1976 SECOND AVENUE

EAST HARLEM | MANHATTAN, NEW YORK

RETAIL SPACE FOR LEASE

ROESCH REAL ESTATE GROUP

1976
SECOND AVENUE

APPROXIMATE SIZE	RENT / MONTH	TERM	FRONTAGE	POSSESSION
1,314 SF GROUND FLOOR	**$8,950**	**5-15 Years**	**25 Feet**	**Immediate**



COMMENTS

- Excellent opportunity for medical or professional service operators seeking a turnkey location
- Space can also be delivered as a clean white box
- Prime Second Avenue location on Manhattan's Upper East Side
- Convenient access to surrounding residential neighborhoods and local amenities
- Built out with Four examination rooms, X-ray room, office and two bathrooms
- **All uses considered**

NEIGHBORS

DUNKIN' · Cherry Valley Marketplace · T-Mobile · NYC HEALTH+ HOSPITALS Metropolitan

TRANSPORTATION

4 6 N Q

John Roesch
Principal
516.993.8888
jroesch@rregnyc.com

Frank Michels
Associate
646.971.7037
fmichels@rregnyc.com

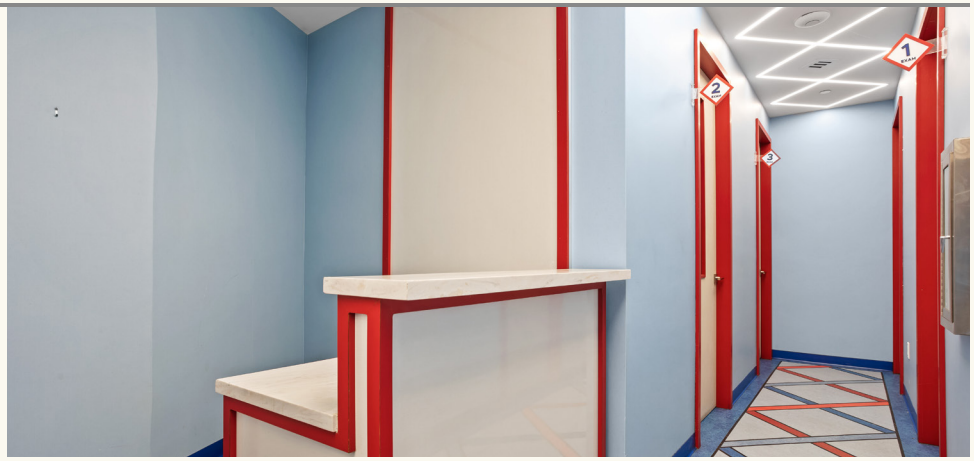
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INTERIOR PHOTOS









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LOCATION / TRANSPORTATION MAP

DEMOGRAPHICS

$40,500
Median Household Income

133,500
Population

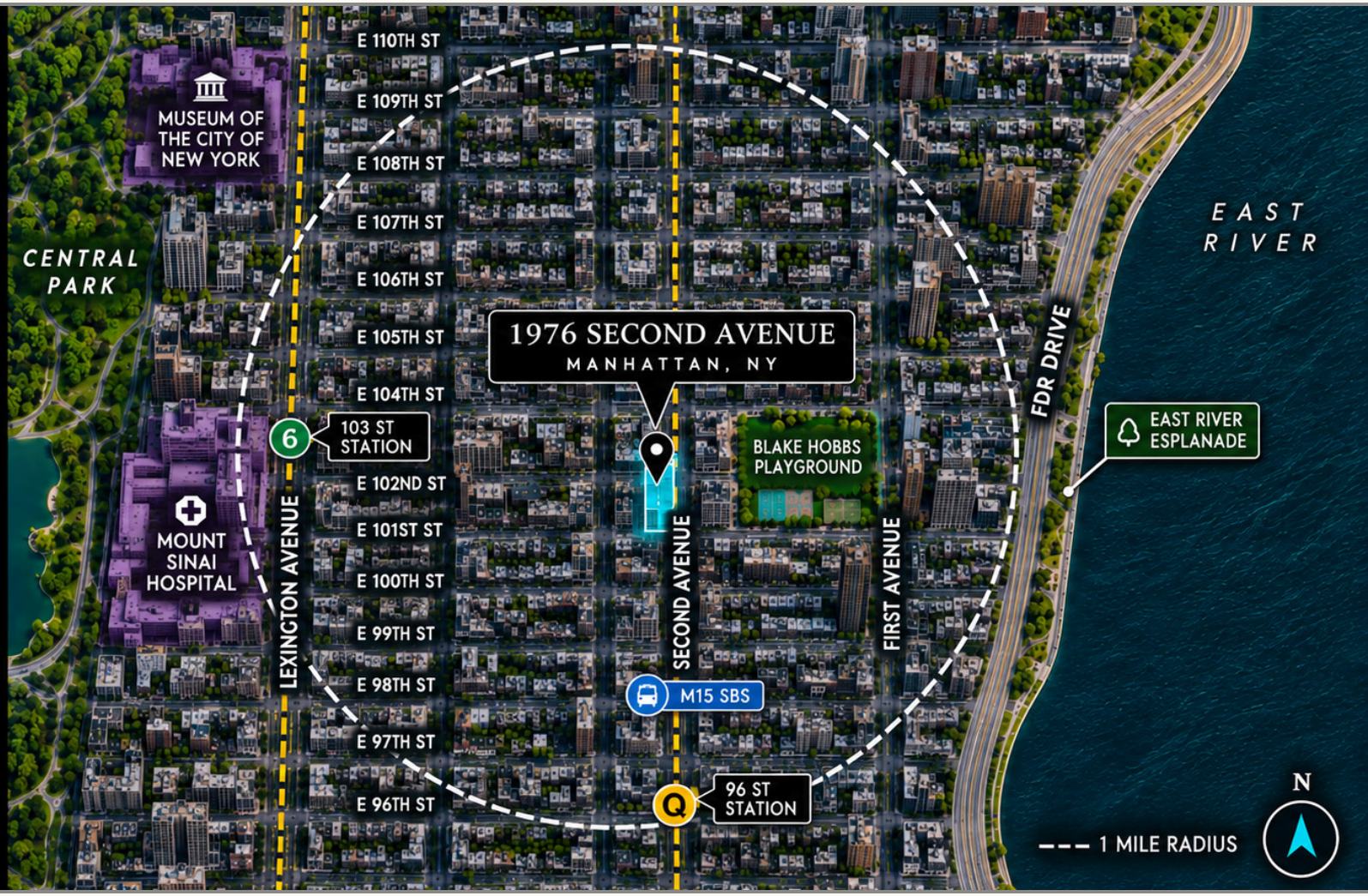
58,000
Households

92%
Renter-Occupied Households

39.1
Median Age

27.8%
Bachelor's Degree or Higher

EAST HARLEM COMMUNITY DISTRICT ESTIMATES • ACS 2024 • NOT PROPERTY 1-MILE RADIUS



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