



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS

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THE
CROSSING



FOR LEASE | RETAIL SPACE

4,200 SF | 1968 1st Ave | Newly Finished Retail Space for Lease

1968 1st Ave, New York, NY 10029

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: 4,200 SF

Building Size: 414,144 SF

Lot Size: 76,700 SF

Number of Units: 1

Zoning: R7-2

PROPERTY OVERVIEW

Newly finished
50 ft of glass frontage
Storage area

LOCATION OVERVIEW

Located in the East Harlem neighborhood of Manhattan between E 101st St & E 102nd St near the 96th St subway station at the base of The Crossing riverside residence.

Nearest Transit: N, Q, & R trains at 96th St and the M15 bus line.

Nearby tenants include NYC Health + Hospitals, McDonald's, Dunkin', VITAL Climbing Gym, CVS, 7-Eleven, Burger King, Foot Locker, Starbucks, Taco Bell, and more!

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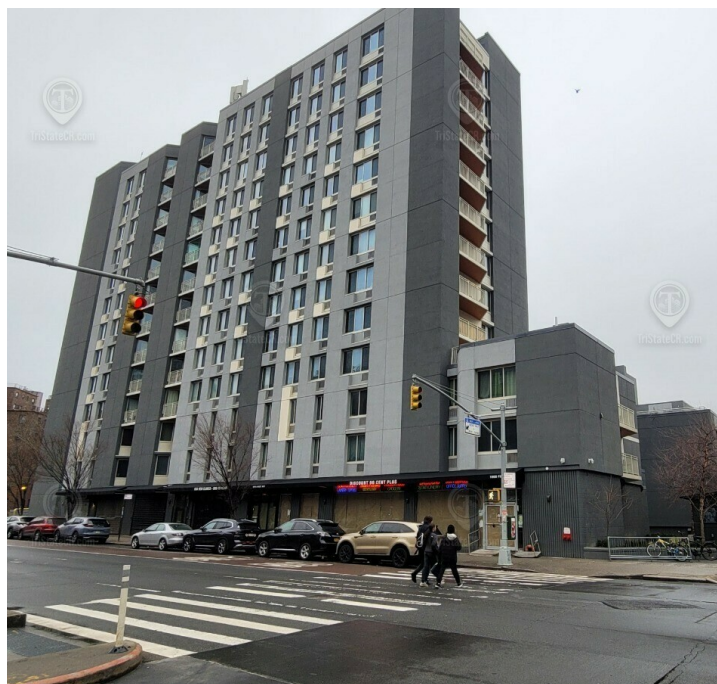
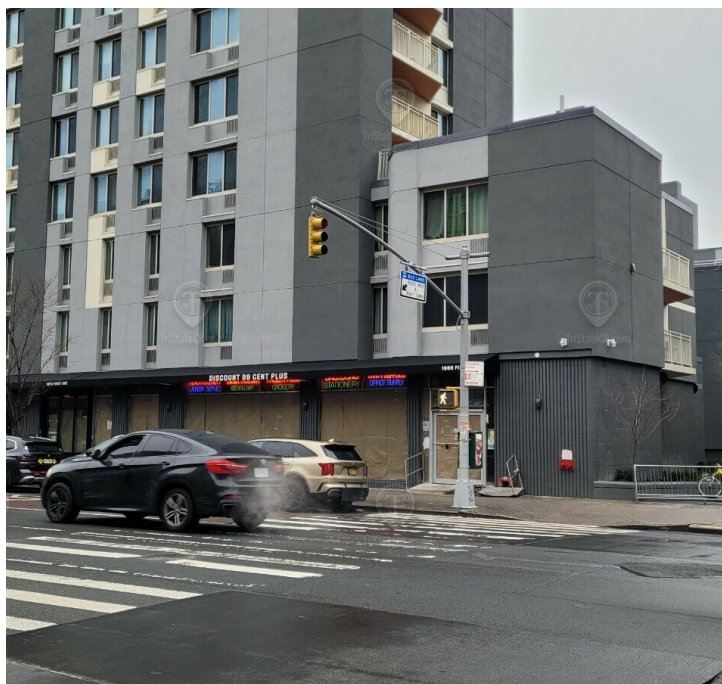
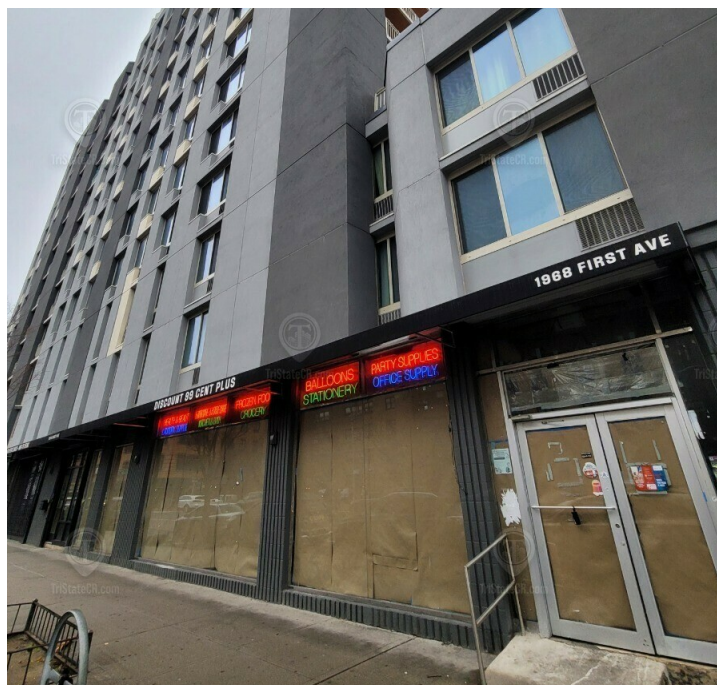
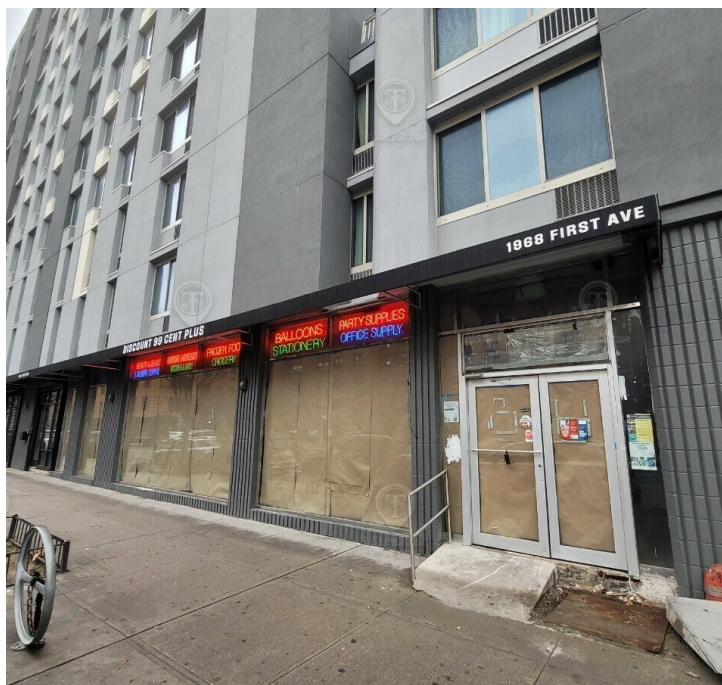
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Additional Photos



