

UPPER EAST
SIDE

NEW YORK
NY

1534 SECOND AVENUE



CONCEPTUAL RENDERING

SPACE DETAILS

LOCATION

Southeast corner of East 80th Street

APPROXIMATE SIZE

Ground Floor 5,000 SF*

Basement 4,478 SF

*Divisible

CEILING HEIGHT

Ground Floor 15 FT

FRONTAGE

Up to 157 FT wraparound

POSSESSION

Immediate

SITE STATUS

Currently Lester's

NEIGHBORS

Klein Kitchen and Bath, Quality Eats, Eli Zabar's, Duane Reade and New York Sports Club

COMMENTS

In the heart of the Upper East Side with a dense and affluent residential population

Close proximity to multiple schools

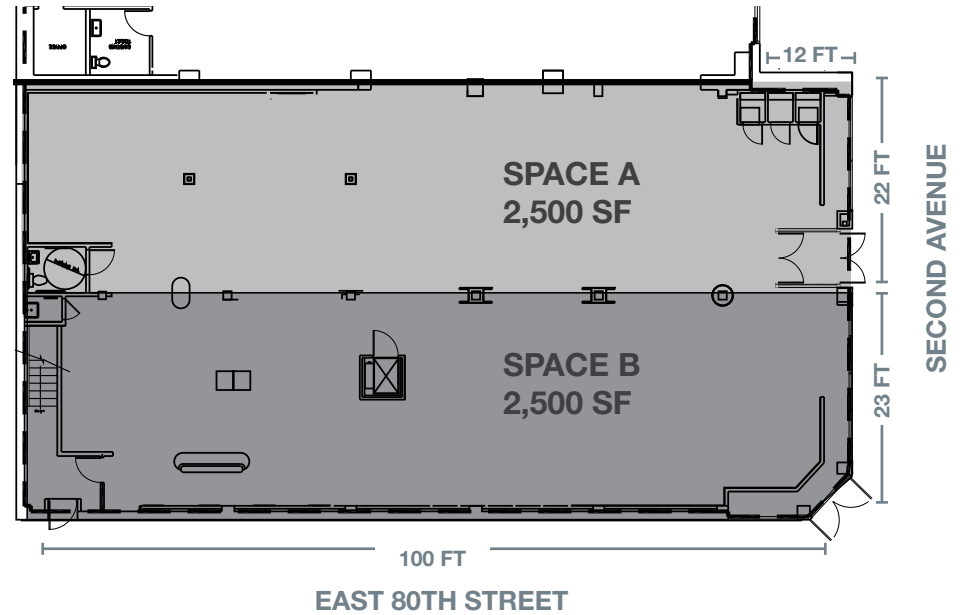
An additional 3,659 SF can be made available on the Ground Floor

Surrounded by vibrant mix of restaurants and bars

Steps from the Second Avenue subway station servicing the  line

Signage and storefront are fully customizable

GROUND FLOOR | PROPOSED DIVISIONS



ALTERNATE VIEW



AREA RETAIL

EAST 81ST STREET	
<p>Occhiali Eyewear Petticoat Lane Classic Kids</p> <p>MARY ARNOLD TOYS The New York City's Largest Toy Store</p> <p>Apple Bank for Savings</p> <p>Georges European Tailors</p>	<p>Fine Linens</p> <p>PIZZA BEACH</p> <p>IRVING FARM FARMER BUTCHERY</p> <p>Nancy Pig Heaven Lorenzo & Maria's Kitchen The Source Diane B</p> <p>TRAMISU</p>
<p>Century Florist Daniels Watch & Jewelry Repair</p> <p>Burger One Bleu Ciel Hair Salon</p> <p>oren's DAILY ROAST</p> <p>Elsler Chemists</p>	<p>Amber Restaurant Parma BNYC</p> <p>jenny COACHES</p> <p>Due Luke's</p> <p>AMERITRADE</p> <p>Elf's Night Shift</p>
EAST 80TH STREET	
<p>Lenox Hill Florist</p> <p>Lexington Avenue Grocery & Convenience</p> <p>Farinella</p> <p>FedEx Office</p>	<p>VIVALDI</p> <p>Tri Dim Shanghai Restaurant and Bar</p> <p>CHOPT</p> <p>HARBS</p>
EAST 79TH STREET	
<p>The Windsor Flowers of Distinction Butterfield Market</p> <p>Juice press</p> <p>Butterfield Express</p>	<p>WELLS FARGO</p> <p>Spectrum</p> <p>Fidelity Investments</p>
EAST 78TH STREET	
<p>Lenox Hill Hospital</p>	<p>HSBC</p> <p>GYMBOREE</p>
EAST 77TH STREET	
<p>Starbucks</p> <p>DUANEreade by Walgreens</p>	<p>Value Price Pharmacy</p> <p>Pink A Bagel</p> <p>Shish Marianne Vera Salon Café Noi</p>

LEXINGTON AVENUE

THIRD AVENUE

SECOND AVENUE

1534 SECOND AVENUE

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+ COMING SOON

