



TRI STATE  
COMMERCIAL  
REAL ESTATE EXPERTS



**FOR LEASE | RETAIL SPACE**

**1,000 SF | 349 E 109th St | Built Out Restaurant Space for Lease**

349 E 109th St, New York, NY 10029

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	1,000 SF
Building Size:	5,832 SF
Lot Size:	1,944 SF
Zoning:	R8A

### PROPERTY OVERVIEW

Boutique East Harlem restaurant space  
Built-out  
Great for catering  
Built-in hood  
Basement with walk-in fridge

### LOCATION OVERVIEW

Located in the East Harlem neighborhood of Manhattan between 1st Ave & 2nd Ave near the 110th St subway station.

Nearest Transit: 4 & 6 trains at 110th St and the M15 bus line.

Nearby tenants include Chase Bank, City Fresh Market, Burger King, McDonald's, Kennedy Fried Chicken & Burgers, Dunkin', ALDI, Costco, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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## Additional Photos



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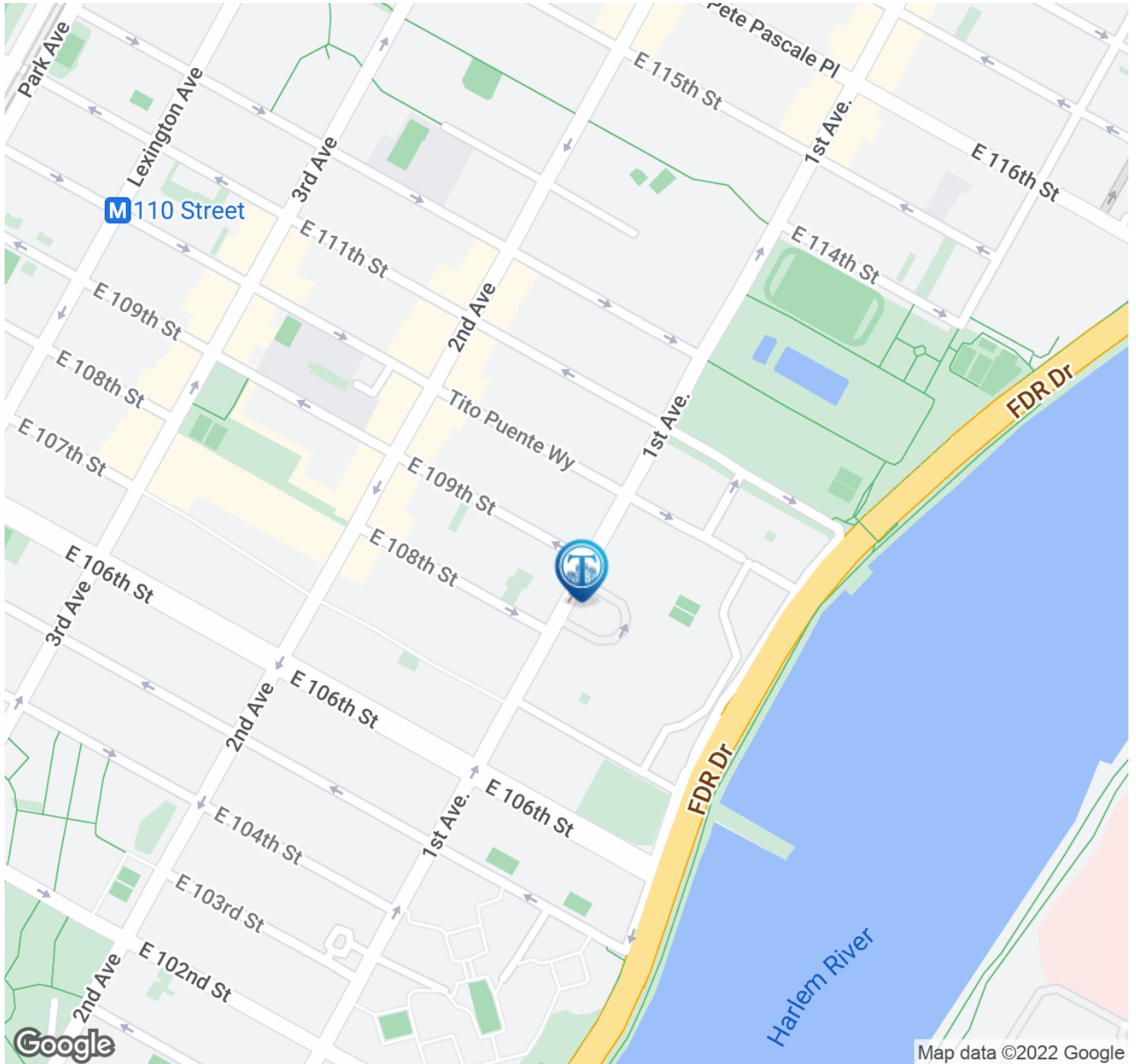
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## Location Map



