

2023

FIRST AVENUE

EAST HARLEM, NYC

Between East 104th & 105th Streets

RETAIL FOR LEASE



APPROXIMATE SIZE

Ground Floor: 1,252 SF

ASKING RENT

\$6,500/Month

POSSESSION

Immediate

TERM

5-10 Years

FRONTAGE

12 FT

COMMENTS

- Retail space in white-box condition
- Glass frontage
- Strong co-tenancy with heavy foot traffic
- Motivated landlord

NEIGHBORS

Manhattan Express Liquor • Jade Dragon • Mobil
• White Castle • Metro by T-Mobile • Subway
• La Isla Restaurant • Dunkin' • Foot Locker

TRANSPORTATION

6

PROPERTY INFORMATION

JAMES FAMULARO

President

DANE HARLOWE

Director

212.468.5966

dharlowe@meridiancapital.com

NOAM AZIZ

Associate

212.468.5984

naziz@meridiancapital.com

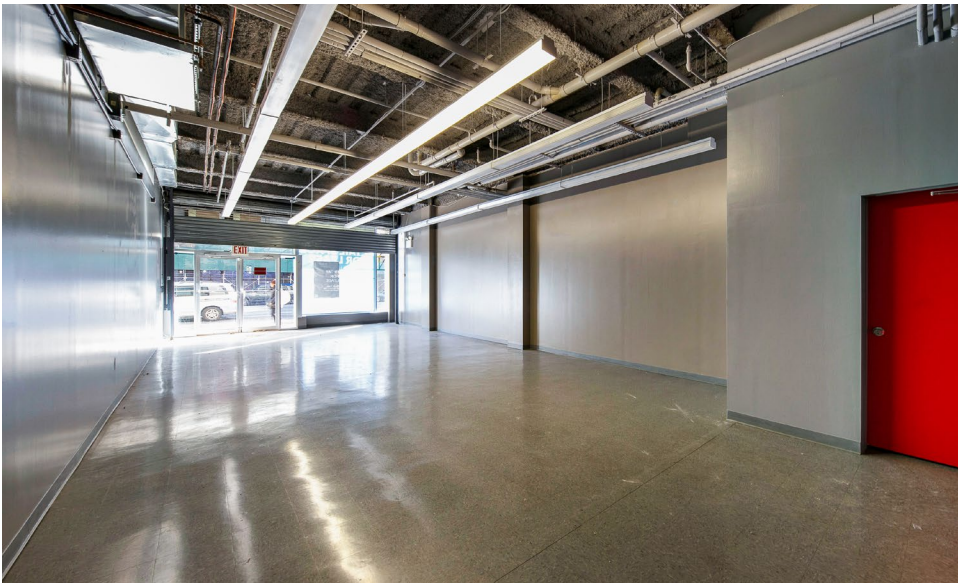
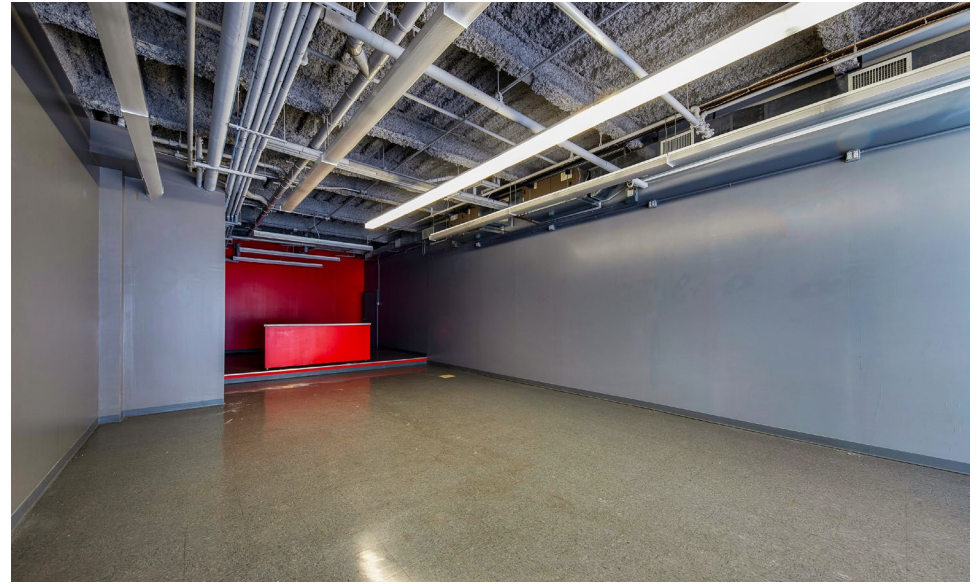
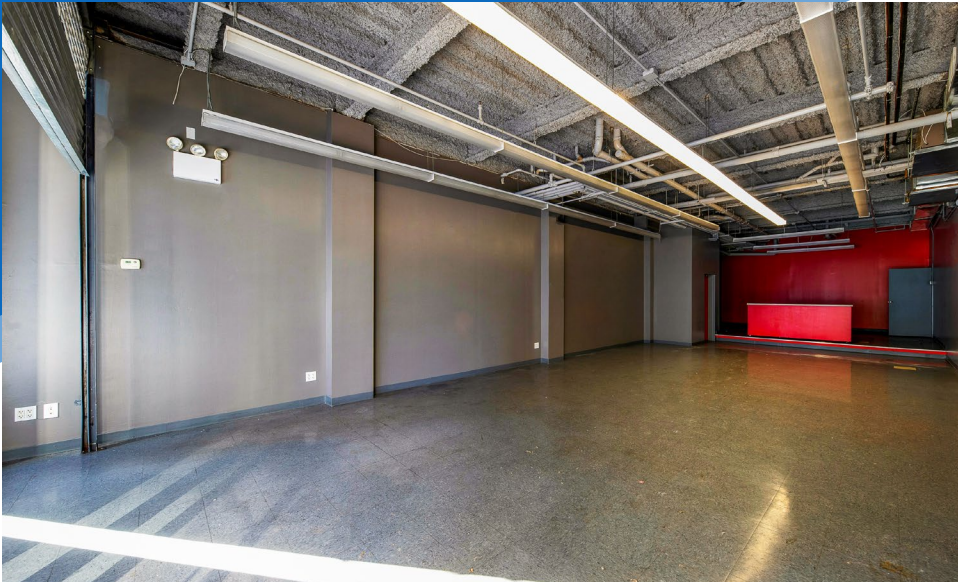