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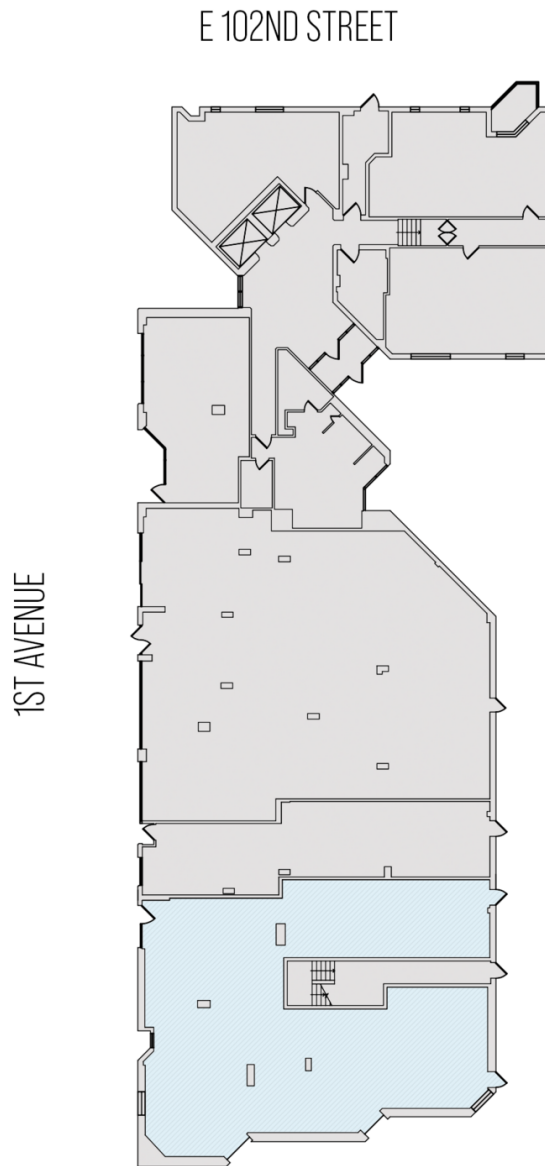
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Floor Plan



