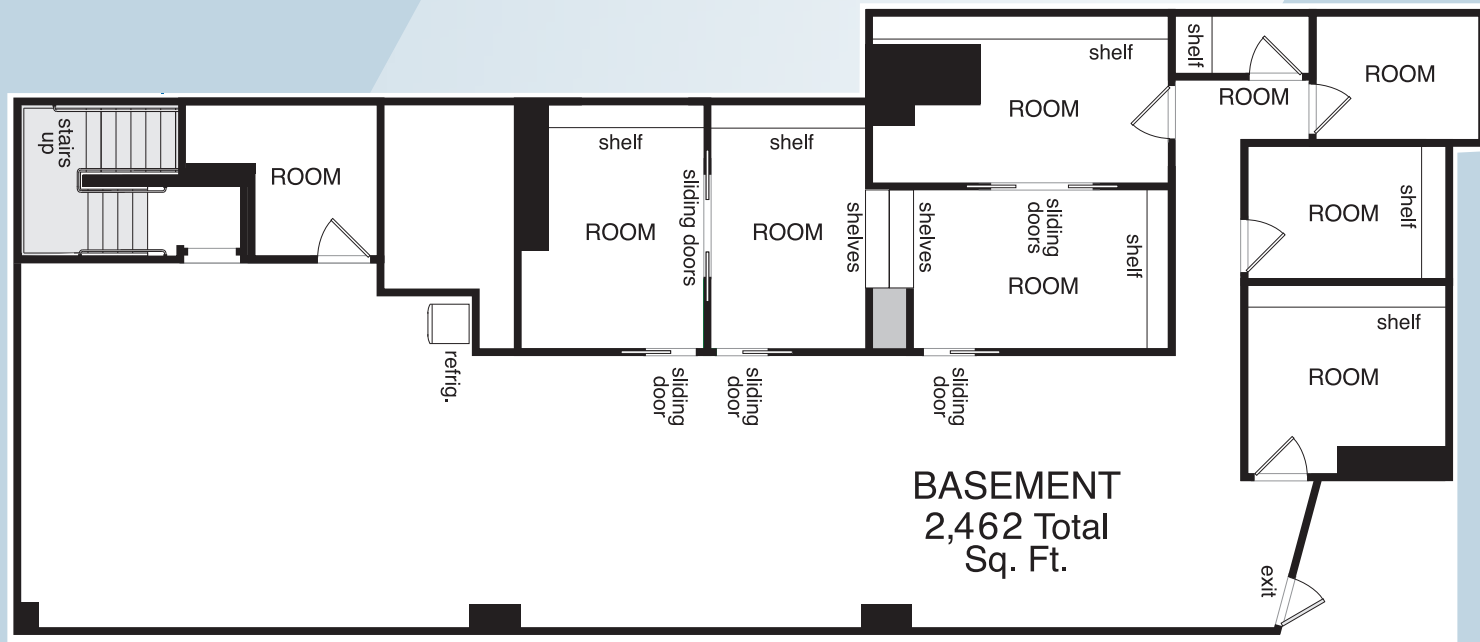
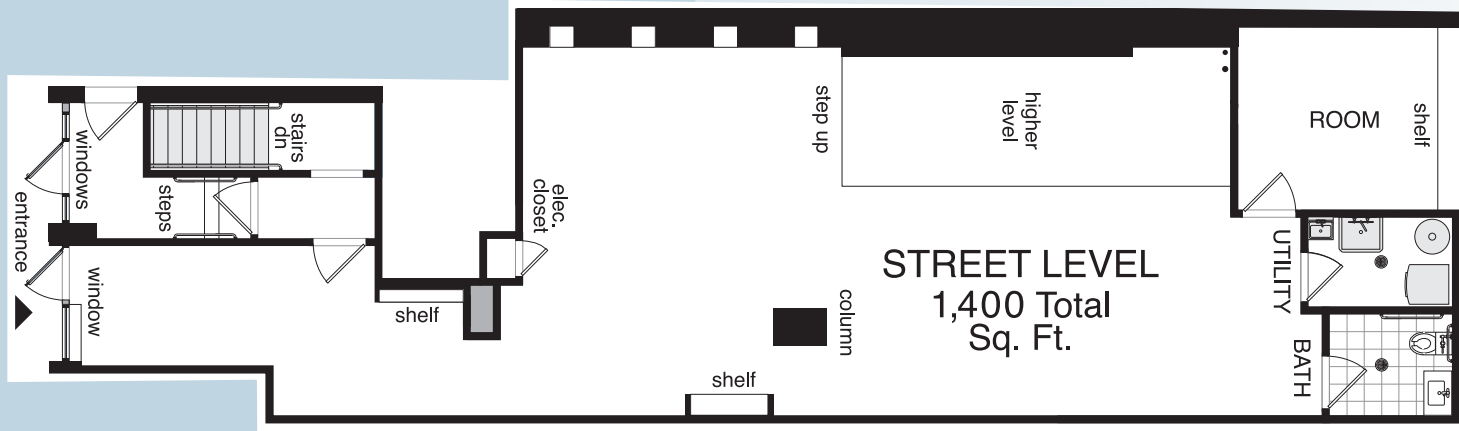
Subway Ridership

1,446,836

2024 Annual - 116th St station

Floor Plans

Frederick Douglass Blvd



Existing Conditions





For further information and/or inspection contact:

Cooper Katz

Executive Director

Licensed Real Estate Salesperson

646-439-2009

ckatz@absre.com

Mark Tergesen

Partner

Licensed Assoc. Real Estate Broker

212.400.9528

mt@absre.com

Quinn Reavy

Associate

Licensed Real Estate Salesperson

212-400-6064

qreavy@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com