

2244

FIRST AVENUE EAST HARLEM, NYC

Corner of First Avenue & East 115th Street

RETAIL/OFFICE FOR LEASE

APPROXIMATE SIZE

520 SF + Basement

ASKING RENT

~~\$5,000/Month~~ Reduced
\$4,500/Month

POSSESSION

Immediate

TERM

5-10 Years

FRONTAGE

11 FT

COMMENTS

- Boutique space ideal for retail/office uses
- ADA compliant bathroom in place
- High ceilings
- Can be vented
- Close proximity to transportation
- All uses considered

NEIGHBORS

Costco • Bob's Furniture • Burlington • Ashley
• Marshalls • Planet Fitness • Patsy's Pizzeria •
Subway • La Hacienda • Fierce Spa • Rao's

TRANSPORTATION

6



JAMES FAMULARO
President

DANE HARLOWE
Director
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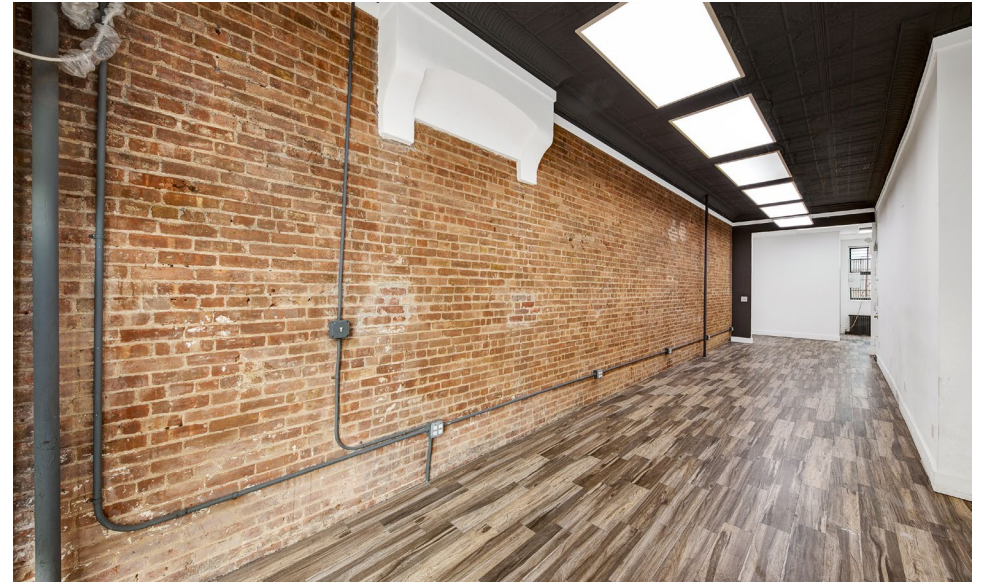
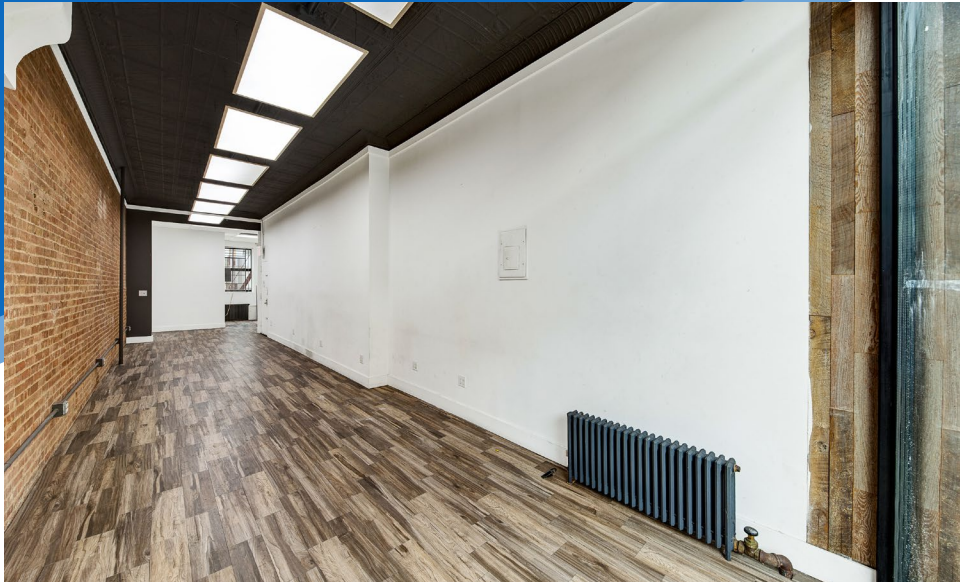
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MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



