

941

1ST AVENUE

BETWEEN 51ST & 52ND STREETS
MIDTOWN EAST



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Prime Retail Opportunity on First Avenue in Midtown East

- Prime ground-floor retail opportunity located on First Avenue between East 51st and East 52nd Streets, in the heart of Midtown East with excellent visibility and pedestrian exposure.
- Flexible retail opportunity with all uses considered, suitable for a wide range of retail, service, medical or showroom users.
- Located within a dense residential and daytime population, surrounded by office buildings, healthcare facilities, restaurants and neighborhood retail.
- Immediate access to major transportation, including the 4, 6, E and F subway lines, providing outstanding connectivity throughout Manhattan.
- Neighboring retailers and institutions include Northwell Health, CUNY, Domino's Pizza, McDonald's, D'Agostino, and numerous local businesses generating consistent daily foot traffic

SIZE:	Ground Floor 1,072 SF Basement Storage 363 SF
FRONTAGE:	15 ft
ASKING RENT:	Upon Request
POSSESSION:	Immediate
TRANSPORTATION:	4 6 E F



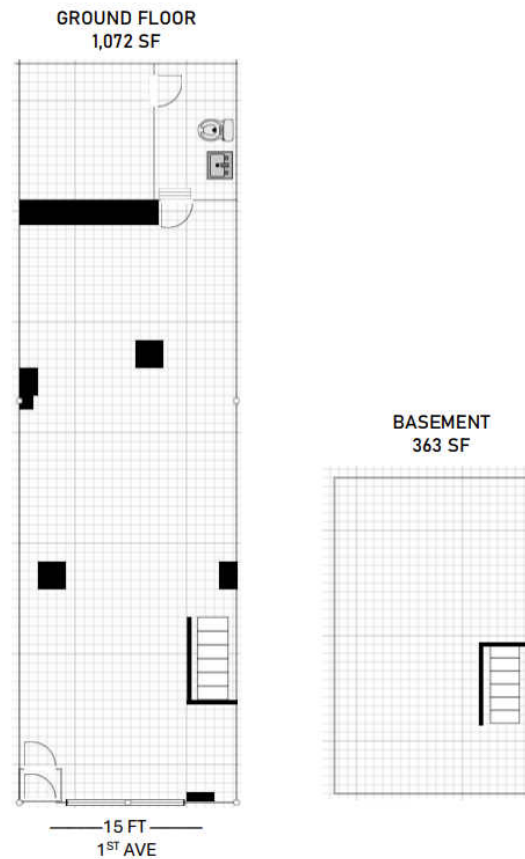
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FLOOR PLANS CURRENTLY AS BUILT

GROUND FLOOR — 1,072 SF | BASEMENT — 363 SF



BASEMENT STORAGE — 363 SF (24'-1" x 15')

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INTERIORS



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ABOUT THE AREA

The Midtown East neighborhood surrounding 941 1st Avenue offers a highly desirable Manhattan residential environment characterized by premier employment access, strong transportation connectivity, and a diverse mix of lifestyle amenities. Located near the East River waterfront and the United Nations Headquarters, the area attracts a broad tenant base of professionals, international residents, and long-term Manhattan renters seeking convenience and proximity to major business districts.

The neighborhood benefits from immediate access to several of Manhattan's most prominent destinations, including the **United Nations Headquarters**, **Grand Central Terminal**, **Chrysler Building**, **Bryant Park**, and the **East River Esplanade**. These nearby landmarks provide residents with access to global business hubs, cultural attractions, green spaces, and waterfront recreation, enhancing the area's overall residential appeal.

Exceptional transit connectivity further strengthens Midtown East's position as a premier residential submarket. Residents benefit from convenient access to multiple subway lines, including the **4, 5, 6, 7, and S** lines at Grand Central–42nd Street, as well as the **E and M** lines at Lexington Avenue–53rd Street, providing direct connections throughout Manhattan, Queens, and Brooklyn. The neighborhood's extensive transportation network supports both commuter convenience and sustained rental demand.

The surrounding 1st Avenue corridor features a diverse mix of restaurants, cafés, grocery retailers, fitness studios, and daily-needs services catering to both residents and the area's significant daytime population. With its combination of world-class accessibility, nearby employment centers, and established amenity base, Midtown East continues to rank among Manhattan's most competitive multifamily markets, attracting renters seeking a central location with unmatched connectivity.



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