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250 3rd Ave Manhattan

Manhattan, NY 10010

www.dreambluebeauty.com



### Property Highlights

- Heavy Foot Traffic
- Frontage: 22 ft
- Fully Built out nail salon & Spa in Gramercy Park...landlord is considering all uses.

Price: \$15,000

**JEREMY WILLIAMS**

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# PROPERTY SUMMARY

250 3RD AVENUE



## Property Summary

Lease Rate:	\$109.25
Lease Term:	Negotiable
Available SF:	1,650
Office SF:	
Frontage:	22 ft
Year Built:	1960
Renovated:	1960
Parking:	No
Parking Ratio:	
HVAC:	Yes
Lighting:	
Zoning:	C1-9A

## Property Overview

Fully Built out nail salon & Spa in Gramercy Park...landlord is considering all uses.

## Location Overview

Close to Union Square retail shopping area. Nearby Trains: 4,5,6,N,Q,R,W,L. Nearby Buses: M101, M102, M103,



# PROPERTY PHOTOS

250 3RD AVENUE



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

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## PROPERTY PHOTOS

250 3RD AVENUE

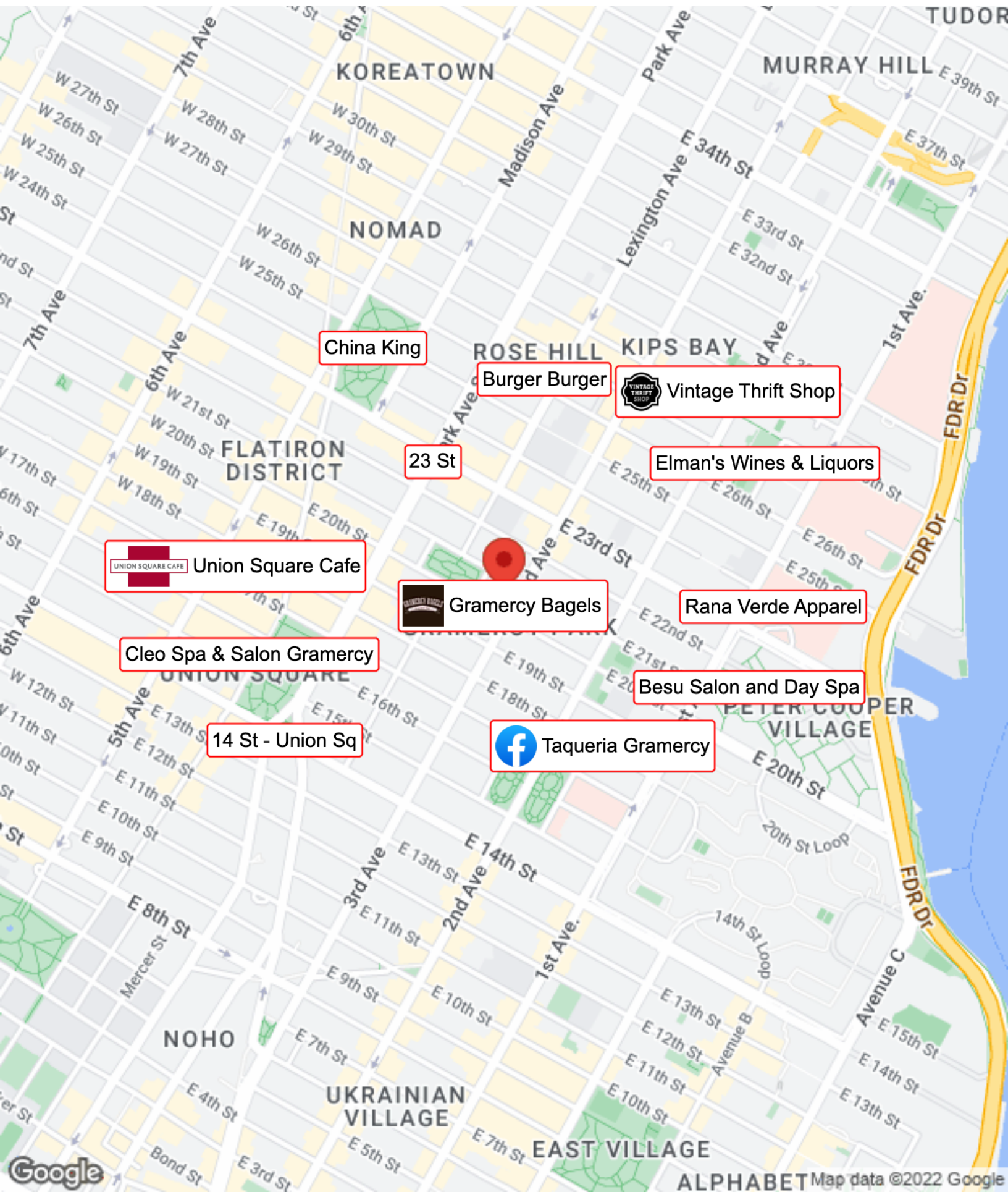


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# BUSINESS MAP

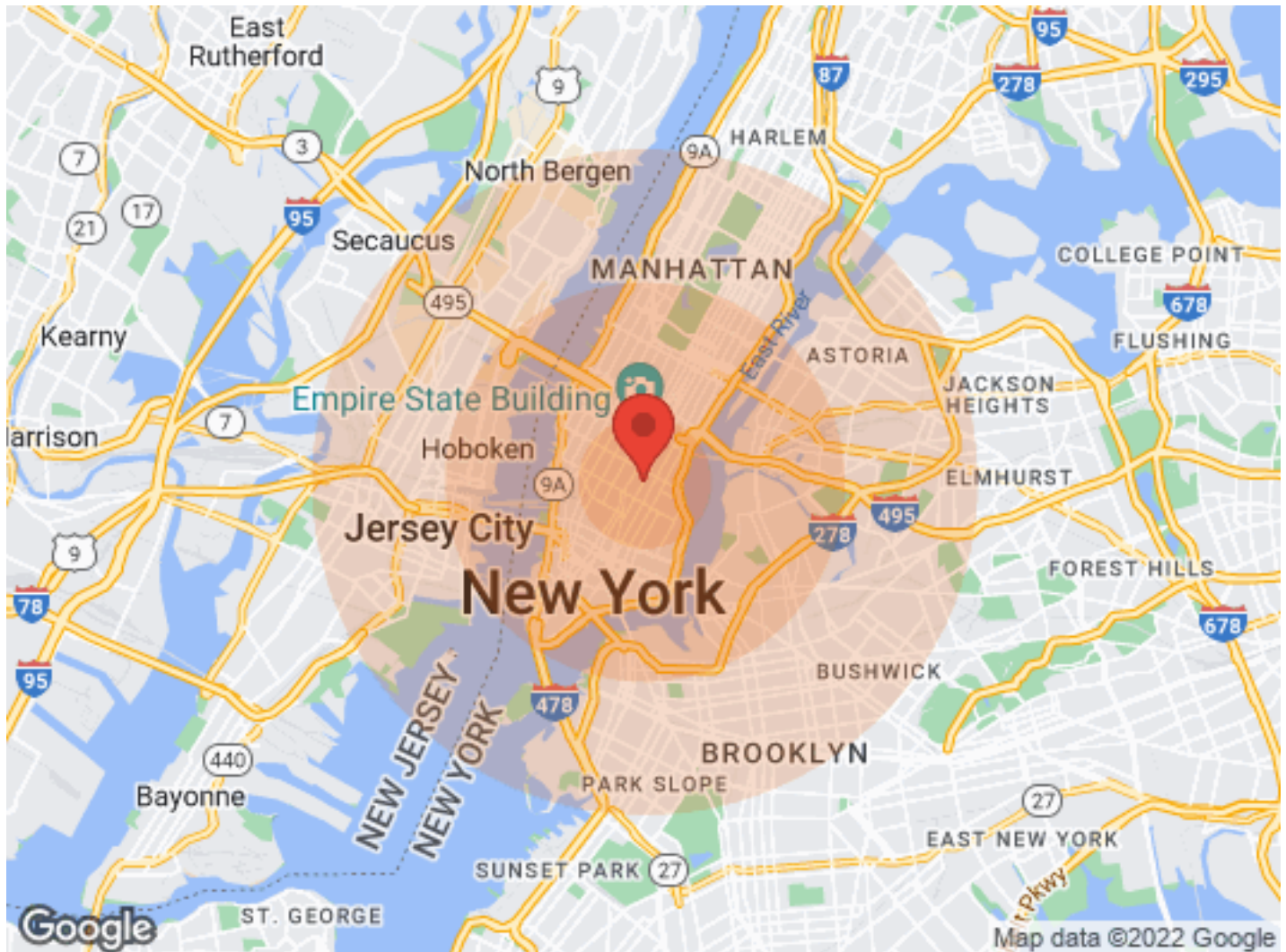
250 3RD AVENUE





# DEMOGRAPHICS

250 3RD AVENUE



