



CONCEPTUAL RENDERING

# Prime Upper East Side Retail Space For Lease

1221 LEXINGTON AVENUE  
NEW YORK, NY

NEWMARK

UPPER EAST SIDE  
NEW YORK, NY

Ground Floor: Proposed Divisions

# 1221 Lexington Avenue

## Location

East block between East 82nd and 83rd Streets

## Approximate Size

Ground Floor 3,730 SF \*

Basement 1,900 SF

\*Divisible

## Frontage

Up to 37 FT on Lexington Avenue

## Possession

Immediate

## Site Status

Previously Lyric Hi-Fi

## Neighbors

Sugaring NYC, Chaise Fitness, Warby Parker, HL Purdy Inc. Opticians, Diva Nail Salon, Joe & The Juice, Pressed Juicery, Starbucks and Oren's Daily Roast

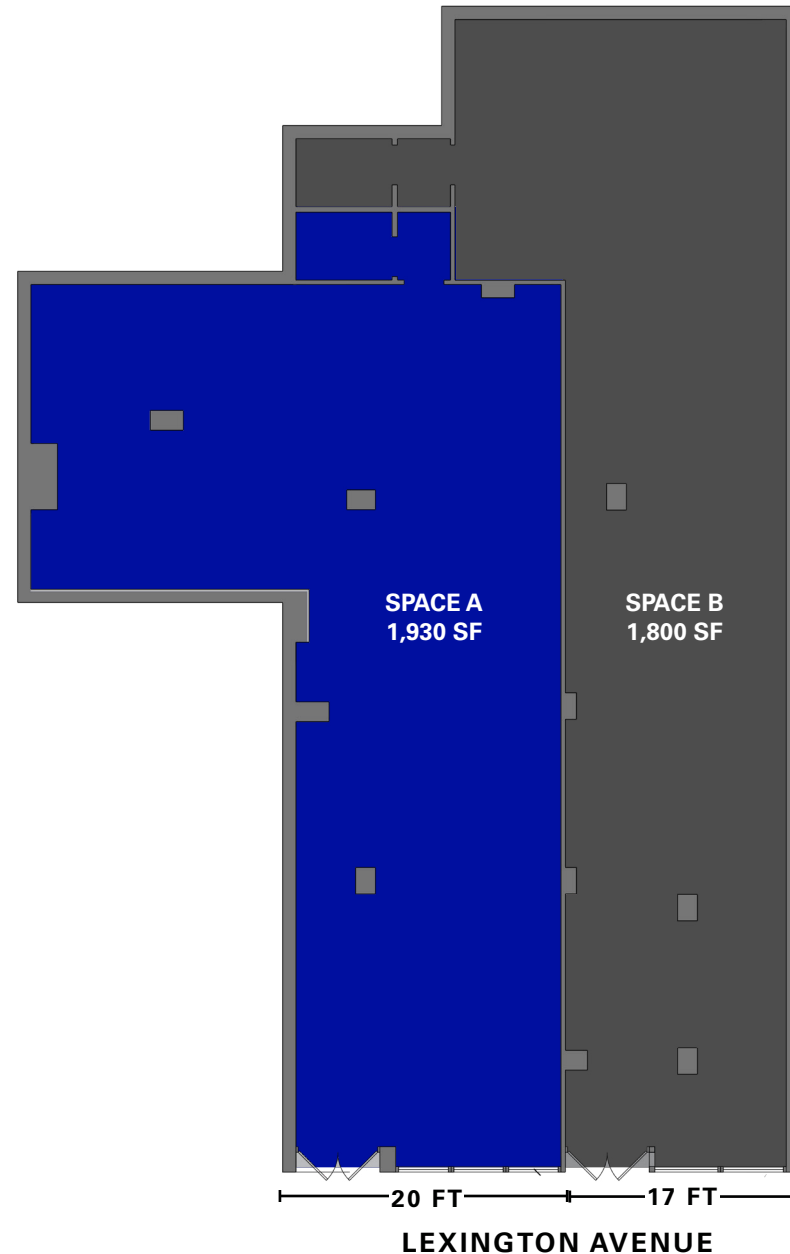
## Comments

Located within one of the most affluent residential neighborhoods in NYC with an average household income of \$192,050 within a 1/4 mile.

