

JermanCommercial.com

305 W 123rd St Harlem

Manhattan, NY 10027



### Property Highlights

- Frontage 16ft
- 867 Sqft
- Zoning: C4-4D
- Built out retail space
- Real Estate Taxes included

Price: \$3,000

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# PROPERTY SUMMARY

305 WEST 123RD STREET



## Property Summary

Lease Rate:	\$41.75
Lease Term:	Negotiable
Available SF:	867
Office SF:	
Frontage:	16ft
Year Built:	1900
Renovated:	2008
Parking:	No
Parking Ratio:	
HVAC:	
Lighting:	
Zoning:	C4-4D

## Property Overview

Fully built out retail space available for immediate occupancy. Previous tenant was a hair salon, landlord is considering all uses except restaurant/food use businesses.

## Location Overview

Located in Central Harlem, close to Harlem's 125th St, shopping area. Nearby trains: 1,2,3,A,B,C,D. Nearby Buses: M10, M101, M60-SBS



# PROPERTY PHOTOS

305 WEST 123RD STREET

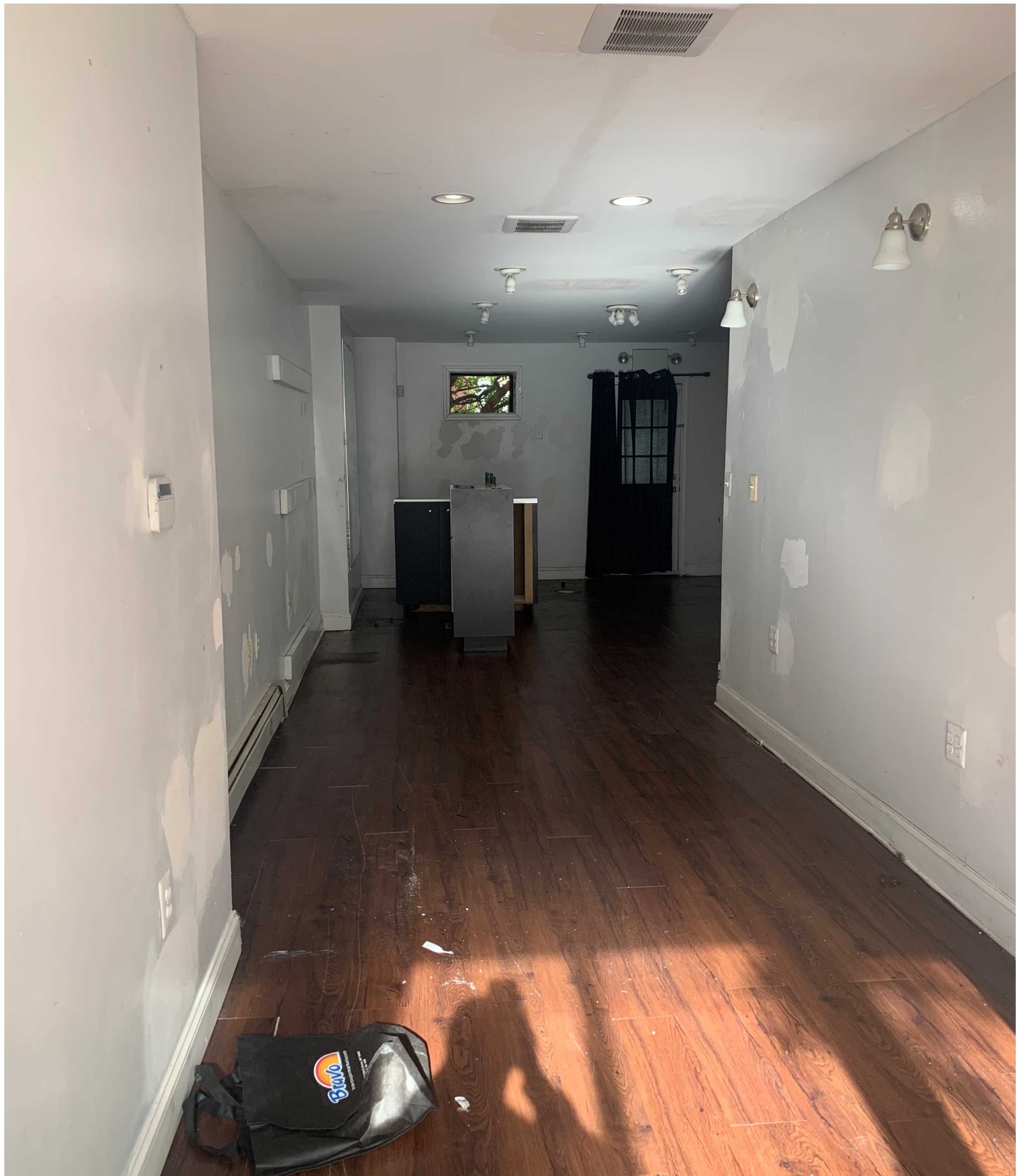


**EXP REALTY**  
777 Westchester Avenue, Suite 101  
White Plains, NY 10604

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# BUSINESS MAP

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Red Lobster

Anna Spa



125 St

Foot Locker Foot Locker

Meli Café



Starbucks



Jimmy Jazz

Aminata African Hair Braiding

Harlem-125th Street

Tropical Cove Bar & Grill

Champs Sports



Krispy Kreme

Footaction

Salon 2266



Dunkin'



116 St



Angel of Harlem



Map data ©2022 Google

# DEMOGRAPHICS

305 WEST 123RD STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	103,078	592,737	1,250,750	Median	\$35,453	\$42,543	\$42,543
Female	116,220	673,939	1,372,326	< \$15,000	23,834	108,961	213,692
Total Population	219,298	1,266,676	2,623,076	\$15,000-\$24,999	10,982	55,209	117,674
				\$25,000-\$34,999	9,037	45,717	98,667
				\$35,000-\$49,999	10,249	57,759	124,342
				\$50,000-\$74,999	11,638	73,843	157,612
				\$75,000-\$99,999	7,267	47,576	100,296
				\$10,000-\$149,999	7,259	56,258	112,691
				\$150,000-\$199,999	3,159	27,203	52,368
				> \$200,000	4,676	61,784	104,349
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	36,385	222,156	461,059	Total Units	90,332	565,370	1,168,910
Ages 15-24	23,781	136,045	281,943	Occupied	82,802	519,233	1,067,420
Ages 55-64	25,275	153,367	314,842	Owner Occupied	11,305	114,935	227,368
Ages 65+	31,604	201,753	403,593	Renter Occupied	71,497	404,298	840,052
				Vacant	7,530	46,137	101,490
Race	1 Mile	3 Miles	5 Miles				
White	66,602	579,280	1,189,877				
Black	91,862	298,278	521,219				
Am In/AK Nat	974	6,837	15,212				
Hawaiian	13	283	502				
Hispanic	75,480	522,854	1,200,427				
Multi-Racial	94,494	608,346	1,353,246				

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## PRESENTED BY:

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