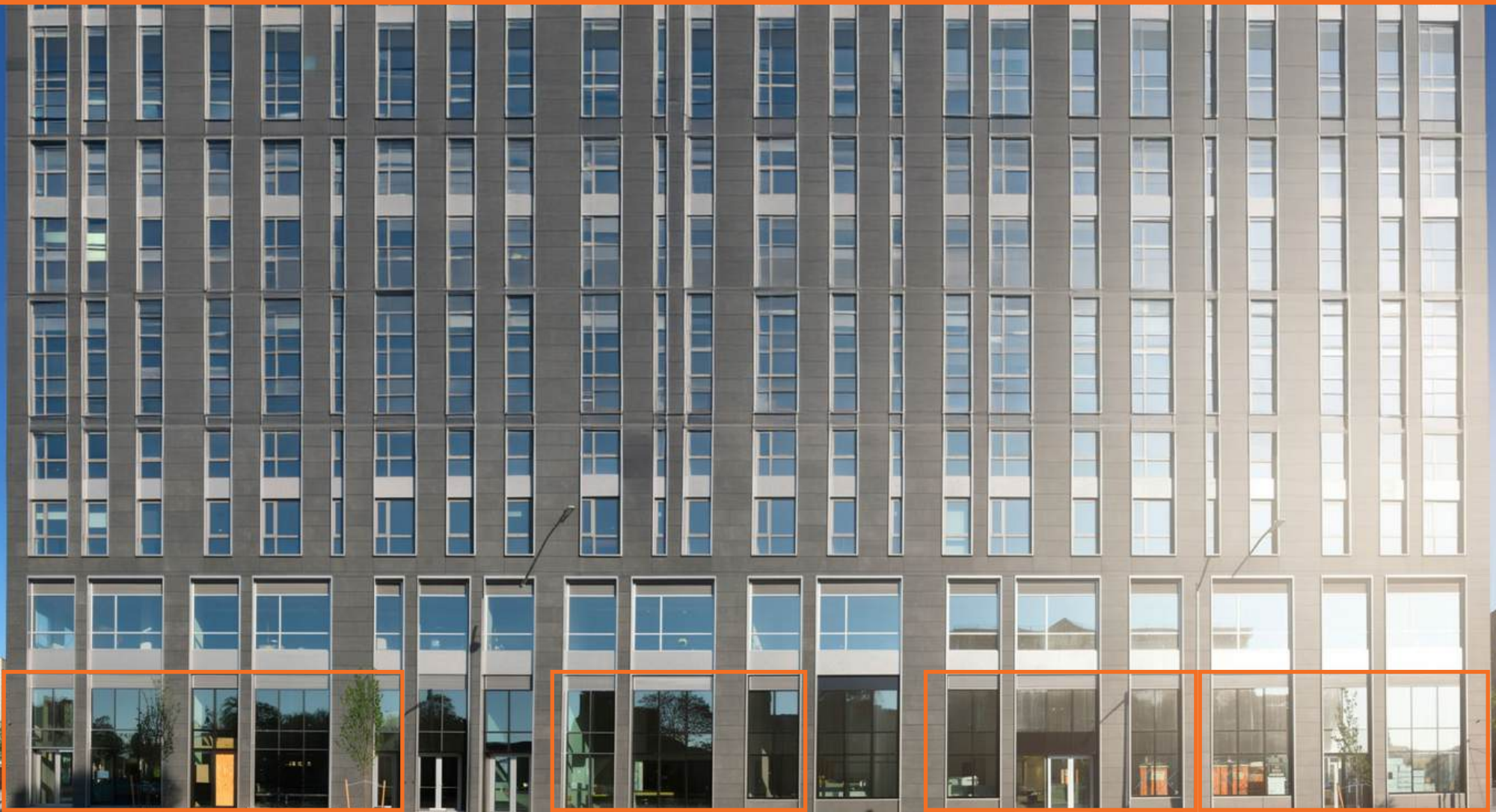


2005 THIRD AVENUE

BETWEEN 110TH & 111TH STREETS | EAST HARLEM



Space D

Space C

Space B

Space A

2005 THIRD AVENUE

PROPERTY HIGHLIGHTS

- Spaces A,B,C can be combined (see division plan)
- Gas & venting (Black Iron Duct) accessible to all retail spaces
- Electrical service: 600A per space
- Prominent frontage located along the Third Avenue corridor with strong pedestrian traffic
- Surrounded by dense residential development and neighborhood amenities

