



TRI STATE  
COMMERCIAL  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

300 SF | 324 E 116th St | Brand New Retail Space for Lease

324 E 116th St, New York, NY 10029

Shlomi Bagdadi  
718.437.6100  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: 300 SF

Building Size: 3,114 SF

Lot Size: 2,018 SF

Zoning: R7B

### PROPERTY OVERVIEW

Brand new retail space  
New glass storefronts  
Private HVAC unit  
Move-in condition

### LOCATION OVERVIEW

Located in the East Harlem neighborhood of Manhattan between 2nd Ave and 1st Ave near the 103rd St subway station.

Nearest Transit: 4 & 6 trains at 103rd St and the M106 bus line.

Nearby tenants include Dunkin', Citibank, 7-eleven, Wendy's, McDonald's, Costco Wholesale, Second Ave Pharmacy, BP, Boost Mobile, Shop Fair Supermarkets, Bank of America, Burger King, and more!

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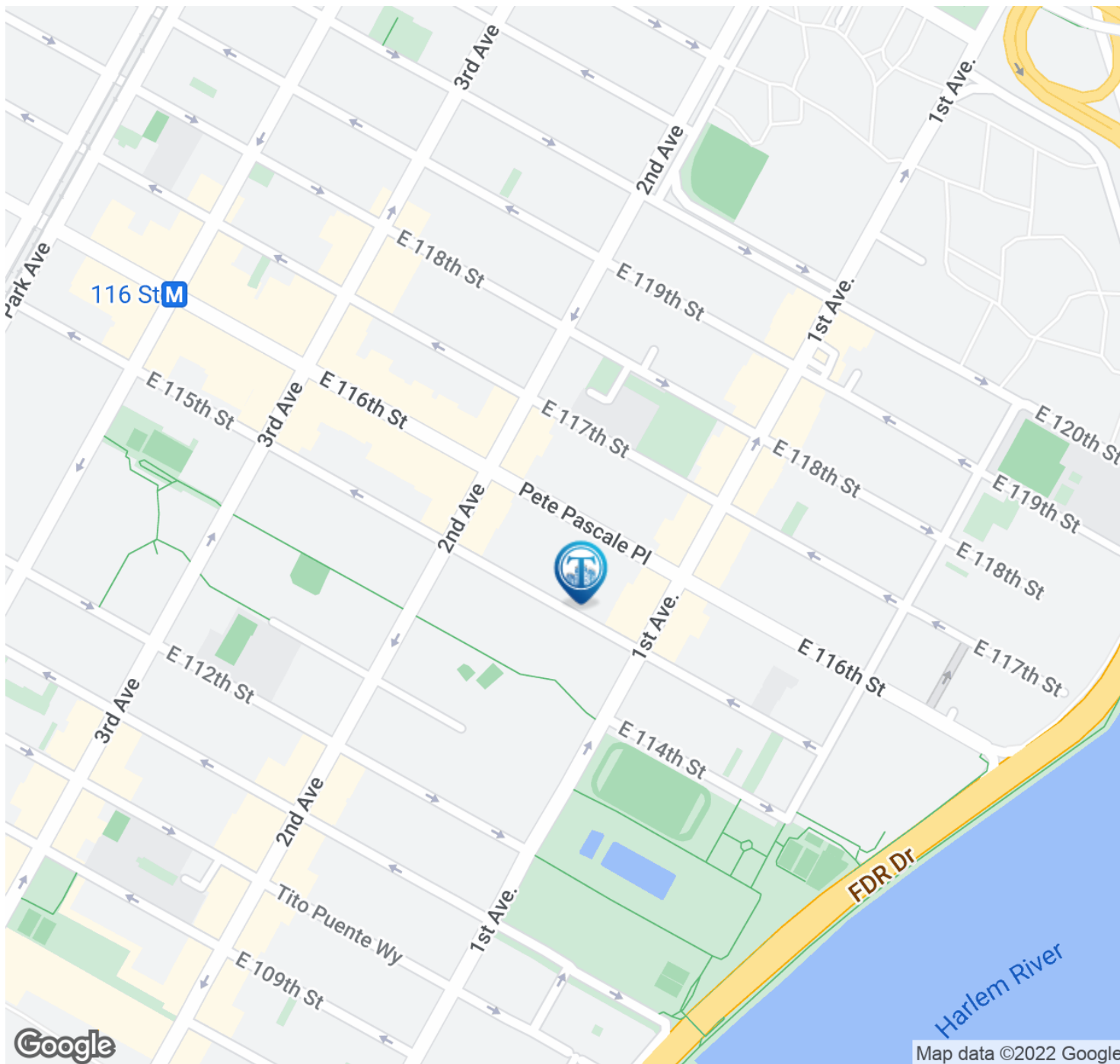
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## Location Map



