

FOR LEASE

106 East 116th Street

NEW YORK, NY 10029

$7,000

ASKING RENT / MONTH

OpenKey

PROPERTY SUMMARY

SPACE DETAILS

- **Ground Floor Retail:** 700 SF (at grade)
- **Lower Level Storage:** 100 SF
- **Total Space:** 800 SF

ASKING RENT

- $7,000 / month
- Utilities: Billed directly to tenant

LEASE TERM

- 10 years

AMENITIES

- Ground-floor visibility on a high-traffic commercial corridor
- Dedicated basement storage

TARGET TENANTS

- Neighborhood-serving retail: café or bakery, pharmacy/ wellness, mobile & electronics, beauty, financial services, fast casual

700 SF
GROUND FLOOR

100 SF
BASEMENT

800 SF
TOTAL



PROPERTY PHOTOS





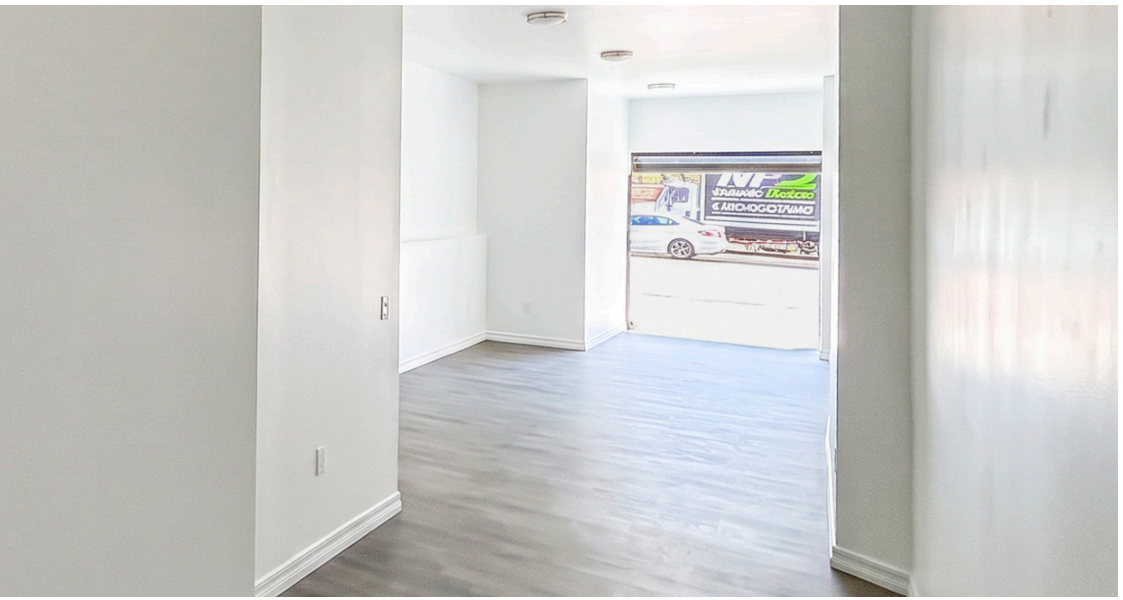




PROPERTY PHOTOS











RETAIL MAP


E 120TH ST
E 119TH ST
E 118TH ST
E 117TH ST
E 116TH ST
E 115TH ST
E 112TH ST
MADISON AVE
LEXINGTON AVE
PARK AVE
5TH AVE
3RD AVE
2ND AVE
1ST AVE
106 EAST 116TH STREET
City Fresh
Foodtown
PAYOMATIC
WIMPY
SecureScar
Silberman
HUNTER
ONG Party Rentals
Donuts
SUBWAY
WIN
The Good Guys
KUMON
HARLEM
Cravin
PIPO'S
loans:us
AT&T
cricket
MAYA'S
HARLEM FRAMES
CANTINA
citi
DUNKIN'
BIG BACK
CHICKEN & GYRO
Cherry Valley Marketplace
Preferred Pharmacy
LA MARQUETA
Cooke
PURE CONFECTIONS
HOUSING AUTHORITY

LOCATION

Located on East 116th Street, the main retail corridor of East Harlem, 106 East 116th Street offers ground-floor exposure on one of Upper Manhattan's busiest neighborhood shopping streets. The block is home to a dense mix of residents, commuters and daily shoppers, so a well-positioned storefront here draws consistent all-day foot traffic.

Situated between Park and Lexington Avenues, the property is steps from the 116th Street (6) subway station and close to the area's cultural and commercial anchors. It is an ideal home for operators looking to serve a large, loyal local customer base.

- Ground-floor retail on East Harlem's primary commercial corridor
- Steps from the 116th Street (6) subway station
- Strong daily foot traffic from residents and commuters
- Dense residential surroundings with growing new development
- Long-term 10-year term offers stability for tenant and brand



116th Street (6) Station



East River Plaza



East Harlem Murals



La Marqueta



Marcus Garvey Park

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