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	130,962	565,269	1,372,474	Median	\$98,219	\$79,594	\$59,912
Female	138,044	586,560	1,435,649	< \$15,000	16,247	78,363	188,858
Total Population	269,006	1,151,829	2,808,123	\$15,000-\$24,999	9,438	42,455	110,176
				\$25,000-\$34,999	8,166	36,349	96,337
				\$35,000-\$49,999	11,504	47,718	129,384
				\$50,000-\$74,999	19,755	77,243	190,525
				\$75,000-\$99,999	16,075	61,543	135,456
				\$10,000-\$149,999	24,289	85,666	165,904
				\$150,000-\$199,999	13,148	47,912	83,985
				> \$200,000	28,737	104,836	162,478
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	25,826	149,471	439,038	Total Units	160,345	667,892	1,412,639
Ages 15-24	11,223	78,401	246,234	Occupied	146,743	594,581	1,277,564
Ages 55-64	41,142	158,953	360,682	Owner Occupied	36,022	152,448	316,529
Ages 65+	51,062	214,566	463,121	Renter Occupied	110,721	442,133	961,035
				Vacant	13,602	73,311	135,075
Race	1 Mile	3 Miles	5 Miles				
White	202,995	805,891	1,658,269				
Black	10,374	60,648	358,262				
Am In/AK Nat	131	973	5,293				
Hawaiian	16	104	235				
Hispanic	27,822	175,401	781,830				
Multi-Racial	32,742	194,782	838,022				

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## PRESENTED BY:

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