

RETAIL/COMMERCIAL/MEDICAL/RESTAURANT

322 WEST 125TH STREET

Between Frederick Douglass Boulevard and St. Nicholas Avenue

HARLEM

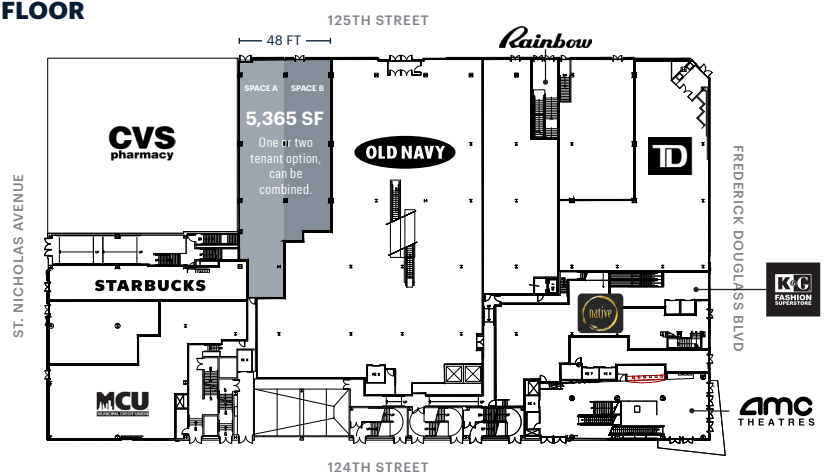
MANHATTAN | NY

Up to
39,325 SF
Available for Lease

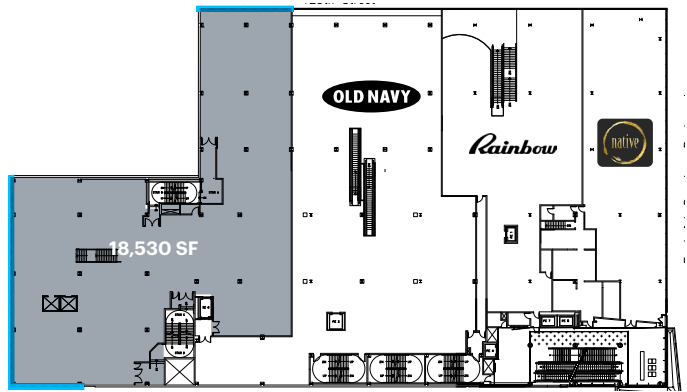


SPACE DETAILS

GROUND FLOOR



SECOND FLOOR



LOWER LEVEL



LOCATION

South side of 125th Street between Frederick Douglass Boulevard and St. Nicholas Avenue

SIZE

Ground Floor	
Space A	3,005 SF*
Space B	2,360 SF*
Total	5,365 SF*
Second Floor	18,530 SF
Lower Level	15,340 SF
Total	39,325 SF

*One or two tenant option, spaces can be combined

FRONTAGE

West 125th Street	48 FT
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ASKING RENT

TBD based on tenant requirements

CURRENTLY

Vacant

POSSESSION

Arranged

NEIGHBORS

Magic Johnson Theatre, H&M, Marshalls, Starbucks, Apollo Theatre, Gap Outlet, Blink Fitness, Banana Republic Factory Outlet, Old Navy, CVS, Whole Foods, TD Bank, and Burlington Coat Factory

COMMENTS

Amazing signage and branding opportunity in the most recognized building on the 125th Street corridor

Direct access to the A, B, C, D subway entrances

Amazing retail opportunity on 125th Street

Possible to add second floor or lower level space

Ground floor can be leased separately

TRANSPORTATION

2023 Ridership Report

125th Street	A C B D
Annual	5,543,346
Weekday	17,239
Weekend	21,409
M3 Bus	M 3
Annual	2,926,679
Weekday	11,166
Weekend	12,359
Bx15 Bus	Bx 15
Annual	1,228,559
Weekday	3,915
Weekend	4,271
M101 Bus	M 101
Annual	4,306,670
Weekday	13,509
Weekend	16,041

AREA RETAIL



CONTACT EXCLUSIVE AGENTS

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