

2258

FIRST AVENUE
EAST HARLEM, NYC

Corner of First Avenue & East 116th Street

RESTAURANT FOR LEASE



APPROXIMATE SIZE

1,380 SF + Usable Lower Level

ASKING RENT

\$11,500/Month

POSSESSION

Immediate

TERM

5-15 Years

FRONTAGE

100+ FT Wraparound

COMMENTS

- Previously "Dunkin"
- Type-2 venting and 400 AMPs in place
- Great visibility corner in East Harlem with large wraparound signage opportunity
- Convenient location 1-block from FDR exit and northbound traffic on Third Avenue to RFK bridge
- Double-wide sidewalks on both corners with 2 bus stops directly in front

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

212.468.5966

dharlowe@meridiancapital.com

ALEC NAMDAR

Associate

212.468.5915

anamdar@meridiancapital.com

NOAM AZIZ

Associate

212.468.5984

naziz@meridiancapital.com



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RETAIL LEASING

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INTERIOR

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dharlowe@meridiancapital.com

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NEIGHBORS

THIRD AVENUE

SECOND AVENUE

FIRST AVENUE

PLEASANT AVENUE

MANHATTAN CENTER FOR SCIENCE AND MATHEMATICS

OUR LADY QUEEN OF ANGELS SCHOOL

FDR Drive

Businesses and Landmarks:

- AT&T**, **J Style's Barber Shop**, **D'colores Beauty Salon**, **Evelyn's Cuts & Color, Inc.**
- Blockchain Pharmacy**, **2141 GROCERY STORE**, **U-HAUL**, **Express Brows**, **NYC Laundromat**, **Fanny's Hair Braiding**, **Redeemer**, **Colina Bar**, **Saraja**, **SUNWAY**, **El Milagro**, **LA HACIENDA**, **Sandy**
- Opportunity Resources**, **H Frames**, **Rancho vegano Restaurant and Lounge**, **Harlem Thrift Shop**, **Harlem Frames**, **Hassy Juice Bar**
- Uptown Care Pharmacy**, **Nam Deli Food & Juice**, **24-7 Authentic Apparel**, **El Mango Loko**, **EAGLE TILE**, **Fantasy Vip Barber Shop**, **Shop Unixex Inc**, **Touba Africa Store**, **Room For Dessert**, **Caribe Social Athletic Club Los Gallos**, **Los Amigos Restaurant**, **Sanola Deli**, **Xing Dragon**, **Cherry Valley Marketplace**, **Viny & Lidy Food Court**, **Makana**, **All Star Fast Food**
- Taqueria Santa Fe**, **Our Lady of Mount Carmel**, **The Love Cafe**, **Manhattan Floral and Design**
- Good Luck Laundry**, **East Side Deli**, **Dragon City**, **Great Wall**, **Betty Tattoos**, **Holy Tabernacle Church**, **RAO'S**
- paint n puff**, **Hair Omatics Unixex**, **S & N Discounts**, **Fanny's Hair Braiding**, **Third Avenue Liquor Corporation**, **La Costeñita Grocery**, **Teddy's F&B**, **Indio Pak Halal Restaurant**, **Last Out Lashes**, **Luxe on 2nd**, **In & Out Deli Grocery Inc**, **Juice Max**, **Jdr Barbershop**, **SHADY'S AFRICAN HAIR BRAIDING**, **Diffut Auto Repair**, **Astoria Cakes**, **Tro Lachos Coffee**, **East Feast**, **justcuts**, **Dead Zone Tattoo**, **The Beauty Cave**, **Zafire Dance Studio**
- Jaloh Phone Cards & Clothing**, **Diamante Flowers and Balloons**, **328 Dominican Ice**, **Marshalls**, **Pleasant Food**, **ASHLEY**, **Burlington**, **planet fitness**, **BOB'S FURNITURE**, **Krispy Kutz**, **Lighthouse FISH MARKET**, **ALDI**, **Room 112 Harlem**, **EAST RIVER WINES & SPIRITS**

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