

# 301

EAST 108<sup>TH</sup> STREET  
EAST HARLEM, NYC

Between First & Second Avenues

RETAIL FOR LEASE

#### APPROXIMATE SIZE

350 SF + Basement

#### ASKING RENT

~~\$3,495/Month~~ Reduced  
\$2,995/Month

#### POSSESSION

Immediate

#### TERM

5-15 Years

#### FRONTAGE

12 FT

#### COMMENTS

- Boutique retail space in a dense residential area
- Previously a smoke shop
- Close proximity to nearby schools and transportation

#### NEIGHBORS

Papa John's • Janie's Baked Goods • Robust Shawarma • Benjamin Moore • Chase • Dunkin'

#### TRANSPORTATION

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PROPERTY INFORMATION

JAMES FAMULARO  
President

DANE HARLOWE  
Director  
212.468.5966  
dharlowe@meridiancapital.com

 **MERIDIAN**  
RETAIL LEASING

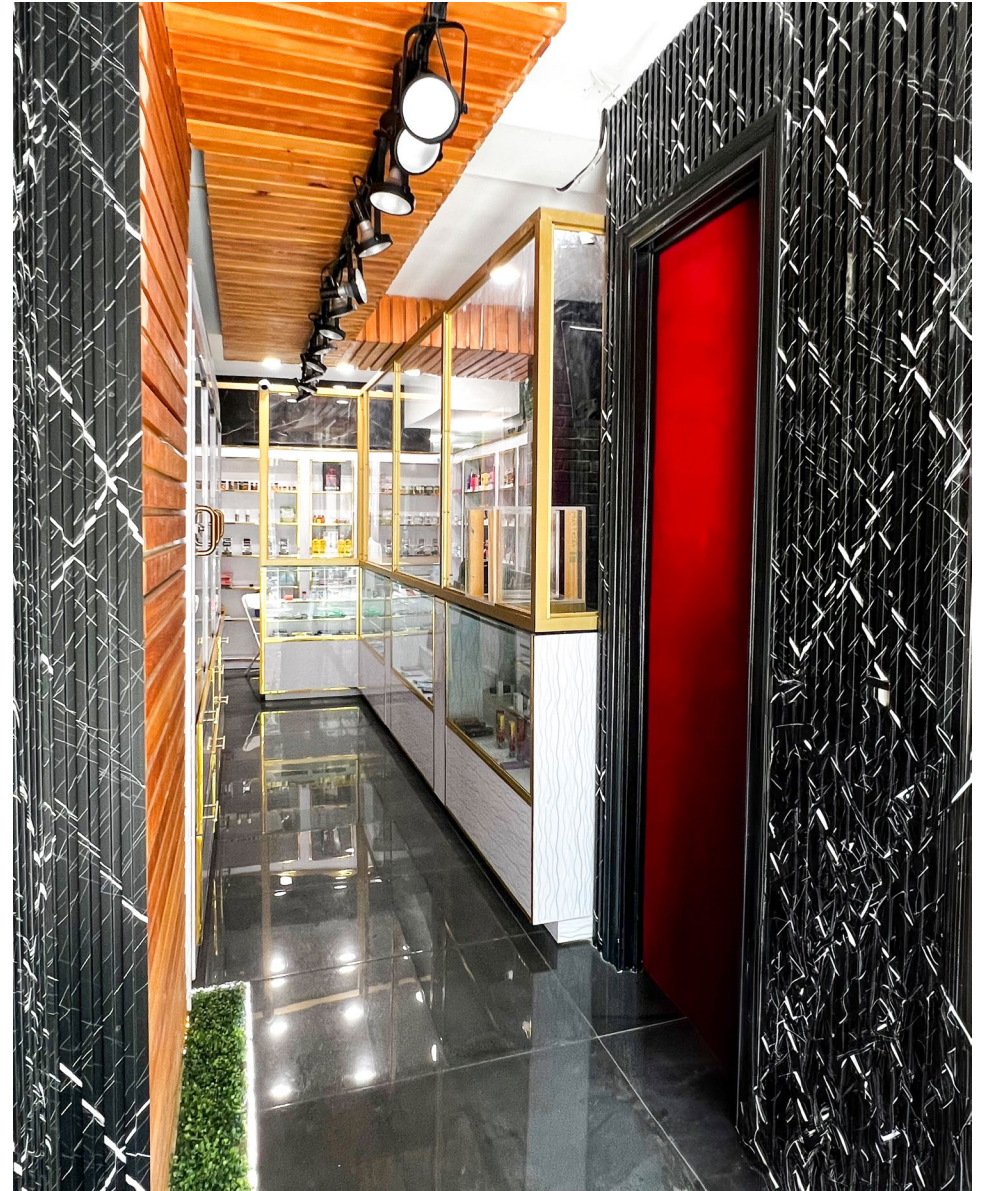
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RETAIL FOR LEASE

INTERIOR



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NEIGHBORS

The map shows a grid of streets: E 110th Street at the top, E 108th Street in the middle, and E 106th Street at the bottom. Vertical streets are Third Avenue on the left, Second Avenue in the middle, and First Avenue on the right. A blue callout bubble highlights the address 301 East 108th Street. Various business logos and names are placed around the map to indicate nearby neighbors.

**Businesses and Landmarks:**

- Top Left:** Amor Cubano, Pee Dee Steak House
- Top Middle:** Mr Sulis Gourmet Deli Corporation, Sky Dragon, P.S. 083 Luis Munoz Rivera, Paqueteria Mexicana, Anabelle Deli & Grocery, Domino's Pizza
- Top Right:** Aroma Coffee Shop, Las Panteras Negras, CASCALOTE Restaurant Aguirre, THE JOURNEY CHURCH · NYC, LA TROPEZIENNE Boulangerie Patisserie · Vignaisserie, Luna Food Market Corp., AMMA GRILL
- Middle Left:** New York Public Library
- Middle Center:** citibike (provided by hq)
- Middle Right:** Janie's, PAPA JOHNS®, Wing Gong I Kitchen, El Pueblo Mexicano 2, Island Bites
- Bottom Left:** East Harlem Pizza, DUNKIN'
- Bottom Center:** Benjamin Moore®, Junior High School 117, CHASE
- Bottom Right:** La Amisad, citibike (provided by hq)

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