



Up to
2,723 SF*
 Available for Lease
 *Divisible

**FITNESS/MEDICAL/OFFICE/
 RESTAURANT/STREET RETAIL**

2802-2816 FREDERICK DOUGLASS BLVD.

Between 149th and 150th Streets

HARLEM
 NEW YORK | NY

2802-2816 FREDERICK DOUGLASS BLVD.



JACKIE ROBINSON PARK

SLIQUE HAIR

COMMON GOODS STORE



LUCILLE'S COFFEE
 LUCILLE'S PIZZA

JACKIE ROBINSON RECREATION CENTER AND POOL

JING HUI

TULSI MEXICO

DUNBAR PHARMACY

145TH ST | A C B D

BENHAM

MT. SINAI DOCTORS

THE BALTON



MODHU MITA

HARLEM 148TH ST | 3

POPEYES
 LOUISIANA KITCHEN
 ••T••Mobile•

BANK OF AMERICA

FINE FARE
 Mobil
 DUNKIN' DONUTS
 citibank

RIPCO
 REAL ESTATE

SPACE DETAILS

LOCATION

Between 149th and 150th Streets

SIZE

Retail 1	2,723 SF
Retail 2	547 SF
Retail 3	547 SF
Retail 4	655 SF

CEILING HEIGHTS

Retail 1	11 FT
Retail 2	11 FT
Retail 3	11 FT
Retail 4	7 FT 4 IN

ASKING RENT

Upon Request

POSSESSION

August 2020

NEIGHBORS

Lucilles, Common Good Coffee, Metro by Tmobile, Tulcimexico Restaurant, United Hardware store, Just Smile Barber shop

COMMENTS

Located at the entrance to the Dunbar apartment complex with 511 apartments

Exterior, courtyard soon to be renovated

Spaces to be delivered white boxed with new storefronts

Retail 1 nearly built out medical office space

All uses considered

TRANSPORTATION

2019 Ridership Report

145th Street

Annual	7,464,653
Weekday	22,937
Weekend	29,97



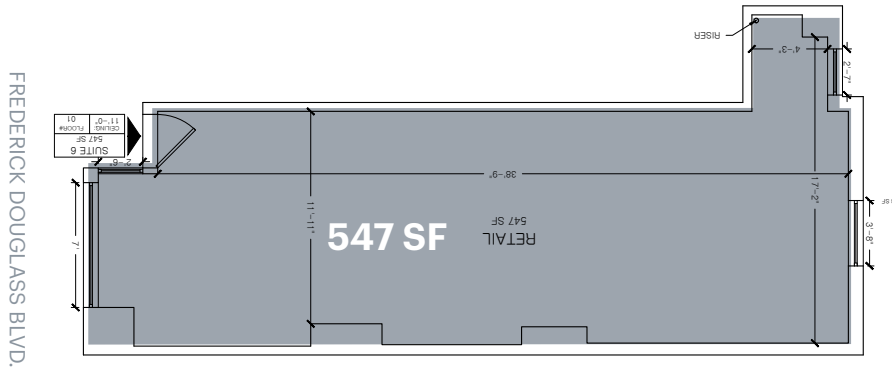
Harlem 148th Street

Annual	1,120,454
Weekday	3,707
Weekend	3,245

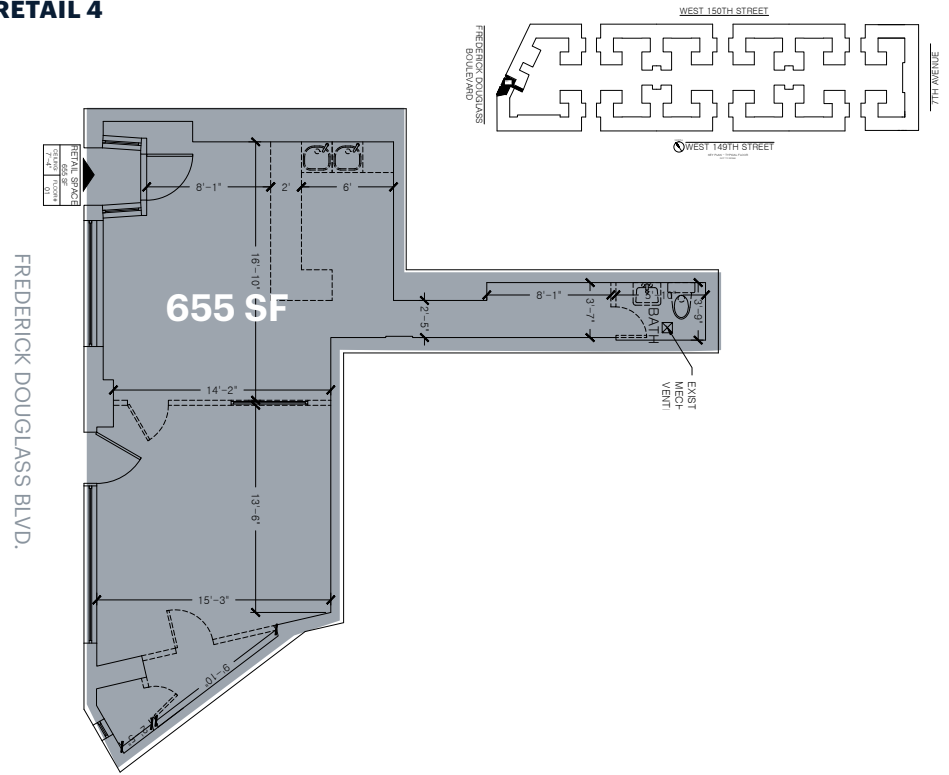


SPACE DETAILS

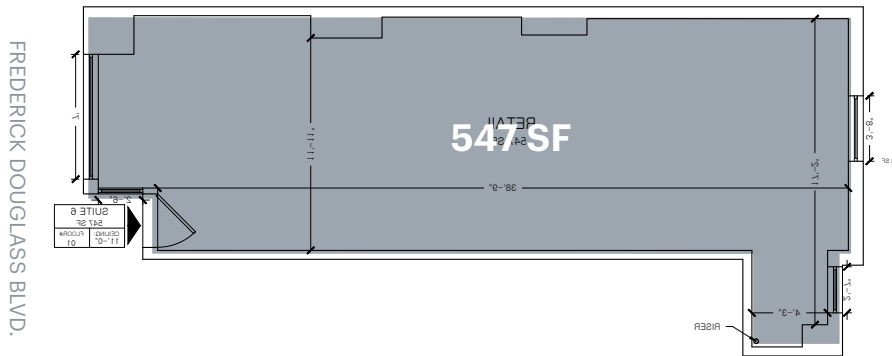
RETAIL 2



RETAIL 4



RETAIL 3



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Please visit us at ripcony.com for more information

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