



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Fully Equipped Barber Shop/Salon Turnkey For Lease

800 SF

1169 2nd Avenue • New York • NY

For Pricing **Call: 212-433-3355**

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Joy Vitale
☎ 718.437.6100 x224
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Chandler Slate
☎ 718.437.6100 x108
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Location Overview

Located in the Upper East Side neighborhood of Manhattan between E 61st St & E 62nd St near the Lexington Ave/59th St subway station.

Nearest Transit: Q, R, & N trains at Lexington Ave/59th St and the M15, Q32, Q60, Q101, BxM1, M103, M102, & M101 bus lines.

Nearby tenants include Subway, Chase Bank, 7-Eleven, The UPS Store, Saint Laurent, Clarks, The Health Nuts, Verizon, Jackson Hole, Walgreens Pharmacy, Billie's Hot Chicken, Cedra Pharmacy, Primola, Silver Star Restaurant, City Hops Craft Beer and Wine Bar, Firecracker Wings, and more!

Main Highlights

- ▶ Fully equipped barber shop/salon
- ▶ Turnkey operation – everything needed to start immediately
- ▶ 4 stations & 2 sinks
- ▶ Washer & dryer included
- ▶ All necessary furniture, fixtures & art
- ▶ Glass frontage for excellent visibility
- ▶ Office/break room for staff
- ▶ Ample basement storage
- ▶ Steps from Bloomingdale's & major retail hotspots
- ▶ Near popular dining spots: Serendipity 3, Lena's Italian Kitchen, Anassa Taverna, Canaletto
- ▶ Bustling neighborhood with strong foot traffic



7,880 SF

Total Building Size



1,932 SF

Lot Size

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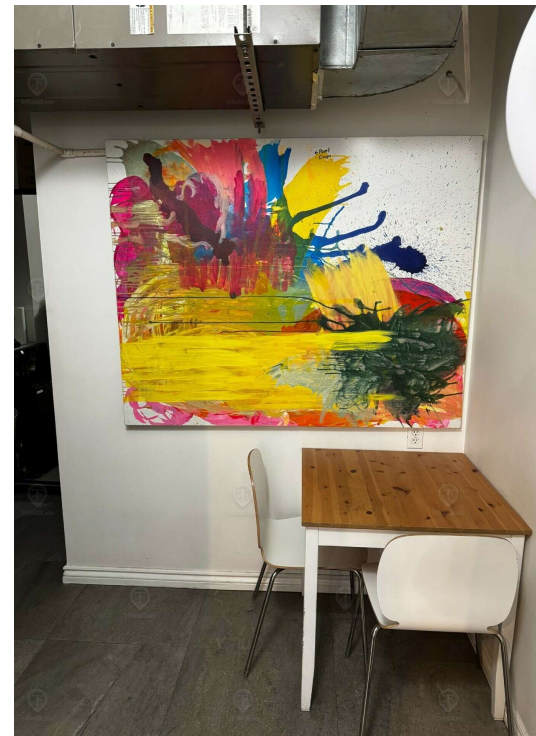
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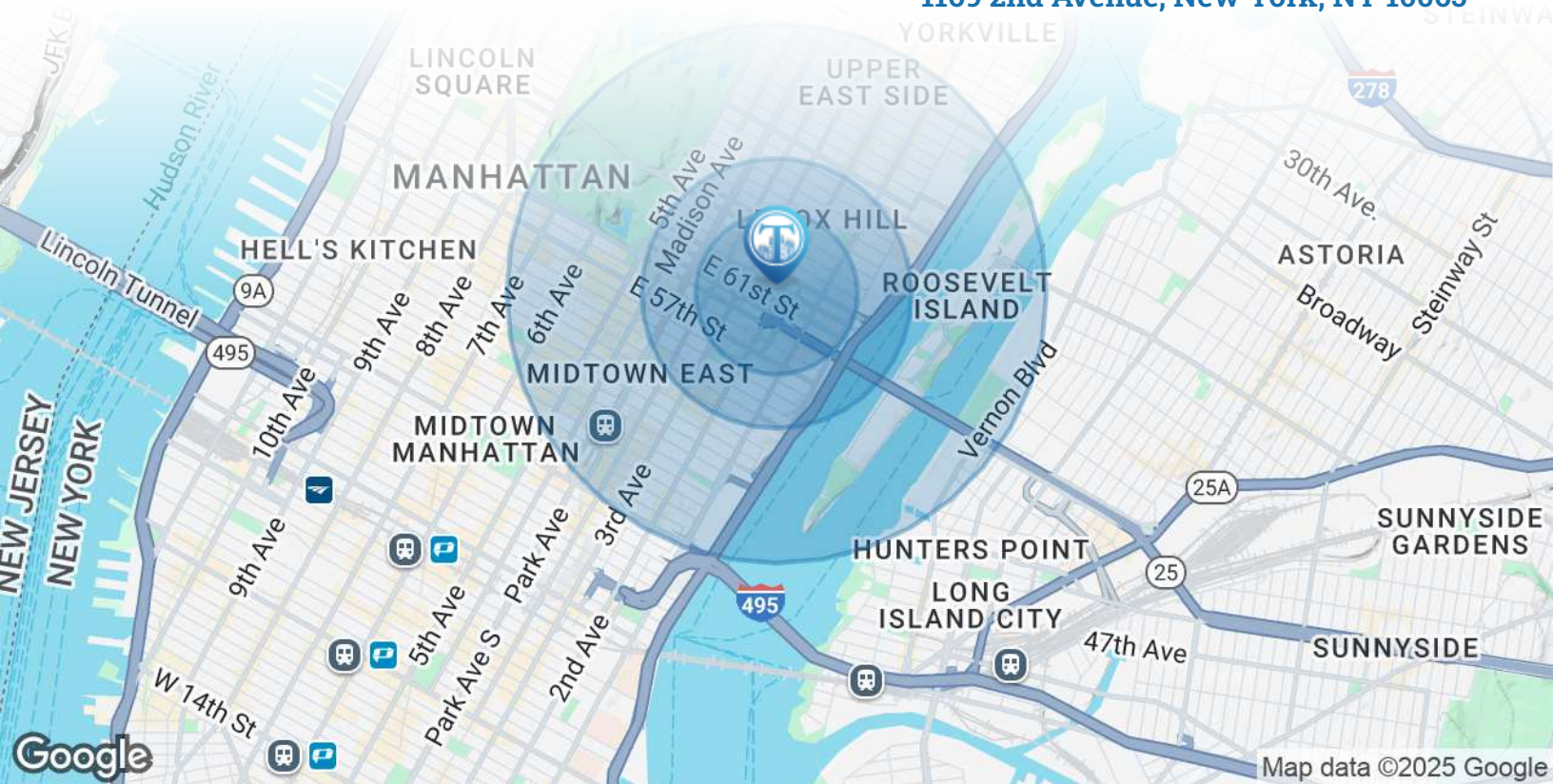
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1169 2nd Avenue, New York, NY 10065



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	29,106	71,616	171,333
Average Age	44	46	44
Average Age (Male)	43	45	43
Average Age (Female)	45	47	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	16,381	40,004	94,703
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$209,927	\$223,416	\$202,780
Average House Value	\$1,326,326	\$1,421,806	\$1,350,717



171,333

People within 1 Mile



\$202,780

Avg Household Income

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