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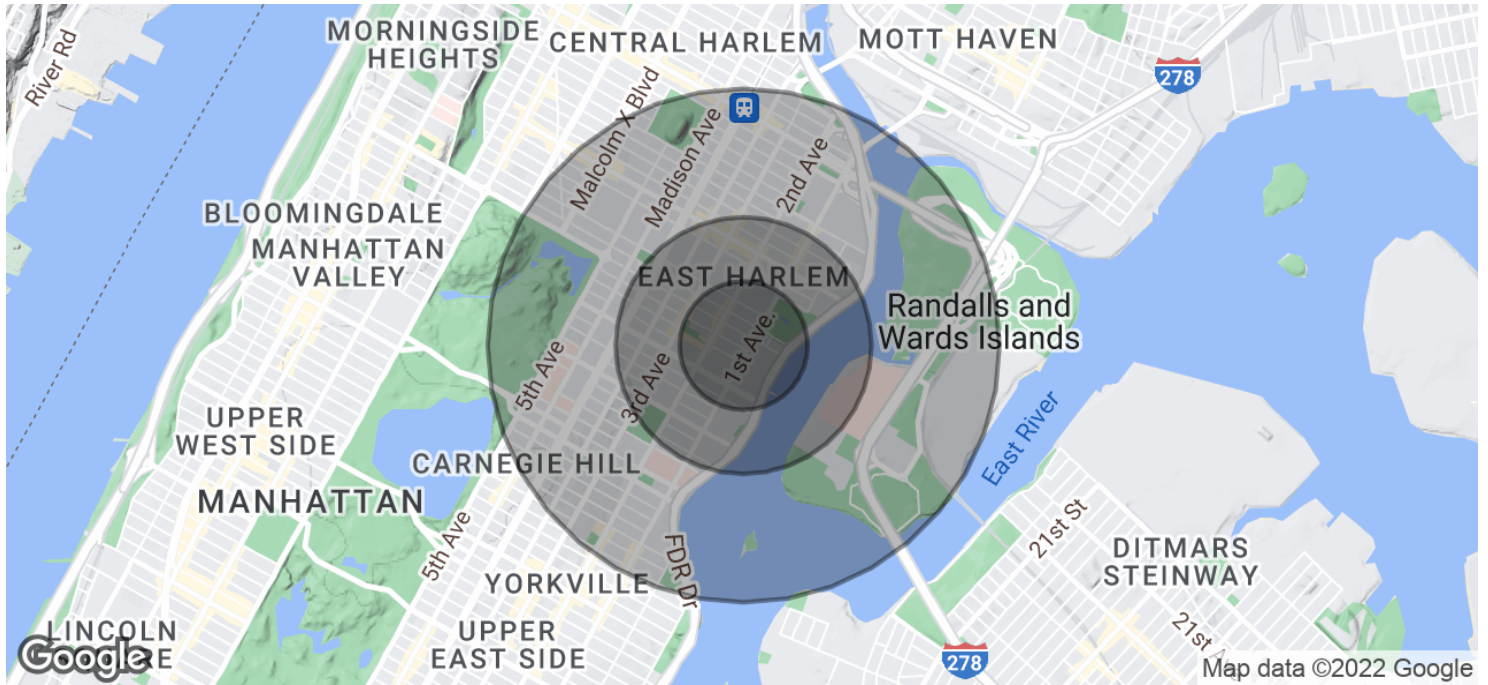
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	16,400	51,505	160,009
Average Age	38.3	36.9	37.7
Average Age (Male)	39.3	35.8	36.3
Average Age (Female)	38.9	39.6	40.2

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	7,901	24,505	76,886
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$55,145	\$50,519	\$90,127
Average House Value	\$174,444	\$122,783	\$370,593

\* Demographic data derived from 2020 ACS - US Census

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