

THE RETAIL CONDOMINIUM UNITS AT 310 EAST 86TH STREET

UPPER EAST SIDE • NEW YORK CITY



**NEWLY CONSTRUCTED, FULLY LEASED RETAIL CONDOMINIUM UNITS
9.5 YEARS OF WALT – PRIME EAST 86TH STREET UPPER EAST SIDE LOCATION**

Upland Property Advisors, as exclusive agent, is pleased to offer for sale the retail condominium component of The Harper at 310 East 86th Street, a newly constructed 21-story luxury residential tower in the heart of Manhattan's Upper East Side. The offering includes three ground floor retail units totaling approximately 6,115 square feet, all leased to established operators with an average remaining term of roughly 9.5 years. Positioned directly on East 86th Street at the entrance to the Second Avenue Subway, the property benefits from exceptional visibility, heavy daily foot traffic, and unmatched transit connectivity.



Fully Leased Retail Component with Long Term Stability

All three units were recently leased following construction completion, each with 3.0 percent annual increases and real estate tax reimbursements above a base year. The result is stable, predictable income with approximately 9.5 years of weighted average lease term, supported by continued luxury residential growth in the surrounding area.



Curated Tenant Mix Ideal for the Upper East Side

The units are leased to three high quality operators aligned with the neighborhood's affluent demographic profile. Tenants include 86th Street Wine & Spirits along with boutique fitness concepts Bodyrok and The Formula x Meredith. This mix complements both the building's luxury residential base and the broader Upper East Side market.



Exceptional Unit Design and Modern Retail Environment

Units One and Two offer approximately 27 feet of East 86th Street frontage, creating strong branding and visibility. The third unit features a private entrance and a large rear skylight that delivers an open, inviting environment suitable for specialty retail or fitness. All units offer 10 foot ceiling heights and brand new finishes and mechanical systems that support a clean, modern aesthetic.



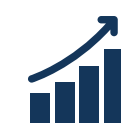
Prime East 86th Street Retail Corridor

The property sits on the Upper East Side's primary double wide commercial corridor, anchored by major national and regional retailers. High occupancy, strong daily traffic, and prominent signage contribute to durable long term demand.



High Density, Affluent Demographics

The Upper East Side is home to approximately 205,000 residents with average individual income of roughly \$146,600, supporting robust purchasing power. Residents of The Harper add further demand, with 63 luxury units achieving average prices above \$2,200 per square foot.



Strong Residential Growth Driving Retail Demand

The neighborhood continues to attract significant luxury residential development, increasing the concentration of high income households. The Second Avenue Subway entrance directly in front of the property has strengthened accessibility and foot traffic, supplemented by the nearby 4/5/6 lines on Lexington Avenue two blocks away.



Rare, High Quality Investor Opportunity

Modern, fully leased retail condominium units on East 86th Street are rarely brought to market. The property's combination of long term lease stability, strong tenant profiles, affluent demographics, and superior transit access positions this asset as an exceptional long term investment or 1031 exchange opportunity.

Property Summary

Block & Lots	1548 / 1101, 1102, 1103
Year Built	2024
Zoning	C2-8A
Ceiling Height	10 feet
Total Area	6,115 SF
Unit 1	1,795 SF
Unit 2	2,400 SF
Unit 3	1,920 SF
CAM Interest	2.70%
Real Estate Taxes (2026)	\$197,814