INTERIOR

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2244 FIRST AVENUE

THIRD AVENUE | **SECOND AVENUE** | **FIRST AVENUE** | **PLEASANT AVENUE**

E 117TH STREET
 J Style's Barber Shop, D'colores Beauty Salon, Evelyn's Cuts & Color, Inc., AT&T, citi bike, The fitness community, Spaha Soul, Just nutrition, Pretty girl salon corp, Guajillo Restaurant, Diamante Flowers and Balloons, Jalloh Phone Cards & Clothing, Saint Marks Orthodox Church, Fernando's Barber Shop, Pleasantville Hardware, 328 Dominican Ice, Pleasant Food, Marshalls, planet fitness, ASHLEY, Burlington, COSTCO WHOLESALE.

E 116TH STREET
 Blockchain Pharmacy, 2141 GROCERY STORE, U-HAUL, Express Brows, NYC Laundromat, Redeemer, Fanny's Hair Braiding, Colina Bar, Sunrise Laundromat, El Milagro, LA HACIENDA, Sanydy, Family Deli & Grill, NYC CAR DEALERS, Family Deli & Grill, SAPORA, citi bike, Opportunity Resources, H Frames, Harlem, Hassy Juice Bar, Rancho vegano Restaurant and Lounge, Harlem Thrift Shop, citi bike, Uptown Care Pharmacy, Nam Deli Food & Juice, 24-7 Authentic Apparel, El Mango Loko, EAGLE TILE, Claudio's BarberShop, Good Taste 360, Kanan Deli & Grill, Fantasy Vip Barber Shop, Unisex Inc., Royal Crown Hair Club, I C LIQUORS, Toubra Africa Store, Room For Dessert, Caribe Social Athletic Club, Los Amigos Restaurant, Vinny & Lily Food Court, Makana, Sanola Deli, Xing Dragon, Cherry Valley Marketplace, Hair paradigm studio, All Star Fast Food, Taqueria S, The Love Cafe, citi bike, Taqueria S, Holy Tabernacle Church, RAO'S, Good Luck Laundry, East Side Deli, Dragon City, Great Wall, Betty Tattoos, citi bike, Holy Tabernacle Church, RAO'S.

E 115TH STREET
 Las Delicias Mexicanas, La Esquina Deli Grocery, FIRST SPANISH CHURCH, Wine Liquor, Second Avenue Pharmacy, East Side Medical, East End Pharmacy Inc, Quesadillas Doña Maty, Capy, Area Latina Bar, Don Aleo Coffee, Changarrito del Barrio, Matamoros Barber Shop Unisex, Milano Pizzeria, Julius Morton DDS, Solstice, Las Delicias Mexicanas, La Esquina Deli Grocery, FIRST SPANISH CHURCH, Wine Liquor, Second Avenue Pharmacy, East Side Medical, East End Pharmacy Inc, Quesadillas Doña Maty, Capy, Area Latina Bar, Don Aleo Coffee, Changarrito del Barrio, Matamoros Barber Shop Unisex, Milano Pizzeria, Julius Morton DDS, Solstice.

E 112TH STREET
 paint n puff, Hair Omatics Unisex, S & N Discounts, Fanny's Hair Braiding, Third Avenue Liquor Corporation, La Costeñita Grocery, Teddy's F&B, Indo Pak Halal Restaurant, Last Out Lashes, Luxe on 2nd, In & Out Deli Grocery Inc, Juice Max, Jdr Barbershop, Astoria Cakes, justcuts, Dead Zone Tattoo, The Beauty Cave, Zafire Dance Studio, East Feast, SHADY'S AFRICAN HAIR BRAIDING, Diffut Auto Repair.

E 111TH STREET

OUR LADY QUEEN OF ANGELS SCHOOL
 P.S. JACQUES CARTIER EXPLORERS

MANHATTAN CENTER FOR SCIENCE AND MATHEMATICS
 FDR Drive

NEIGHBORS

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