1968 1ST AVENUE
TOTAL AVAILABLE SPACE: 4,200 SF

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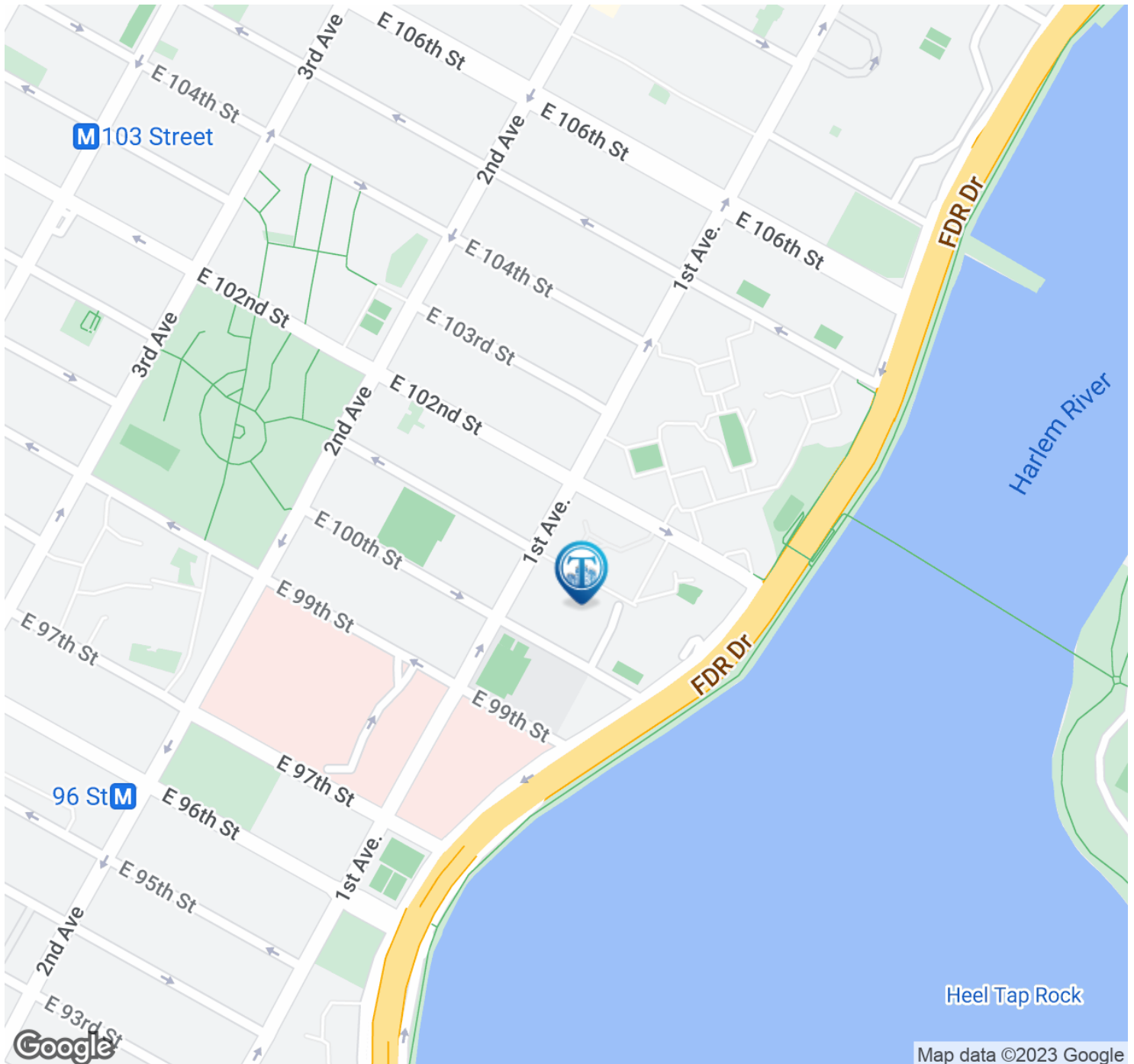
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Location Map



