

RETAIL/RESTAURANT SPACE

2319 FREDERICK DOUGLASS BLVD

Between 124th and 125th Streets

HARLEM

NEW YORK | NY

3,500 SF
UP TO
10,000 SF

Available for Lease



RIPCO
REAL ESTATE

SPACE DETAILS

LOCATION

Between 124th and 125th Streets

SIZE

| | |
|--------------|-----------|
| Ground Floor | 3,500 SF |
| Second Floor | 6,500 SF |
| Total: | 10,000 SF |

FORMERLY

Buffalo Wild Wings

POSSESSION

Immediate

NEIGHBORS

Magic Johnson Theatre, H&M, Marshalls, Apollo Theatre, Gap Outlet, Blink Fitness, DSW, Red Lobster, Party City, Banana Republic Factory Outlet, Old Navy, Modell's, Chuck E Cheese's, CVS, Whole Foods, Burlington Coat Factory, TD Bank, Krispy Kreme*, Starbucks* (coming soon*)

COMMENTS

Second generation restaurant space with built kitchen
Located within Harlem USA

Steps from 125th Street and adjacent to the A, B, C, and D subway entrances

At CUNY shuttle stops and bus stops M3, BX15, M101

Potential for blade signage

Spaces can be leased together or separate

HVAC in place

Amazing opportunity to capture Harlem 125th Street market at a fraction of the rent

TRANSPORTATION

2019 Ridership Report

125th Street

| | |
|---------|-----------|
| Annual | 9,208,598 |
| Weekday | 28,267 |
| Weekend | 37,179 |



Bx15 Bus

| | |
|---------|-----------|
| Annual | 6,597,695 |
| Weekday | 20,579 |
| Weekend | 24,912 |



M3 Bus

| | |
|---------|-----------|
| Annual | 4,032,735 |
| Weekday | 12,516 |
| Weekend | 15,554 |



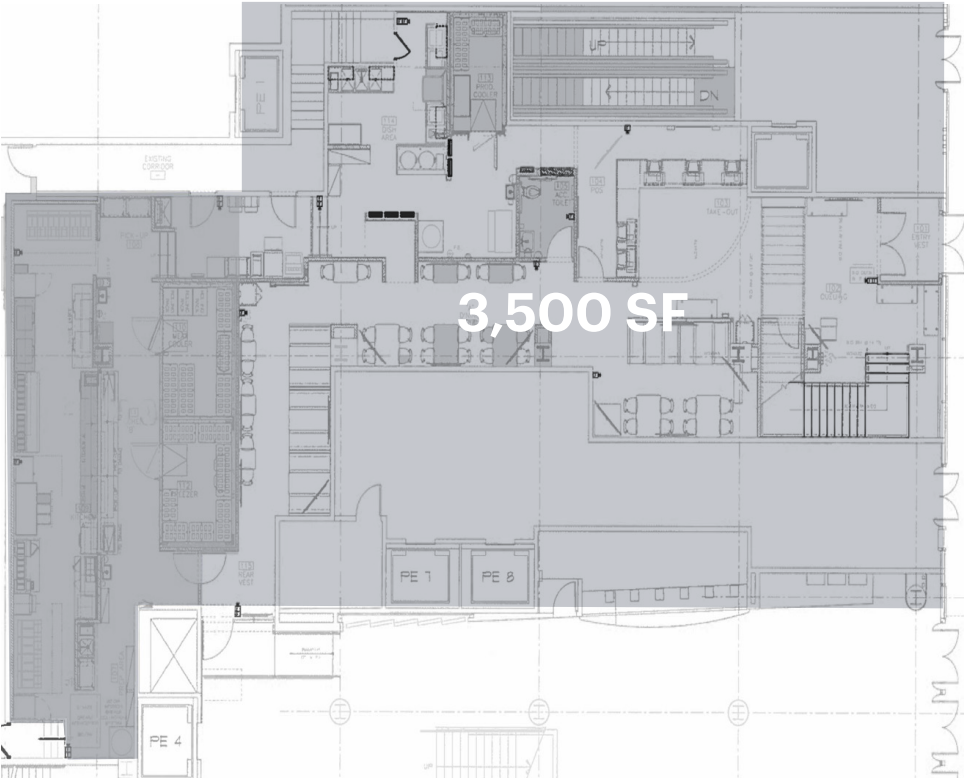
M101 Bus

| | |
|---------|-----------|
| Annual | 7,085,374 |
| Weekday | 22,398 |
| Weekend | 25,508 |



FLOOR PLANS

GROUND FLOOR

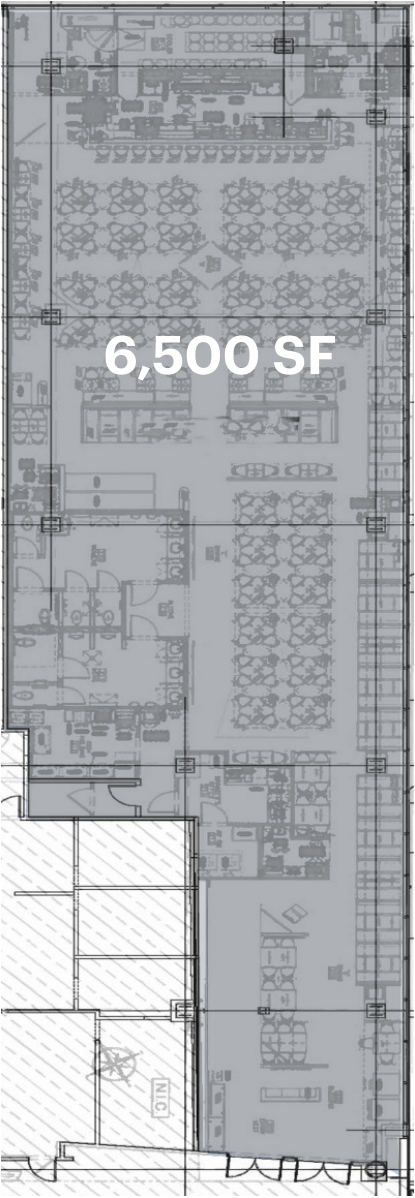


WEST 124TH SREET

FREDERICK DOUGLASS BLVD

WEST 125TH SREET

SECOND FLOOR



FREDERICK DOUGLASS BLVD

AREA RETAIL



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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.