

1655

FIRST AVENUE UPPER EAST SIDE, NYC

Corner of First Avenue & East 86th Street

RETAIL FOR LEASE

APPROXIMATE SIZE

Ground Floor: 2,100 SF

ASKING RENT

\$37,500/Month

POSSESSION

Q4 2026

TERM

Negotiable

FRONTAGE

100 FT Wraparound

COMMENTS

- Prime corner presence at East 86th Street and First Avenue
- Located in the heart of one of Manhattan's most sought after shopping and dining corridors
- Steps from 86th Street Q subway station
- Ideal for a wide range of retail, service, medical, and food uses (subject to approvals)

NEIGHBORS

Dunkin • Pavin 86 • Bareburger • Avoca • StretchLab • Somebody's Darling • Gotham Pizza • CVS Pharmacy • Luna Rosa • Ryan's Daughter • Café Maud • Sandro's • The Supply House • Heavenly Market & Catering • Gracie's Diner • Bondurants • Tiramisu • Bailey's Corner Pub

TRANSPORTATION



PROPERTY INFORMATION

NOAM AZIZ

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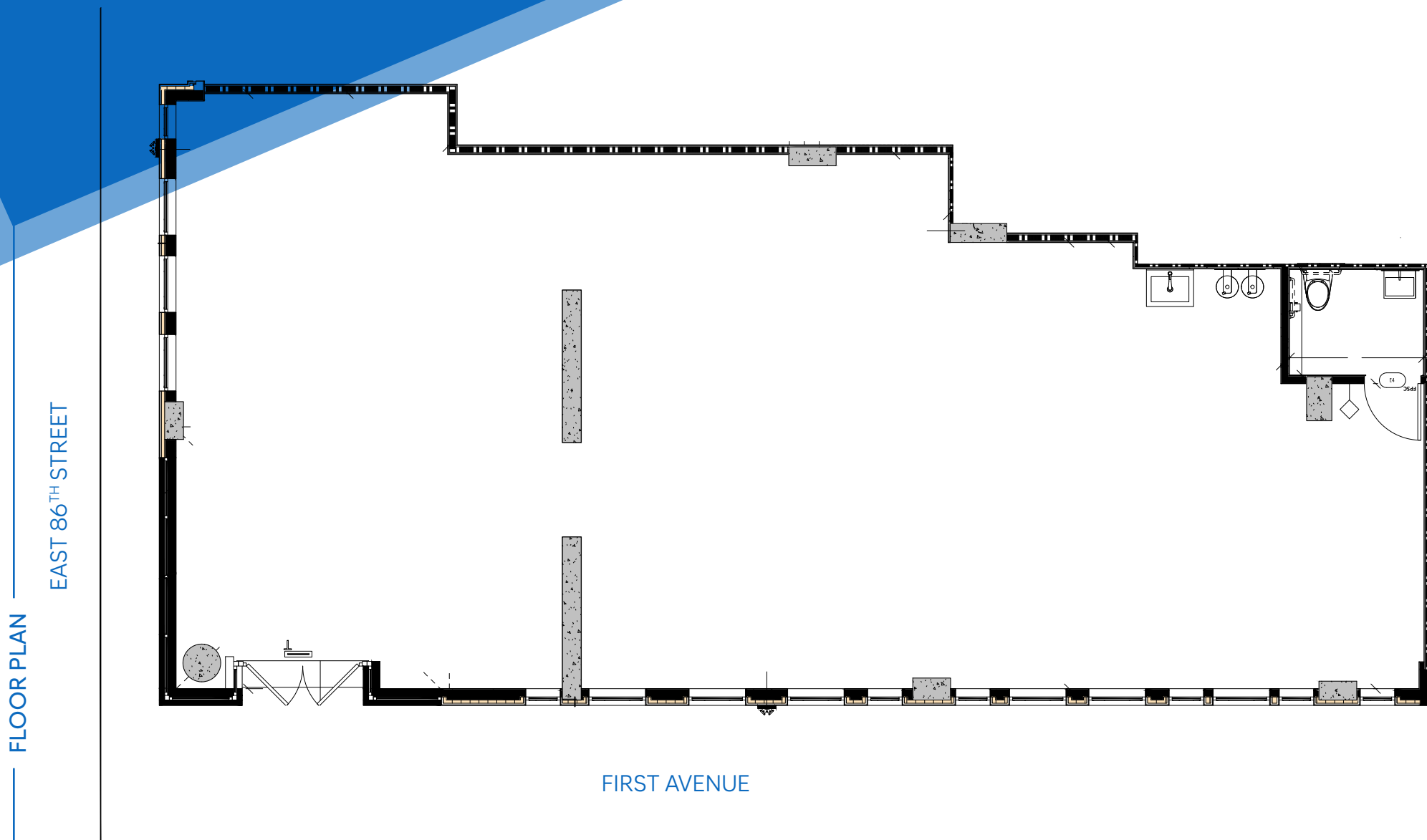
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RETAIL LEASING

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FLOOR PLAN

EAST 86TH STREET

FIRST AVENUE

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