



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Turnkey Daycare W/ CO

10,300 SF • 1 Unit

1951 Park Avenue • New York • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Moshe Akiva
📞 718.437.6100 x116
Moshe.A@TriStateCR.com



Location Overview

Located in the Harlem neighborhood of New York between E 132nd St and E 131st St near the 125th St and the 135th Subway station.

Nearest Transits: 5 and 6 trains at 125th St and 2 and 3 trains 135th St and the M1, M125, BX33, & M35 bus lines.

Nearby tenants include Identogo, Project Orange Music, Great City Medical, Harlem Children's Zone, Imena Salon, Cayuga Centers, Ocular Displays, Service Sign Erectors Co Inc, The Urban Assembly School for Global Commerce, Home Health Care Services NYC, The Corner Lounge bistro, The Park Ave North, Baskin-Robbins, Taco Bell, Dunkin', The UPS Store, Shake Shack, and more!

Main Highlights

- ▶ Turnkey daycare with CO
- ▶ Finished playground space
- ▶ Commercial Kitchen
- ▶ HVAC
- ▶ Sprinklers

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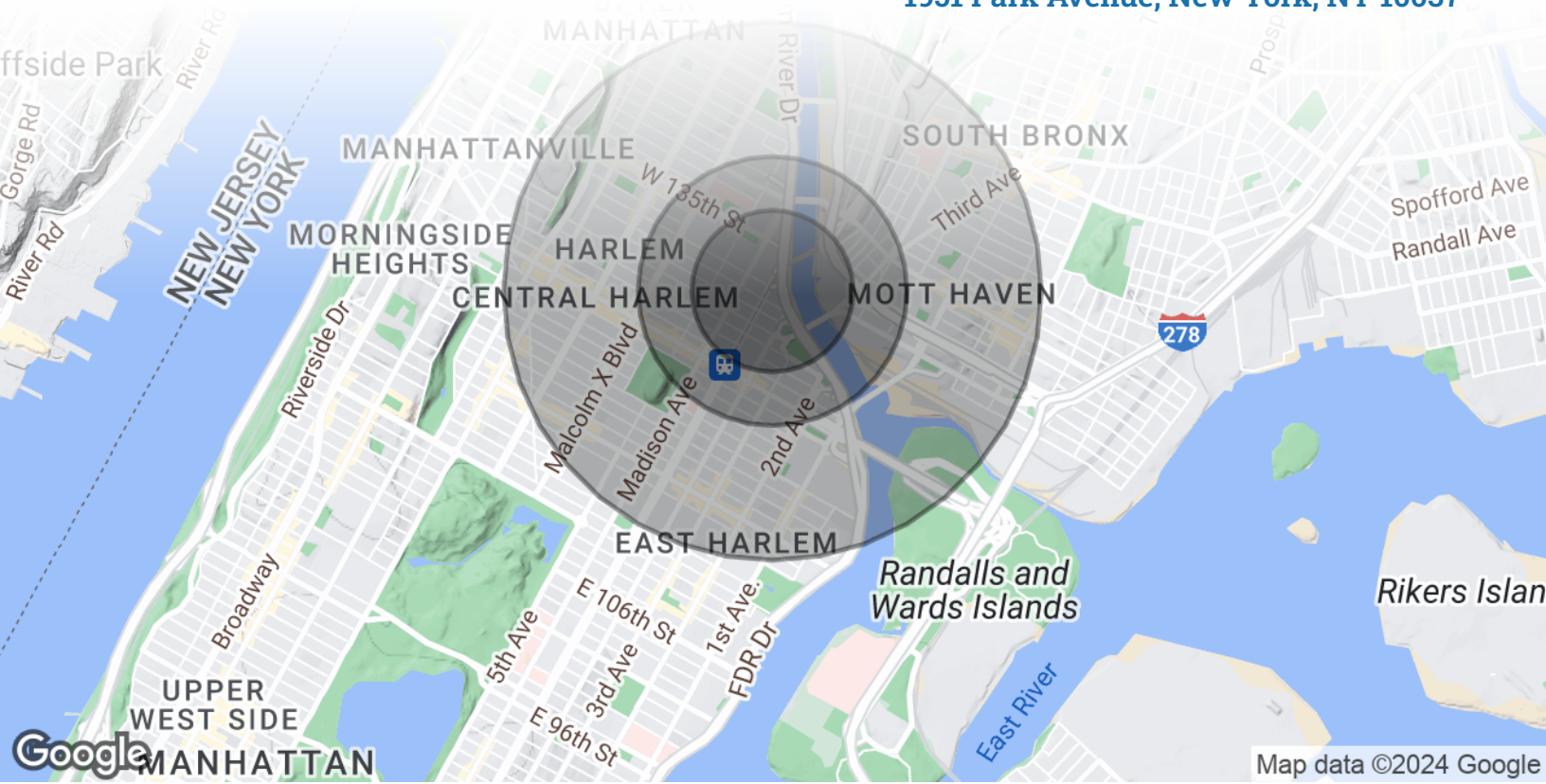
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POPULATION **0.3 MILES** **0.5 MILES** **1 MILE**

Total Population	9,204	37,119	182,979
Average Age	38	41	39
Average Age (Male)	35	39	37
Average Age (Female)	40	42	41



182,979

People within 1 Mile

HOUSEHOLDS & INCOME **0.3 MILES** **0.5 MILES** **1 MILE**

Total Households	3,919	16,596	76,832
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$54,171	\$78,499	\$70,457
Average House Value	\$796,443	\$851,072	\$868,730





\$70,457

Avg Household Income

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Playground, Commercial Kitchen,
HVAC & Sprinklers for Lease

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SITE SOURCE
RETAIL BROKER NETWORK