SPACE A (CORNER): 2,213 SF Ground Floor
2,059 SF Basement

SPACE B (INLINE): 3,683 SF Ground Floor
3,513 SF Basement

SPACE C (INLINE): 2,830 SF Ground Floor
2,961 SF Basement

SPACE D (CORNER): 2,795 SF Ground Floor
2,686 SF Basement

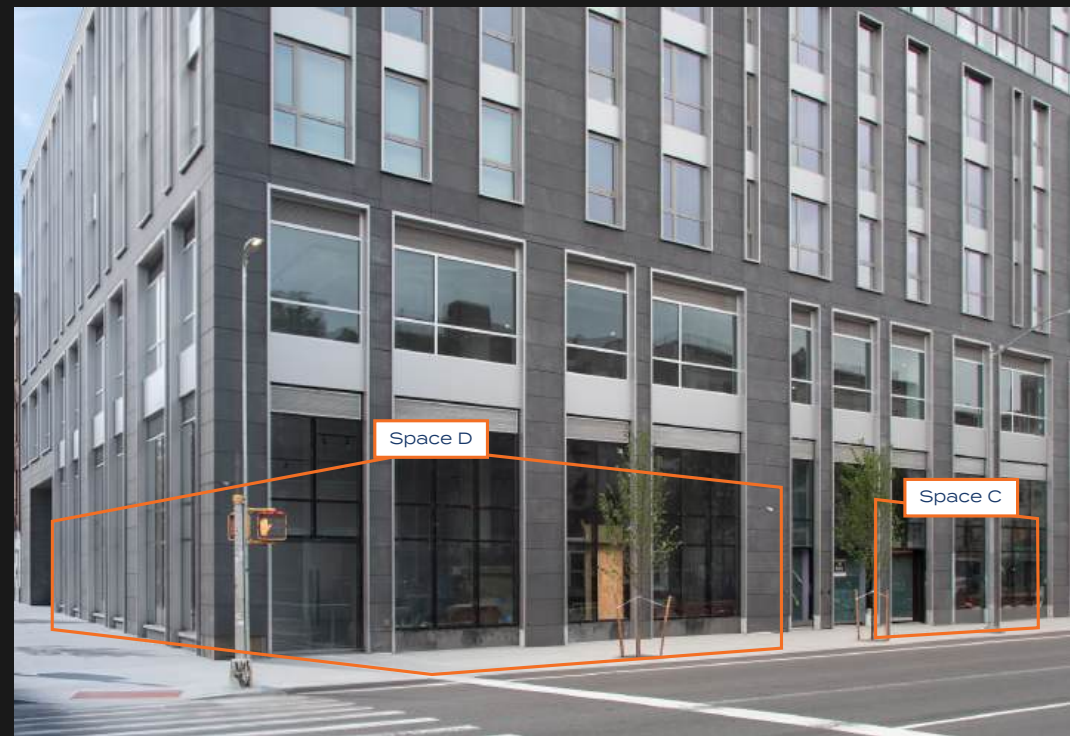
FRONTAGE: A: 98' wraparound | B: 48'
C: 28' | D: 121' wraparound

CEILING HEIGHT: 21' (all spaces)

