

JermanCommercial.com

507-509 W 125th St Harlem

Manhattan, NY 10027



Property Highlights

- Full Building for lease
- Ground Floor 2075 Sqft + Basement 2075 Sqft
- 2nd Floor 3792 Sqft, \$11,000
- 3rd Floor 3792 Sqft, \$10,000
- Taxes Included rent
- Can combine 1st & 2nd Floor

Price: \$15,000

JEREMY WILLIAMS

(347) -33-4-26 41

jeremy.williams@exprealty.com

PROPERTY SUMMARY

507 WEST 125TH STREET



Property Summary

Lease Rate:	\$86.75
Lease Term:	Negotiable
Available SF:	2,075
Office SF:	
Frontage:	41 ft
Year Built:	1940
Renovated:	
Parking:	No
Parking Ratio:	
HVAC:	
Lighting:	
Zoning:	R7A, C2-5

Property Overview

Full Building for lease...all uses considered for retail or office...taxes included in rent

Location Overview

Central Harlem's retail shopping area. Nearby Trains: 1,2,3,A,B,C,D. Nearby Buses: M104, M101, M11, M125

PROPERTY PHOTOS

507 WEST 125TH STREET



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

JEREMY WILLIAMS
O: (347) -33-4-26 41
C: 347-334-2641
jeremy.williams@exprealty.com

PROPERTY PHOTOS

507 WEST 125TH STREET



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

JEREMY WILLIAMS
O: (347)-33-4-26 41
C: 347-334-2641
jeremy.williams@exprealty.com

