



RETAIL SPACE AVAILABLE IN EAST HARLEM

1885 LEXINGTON AVENUE • NEW YORK, NY 10035



Availabilities: Approx. 3,200 SF

- **Space A: 800 SF - \$10,000/mo**
 - Formerly a sushi restaurant
 - Restaurant equipment available
 - Tiled flooring
- **Space B: 800 SF - \$10,000/mo**
 - Formerly a fish market
 - Open space
- **Space C: 800 SF - \$10,000/mo**
 - Formerly a bakery
 - Open space
 - Two door entrance
- **Space D: 800 SF - \$10,000/mo**
 - Current Italian restaurant
 - Corner space

Features:

- Located in East Harlem neighborhood
- R7D Zoning
- Building built in 2010
- One block from subway **6**
- Easy access to FDR Drive and RFK Bridge
- Perfect for urgent care, cannabis dispensary, or restaurant user
- Spaces may be combined
- Apartments upstairs
- High traffic street

Contact Exclusive Broker

Elias Briff 917.856.5214 eliasbriff@southbronxcommercial.com

www.southbronxcommercial.com



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ADDITIONAL PHOTOS



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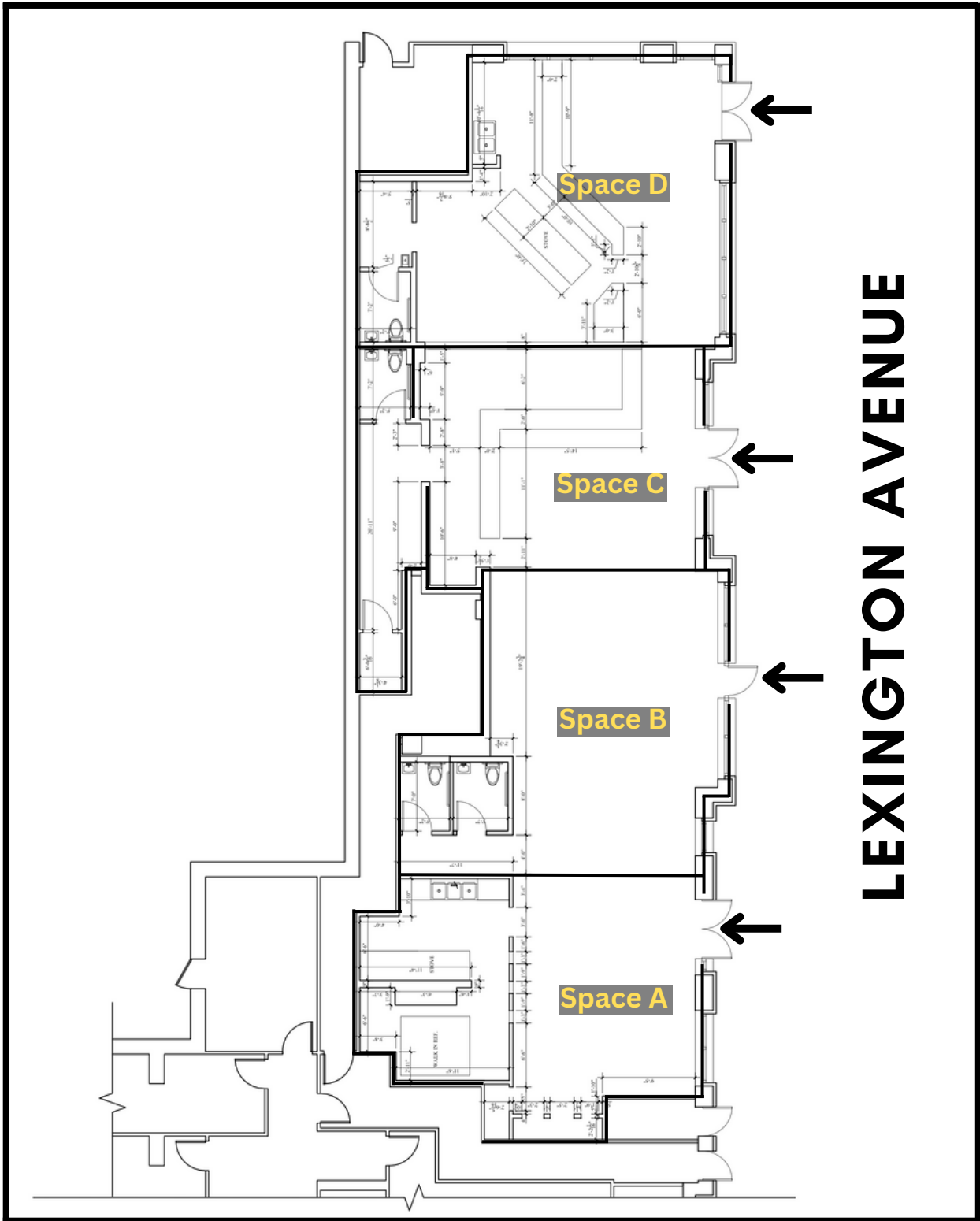
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Floor Plan