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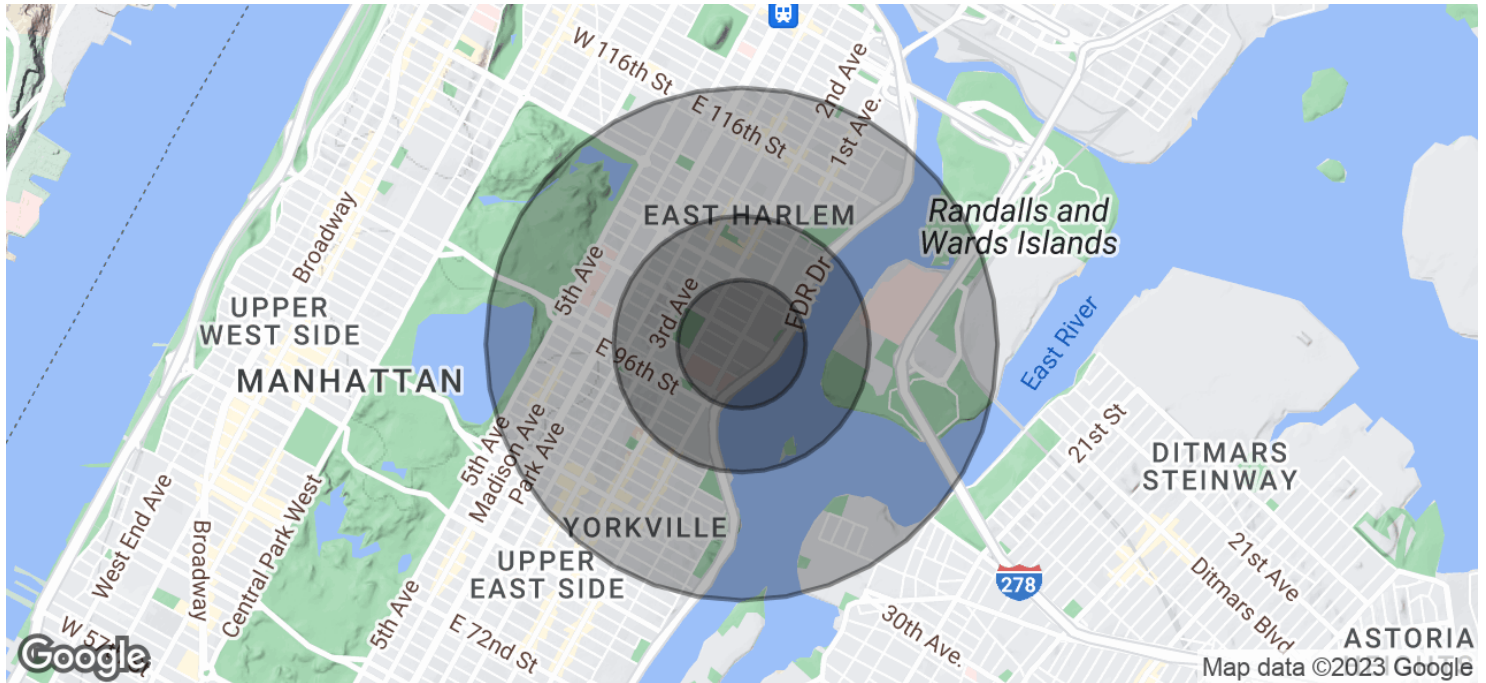
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,385	57,511	188,111
Average Age	43.0	38.8	40.0
Average Age (Male)	36.1	38.3	39.2
Average Age (Female)	47.8	40.2	41.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	6,677	30,259	101,373
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$58,779	\$82,628	\$126,169
Average House Value	\$191,159	\$221,206	\$554,682

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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