POSSESSION: Immediate

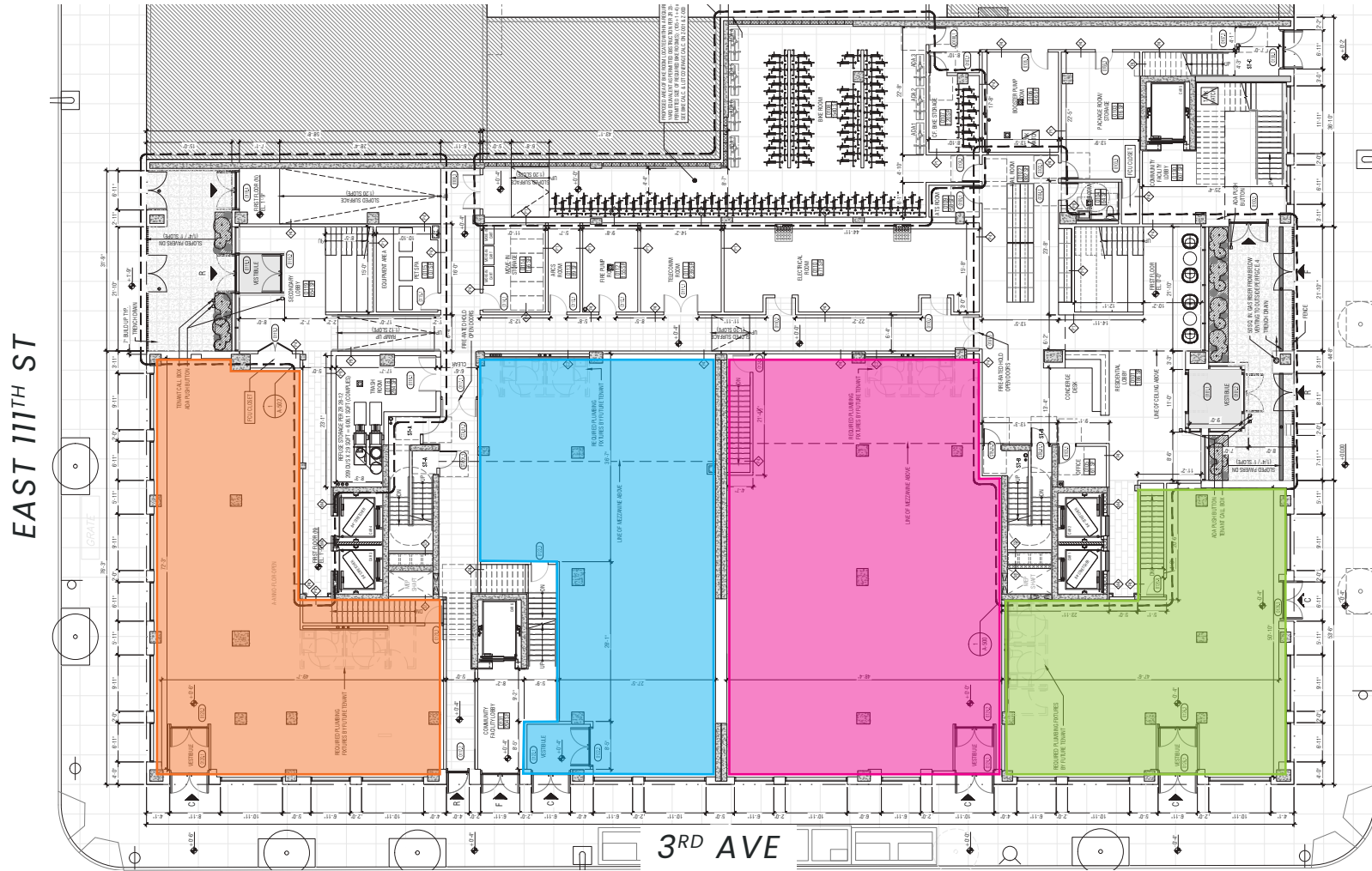
TRANSPORTATION:

6



2005 THIRD AVENUE

GROUND FLOOR (EXISTING DIVISIONS)