PROPERTY PHOTOS

507 WEST 125TH STREET

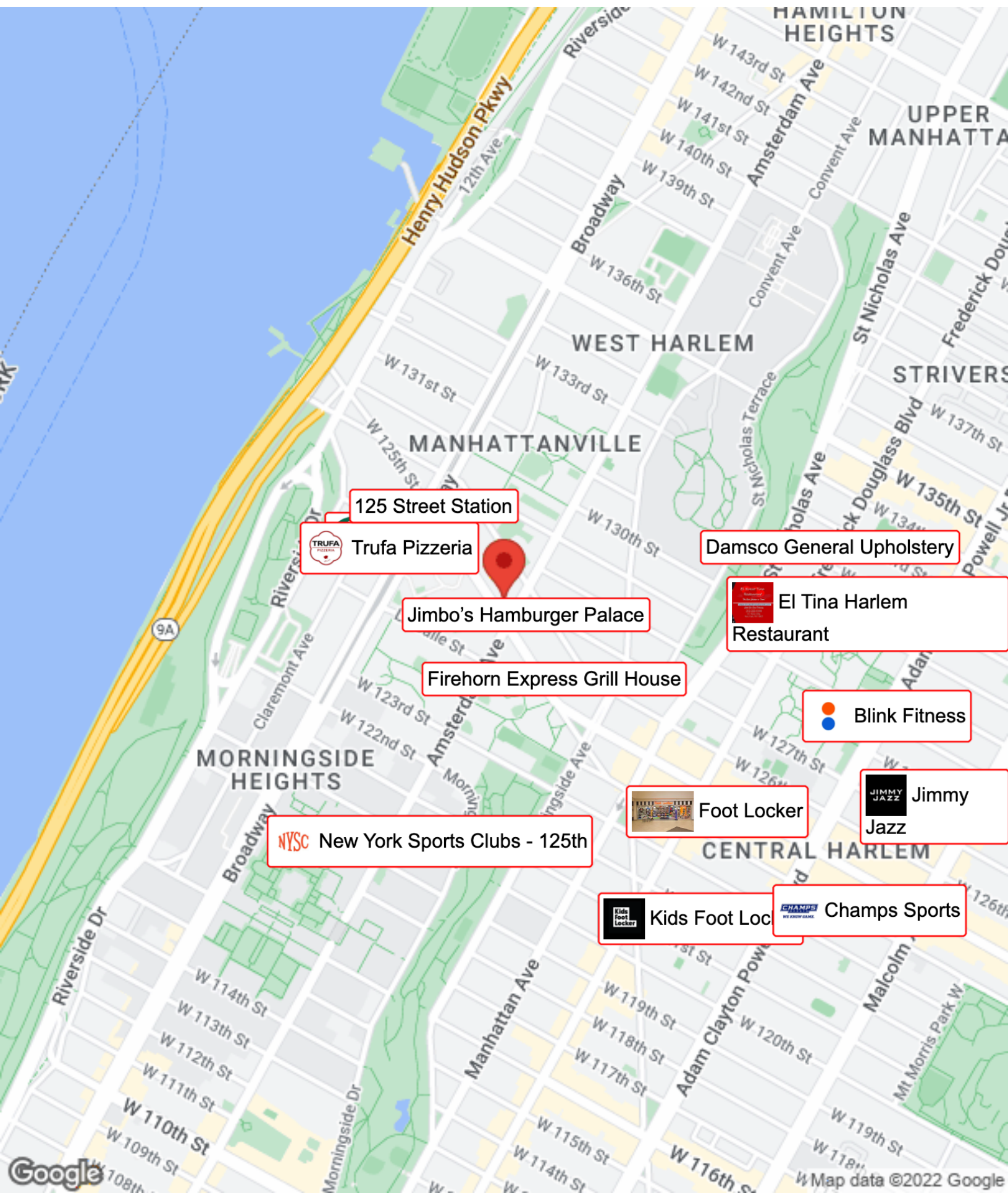


EXP REALTY
777 Westchester Avenue, Suite 101
White Plains, NY 10604

JEREMY WILLIAMS
O: (347) -33-4-26 41
C: 347-334-2641
jeremy.williams@exprealty.com

BUSINESS MAP

507 WEST 125TH STREET



125 Street Station



Trufa Pizzeria

Jimbo's Hamburger Palace

Firehorn Express Grill House

Damsco General Upholstery



El Tina Harlem
Restaurant



Blink Fitness



Foot Locker



Jimmy
Jazz



New York Sports Clubs - 125th



Kids Foot Locker



Champs Sports

DEMOGRAPHICS

507 WEST 125TH STREET



Population	1 Mile	3 Miles	5 Miles
Male	86,262	581,393	1,209,680
Female	96,732	659,901	1,336,090
Total Population	182,994	1,241,294	2,545,770

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	29,960	220,456	451,524
Ages 15-24	19,548	136,313	277,217
Ages 55-64	21,090	149,301	303,535
Ages 65+	25,248	193,453	388,930

Race	1 Mile	3 Miles	5 Miles
White	54,850	544,373	1,148,507
Black	75,514	301,716	520,767
Am In/AK Nat	935	6,935	15,241
Hawaiian	25	283	519
Hispanic	63,215	537,186	1,180,929
Multi-Racial	81,206	621,870	1,332,500

Income	1 Mile	3 Miles	5 Miles
Median	\$35,948	\$40,142	\$41,640
< \$15,000	18,711	109,191	209,627
\$15,000-\$24,999	8,860	54,915	114,908
\$25,000-\$34,999	7,841	45,753	95,481
\$35,000-\$49,999	8,221	56,706	120,523
\$50,000-\$74,999	9,704	71,063	151,723
\$75,000-\$99,999	6,060	45,143	95,978
\$10,000-\$149,999	6,024	52,145	108,478
\$150,000-\$199,999	2,847	25,331	50,254
> \$200,000	3,939	54,592	99,513

Housing	1 Mile	3 Miles	5 Miles
Total Units	75,511	542,109	1,131,739
Occupied	68,578	500,072	1,033,253
Owner Occupied	10,171	108,648	217,781
Renter Occupied	58,407	391,424	815,472
Vacant	6,933	42,037	98,486

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

JEREMY WILLIAMS
O: (347)-334-26 41
C: 347-334-2641
jeremy.williams@exprealty.com

DISCLAIMER

507 WEST 125TH STREET



All materials and information received or derived from eXp Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by eXp Realty in compliance with all applicable fair housing and equal opportunity laws.

EXP REALTY

777 Westchester Avenue, Suite 101
White Plains, NY 10604

PRESENTED BY:

JEREMY WILLIAMS

O: (347) -33-4-26 41

C: 347-334-2641

jeremy.williams@exprealty.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.