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2109 1st Ave East Harlem

Manhattan, NY 10029



Property Highlights

- Heavy Foot Traffic
- Taxes Included in rent
- Retail shopping area
- East Harlem restaurant area
- Landlord will be doing renovations
- Basement Included

Price: \$6,000

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PROPERTY SUMMARY

2109 1ST AVENUE



Property Summary

Lease Rate:	\$90 per Sqft
Lease Term:	Negotiable
Available SF:	800
Office SF:	
Frontage:	50ft
Year Built:	1940
Renovated:	1988
Parking:	No
Parking Ratio:	
HVAC:	
Lighting:	
Zoning:	R8A, C2-5

Property Overview

Prime real estate in East Harlem...previously was a cleaners...landlord is considering uses except SMOKE SHOPS & DELI'S

Location Overview

Close to East River Plaza Mall. Nearby Trains: 4,5,6,. Nearby Buses: M15, M15-SBS, M106

PROPERTY PHOTOS

2109 1ST AVENUE



EXP REALTY
777 Westchester Avenue, Suite 101
White Plains, NY 10604

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BUSINESS MAP

2109 1ST AVENUE



 116 St

Global Locksmiths & Alarm CO., INC.


Aroma Coffee Shop

110 Street


House of Posh and Lux

 East River Plaza

 Dunkin'

 Ricardo Steakhouse

La Nostra Pizzeria

 Little Caesars Pizza

Sidditty Hair Studio

 103 Street Station

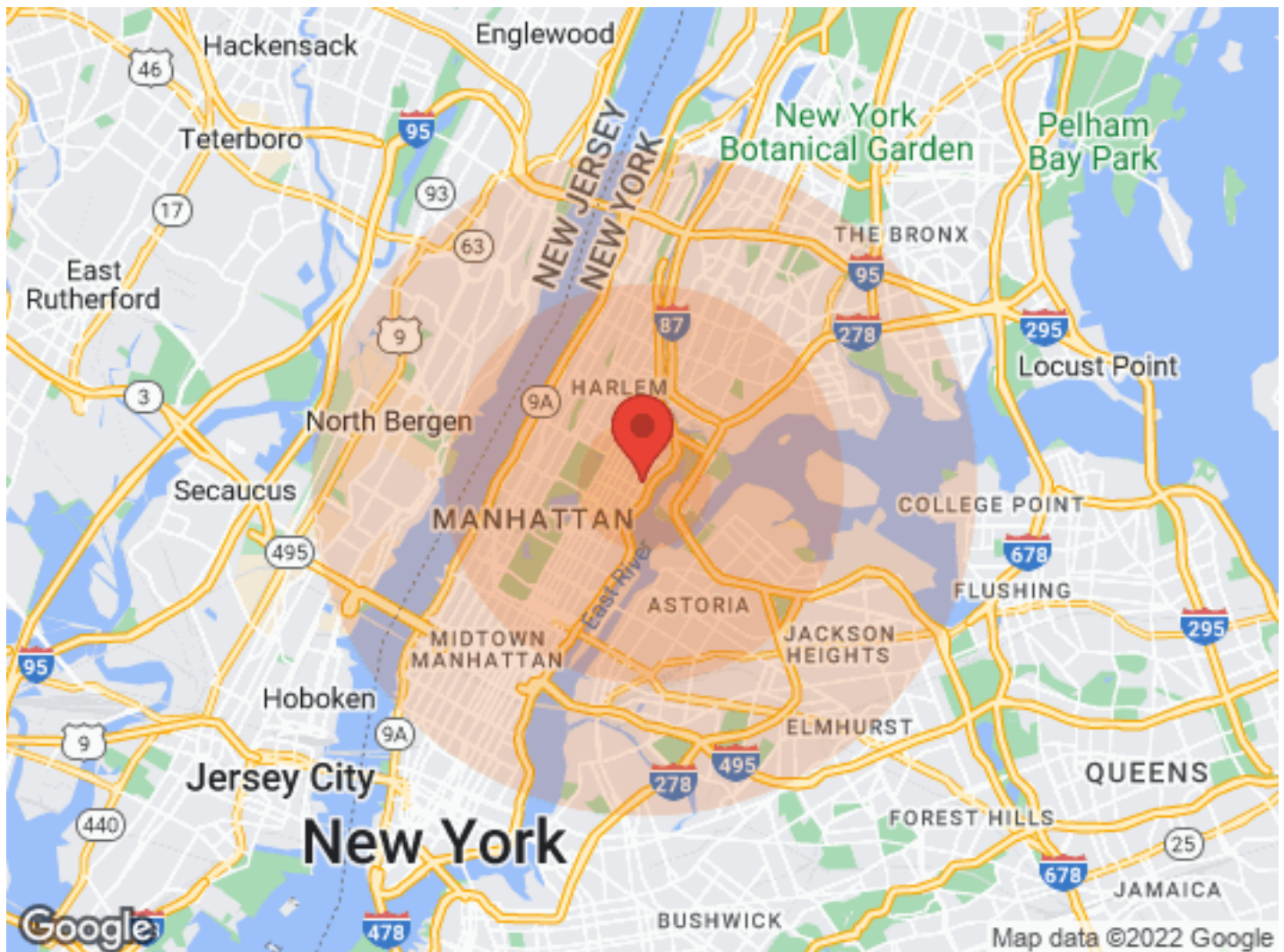
 Papa Johns Pizza

 La Tropezienne Bakery

Foot Locker Foot Locker

DEMOGRAPHICS

2109 1ST AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	78,505	593,965	1,422,609
Female	88,862	670,515	1,536,426
Total Population	167,367	1,264,480	2,959,035

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	29,114	204,153	502,276
Ages 15-24	18,225	121,510	303,108
Ages 55-64	19,229	159,600	364,129
Ages 65+	25,721	218,554	464,712

Race	1 Mile	3 Miles	5 Miles
White	69,658	658,084	1,393,481
Black	45,660	267,622	513,101
Am In/AK Nat	754	5,143	15,221
Hawaiian	54	343	494
Hispanic	71,436	407,309	1,299,240
Multi-Racial	79,082	475,892	1,458,676

Income	1 Mile	3 Miles	5 Miles
Median	\$37,150	\$53,067	\$47,452
< \$15,000	16,521	102,225	221,182
\$15,000-\$24,999	8,369	52,231	126,709
\$25,000-\$34,999	6,201	45,116	110,545
\$35,000-\$49,999	8,173	59,975	140,598
\$50,000-\$74,999	8,997	79,290	183,682
\$75,000-\$99,999	6,146	53,551	120,408
\$10,000-\$149,999	7,207	64,881	133,298
\$150,000-\$199,999	2,874	32,254	61,878
> \$200,000	6,078	75,627	120,896

Housing	1 Mile	3 Miles	5 Miles
Total Units	71,324	617,608	1,315,410
Occupied	66,605	556,420	1,202,325
Owner Occupied	9,534	128,163	271,180
Renter Occupied	57,071	428,257	931,145
Vacant	4,719	61,188	113,085

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DISCLAIMER

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