Space D
Ground Floor: 2,795 SF
Basement: 2,686 SF

Space C
Ground Floor: 2,830 SF
Basement: 2,961 SF

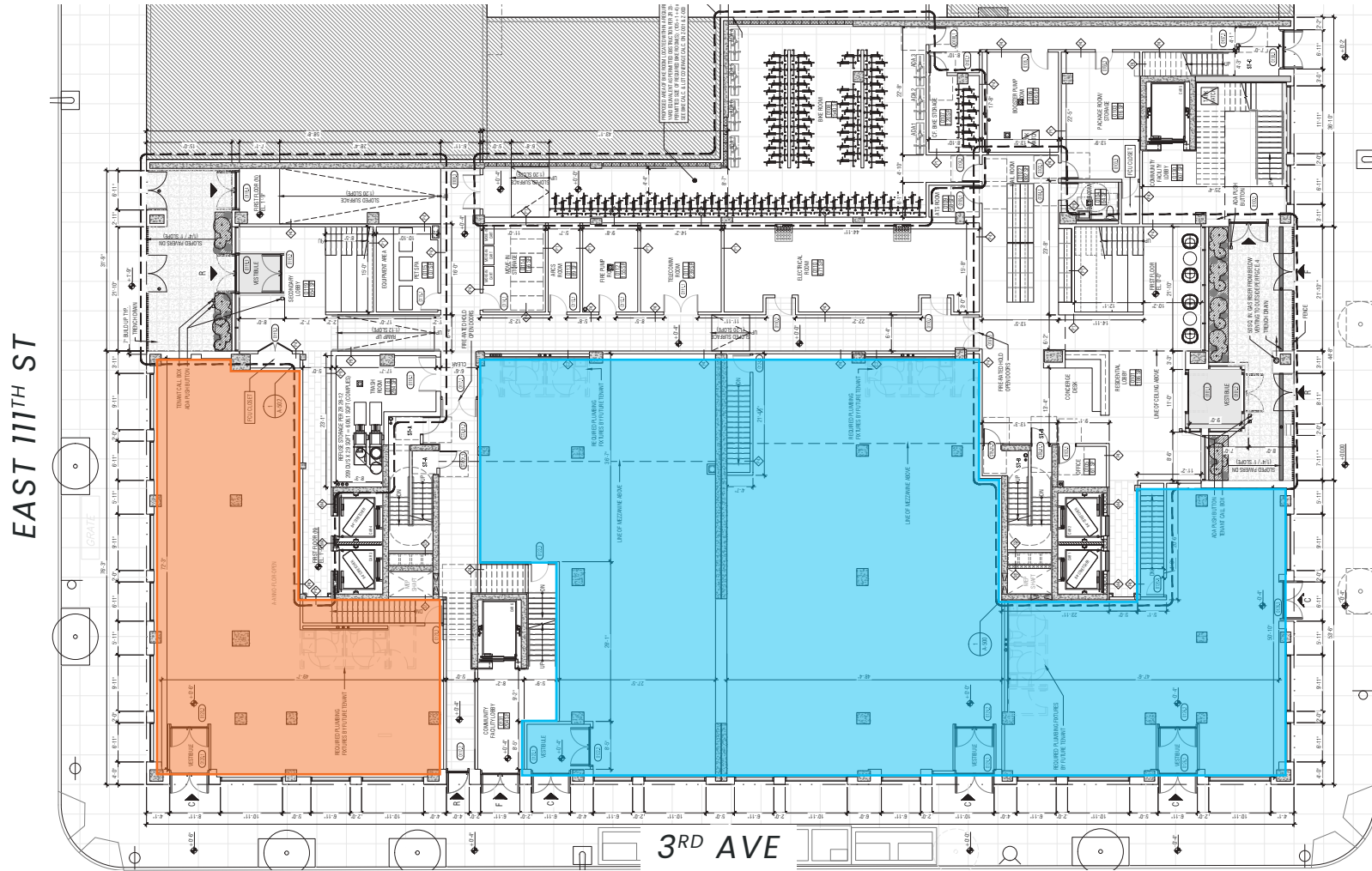
Space B
Ground Floor: 3,683 SF
Basement: 3,513 SF

Space A
Ground Floor: 2,213 SF
Basement: 2,059 SF



2005 THIRD AVENUE

GROUND FLOOR (PROPOSED DIVISION)