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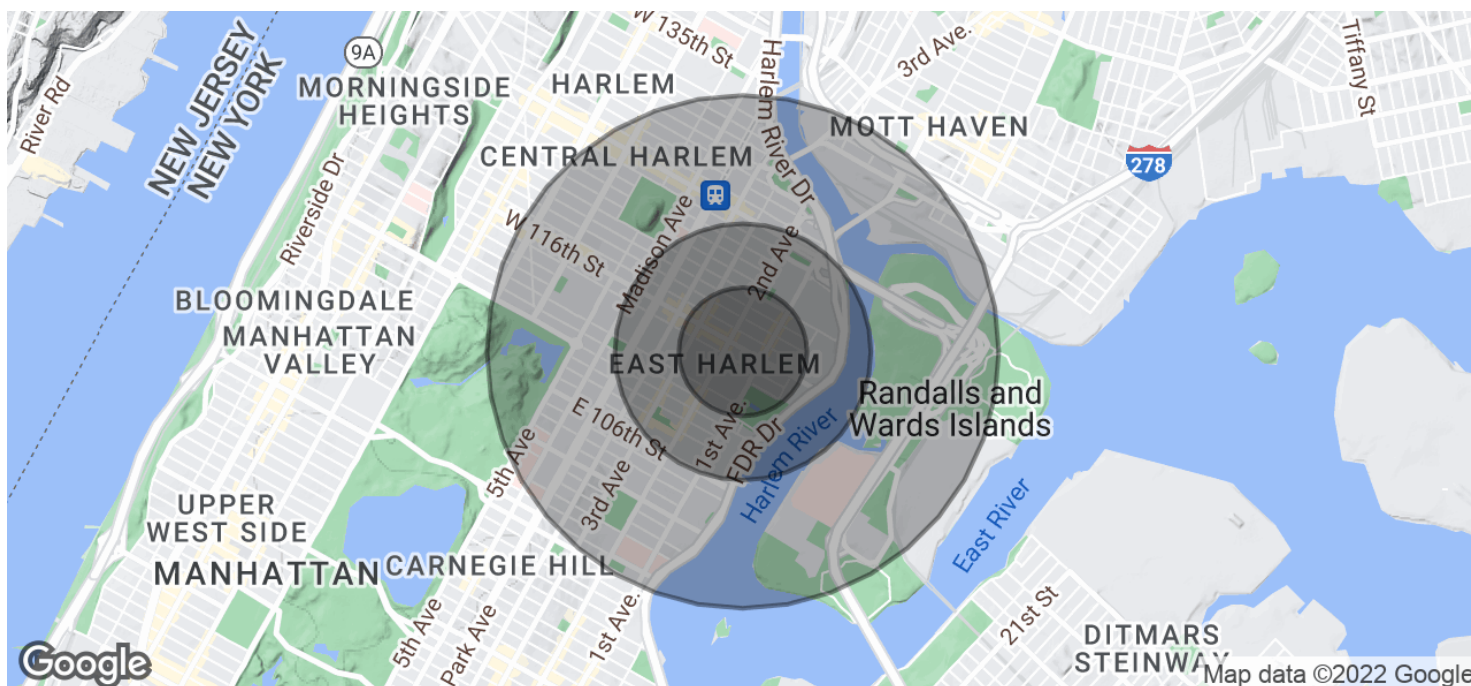
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	15,170	43,852	124,980
Average Age	33.0	36.5	36.8
Average Age (Male)	30.7	34.3	35.4
Average Age (Female)	37.4	39.5	39.5

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	7,584	21,150	56,743
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$49,803	\$48,627	\$61,601
Average House Value	\$234,915	\$207,382	\$422,251

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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