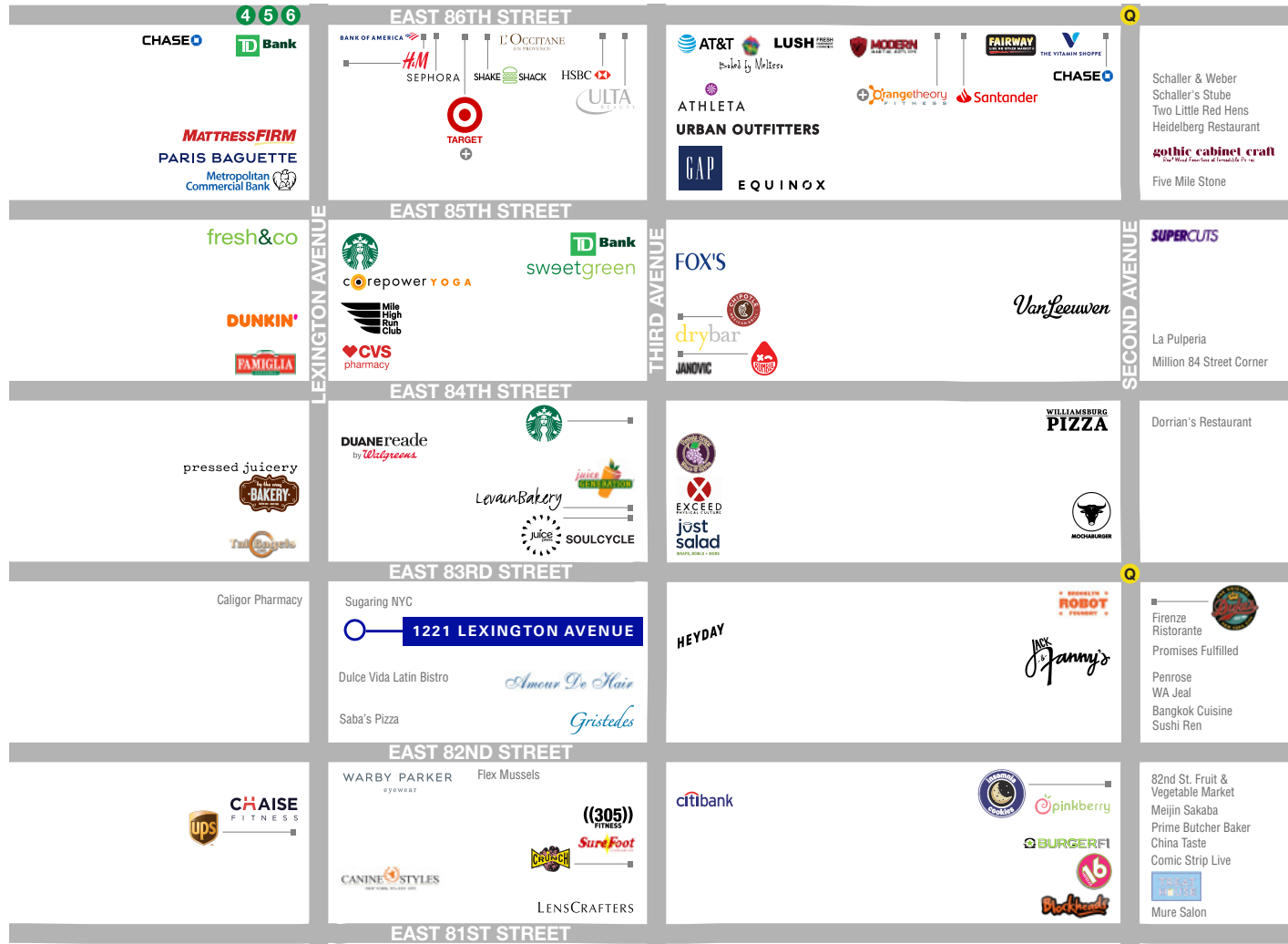
Close proximity to Hunter College, Lenox Hill, New York-Presbyterian Weil Cornell Medical Center, Memorial Sloan Kettering Cancer Center and the Hospital for Special Surgery.

Area boasts a strong daytime population with 155,246 employees within a 1/2 mile.

Convenient access to multiple subway lines.



# AREA MAP



## CONTACT

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