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Satellite View



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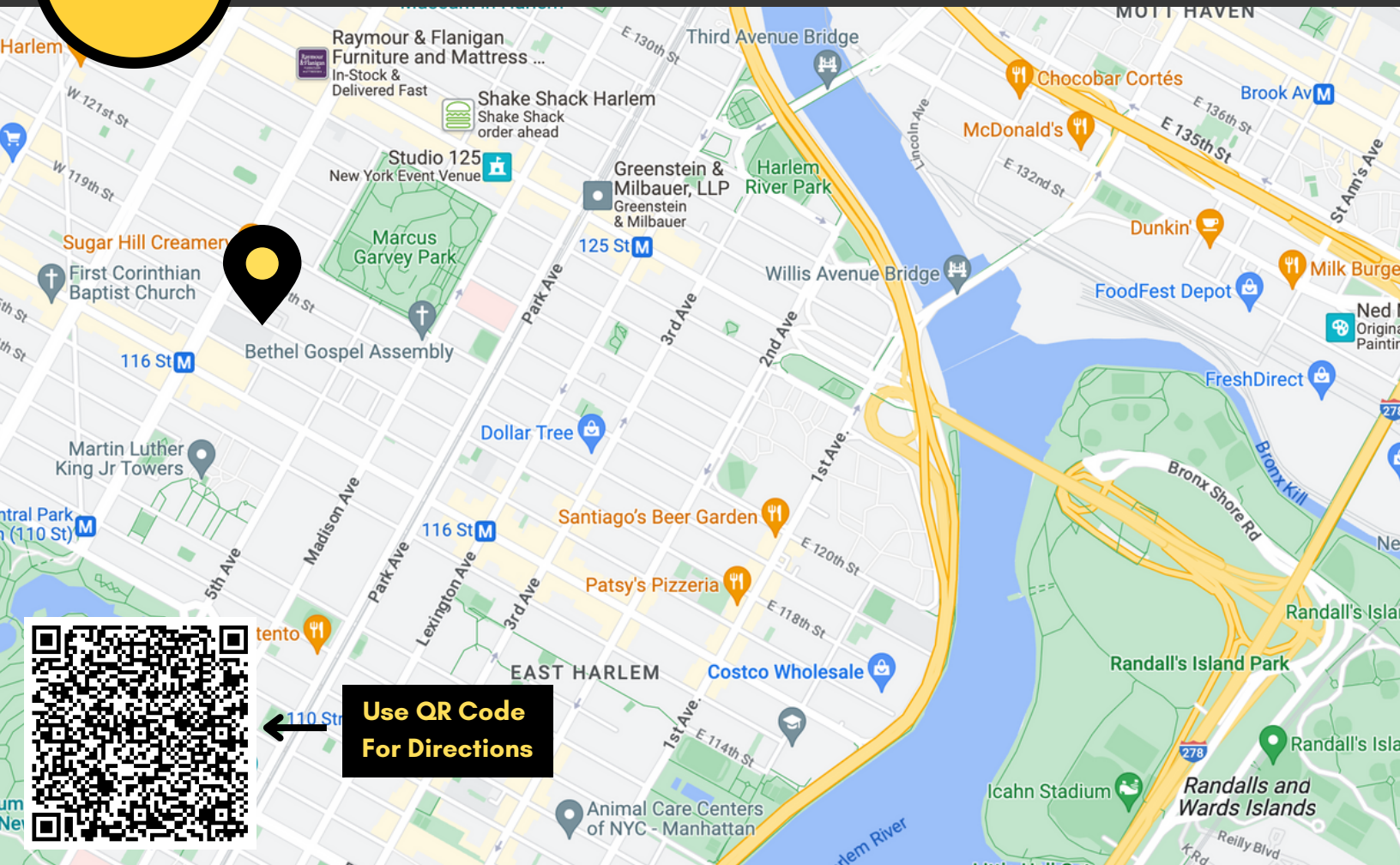
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Offering Details

- Rental Rate: \$10,000/SF
- Available Spaces:
 - Space A: 800 SF
 - Space B: 800 SF
 - Space C: 800 SF
 - Space D: 800 SF
- Notes: Open space, heavy foot traffic

Property Overview

- Close by:
 - Coffee
 - Supermarket
 - Church
 - Subway

Location Details

- Located on Lexington Avenue corridor
- Easy access to Madison Avenue Bridge and RFK Bridge
- Easy access to FDR Drive
- One block from subway

Commentary: Well located retail space in East Harlem. Located on very busy Lexington Avenue and only one block from the subway. Excellent opportunity for any retail user.

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