Space D
Ground Floor: 2,795 SF
Basement: 2,686 SF

Combined Spaces A, B, C
Ground Floor: 8,726 SF
Basement: 8,533 SF



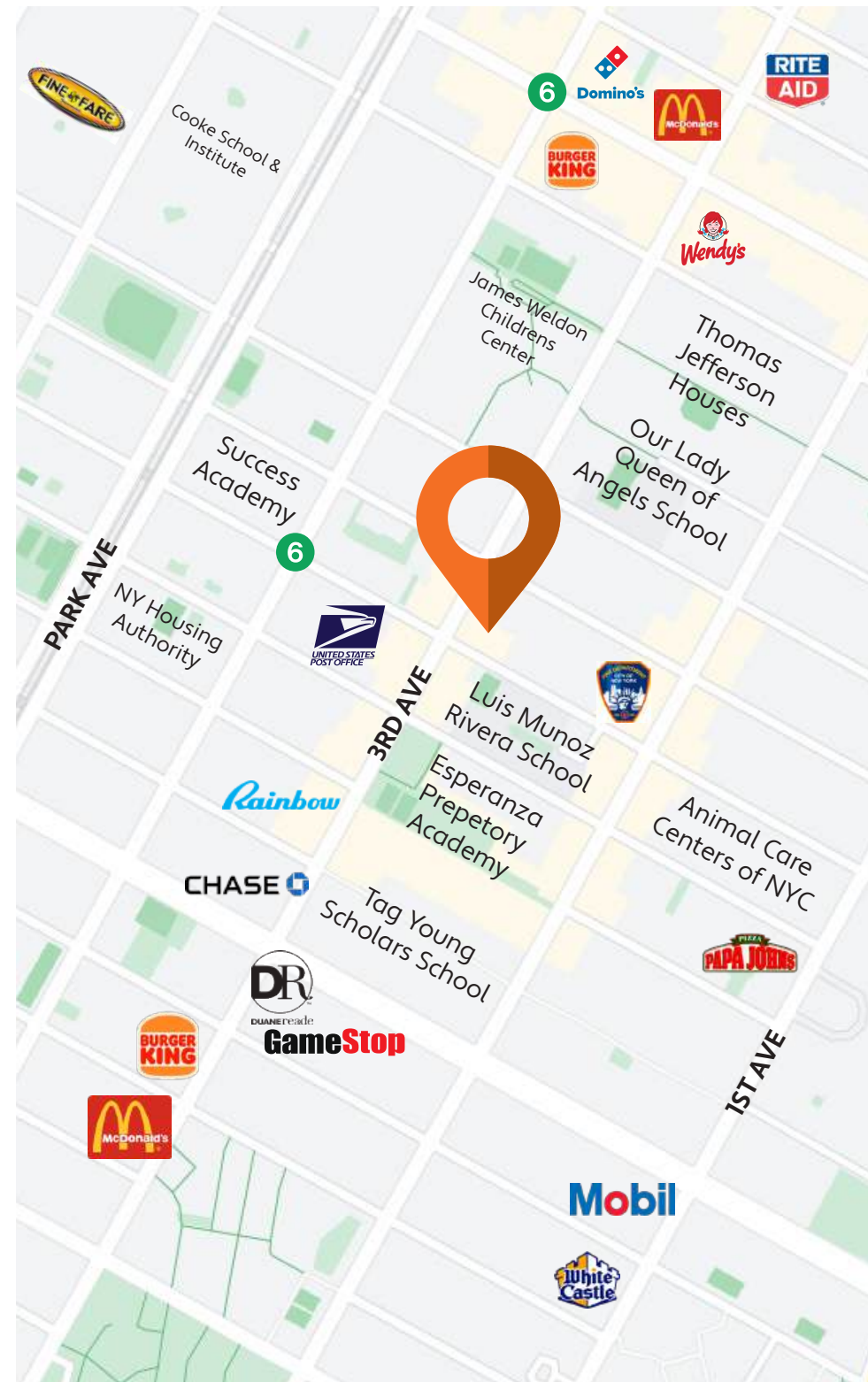
2005 THIRD AVENUE

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



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

2005 THIRD AVENUE

BETWEEN 110TH & 111TH STREETS | EAST HARLEM

FOR MORE INFORMATION,
PLEASE CONTACT:

FREDDY SOUID

917.968.0329 | FSoud@ksrny.com

JACK HAMADANI

718.418.0095 | JHamadani@ksrny.com