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INTERIOR

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DUANEreade™
by *Walgreens*

Sol Maya

Miracle of Nature Organics

Mobil

citibike.
provided by NYC

Cristal Flower Shop

Bangklyn East Harlem

EAST HARLEM TUTORIAL PROGRAM
Since 1958

Rano's Chicken & Burgers

5 STAR CHEESE STEAK AND PIZZA

Foot Locker

Take Your Training Personal

Synopsis

Jade Dragon

Emmanuel Chapel

A B Elite Cleaner

Desi Indo Chinese

Chef Saleem

Stop 1 Gourmet

SUBWAY

Bakery On 3rd Cafe

2037 Meat & Grocery

Charlie Pharmacy

Aga Link Company

Manhattan Express Liquor

Isla RESTAURANT

PARK EAST H.S. PREPARED

MaliNee Thai

GG & POP

Moonlight Nails

El Garden

Oxford 3 Deli & Grocery

THIRD AVENUE

SECOND AVENUE

FIRST AVENUE

E 105TH STREET

E 104TH STREET

E 103RD STREET

E 102ND STREET

2023 FIRST AVENUE

TERESA SALON UNISEX

St. Lucy's Church

Grace Wok

Ortiz's Grocery

Z Q Nails

boost mobile

metro by T-Mobile

The East Harlem School AT EXODUS HOUSE

White Castle

DEMOCRACY PREP PUBLIC SCHOOLS
Work Hard. Go to College. Change the World!

Number One Pretty Nail

Spa Fiesta

Senior Health Partners

MetroRx Specialty Pharmacy

texs* CHICKEN & BURGERS

Church of the Resurrection

Chang Qing Teng Laundromat

New Good Taste II

DUNKIN'

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