

86TH + 3RD

WHERE RETAIL ADDS UP



RETAIL REIGNS ON 86TH STREET

AND **201 EAST 86TH STREET** OWNS
THE MOST PROMINENT POSITION

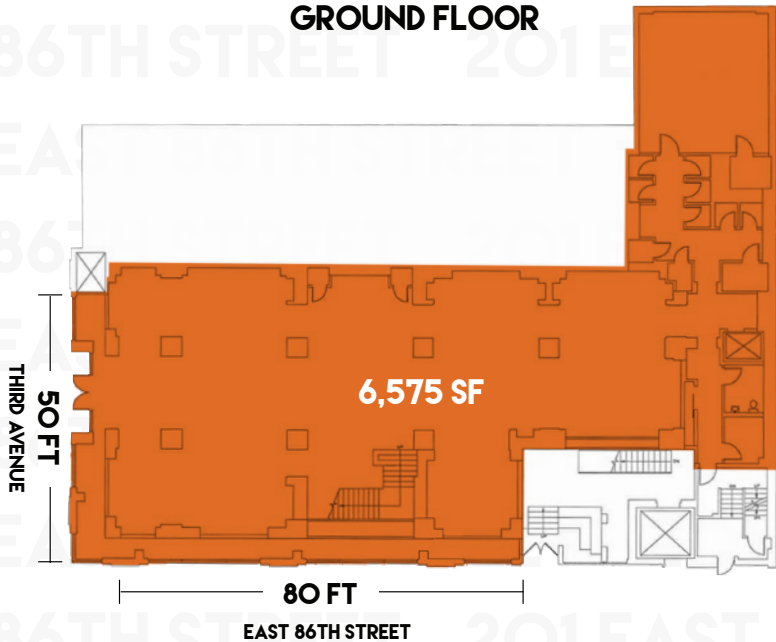


The corner of 86th + 3rd immediately adjacent to Manhattan's first Ulta and the Upper East Side's premier Whole Foods Market location, this two-level retail corner offers a once-in-a-generation opportunity and incredible exposure in this lively Upper East Side neighborhood bustling with life, shoppers and energy 24/7/365.

201 East 86th Street is at the center of the retail strip and ideally situated between the 86th Street and Lexington Avenue subway station servicing the 4, 5, and 6 trains with 14,277,369 annual riders as well as the new 86th Street and Second Avenue subway station servicing the Q train with 5,445,960 annual riders.

DETAILS

GROUND FLOOR



APPROXIMATE SIZE

Ground Floor	6,575 SF
Second Floor	7,814 SF
Total	14,389 SF

SITE STATUS

Currently Banana Republic

FRONTAGE

80 FT on East 86th Street
50 FT on Third Avenue

POSSESSION

December 2020

COMMENTS

Unparalleled visibility on the Upper East Side's heaviest trafficked corridor

The Upper East Side's only large floor plate opportunity

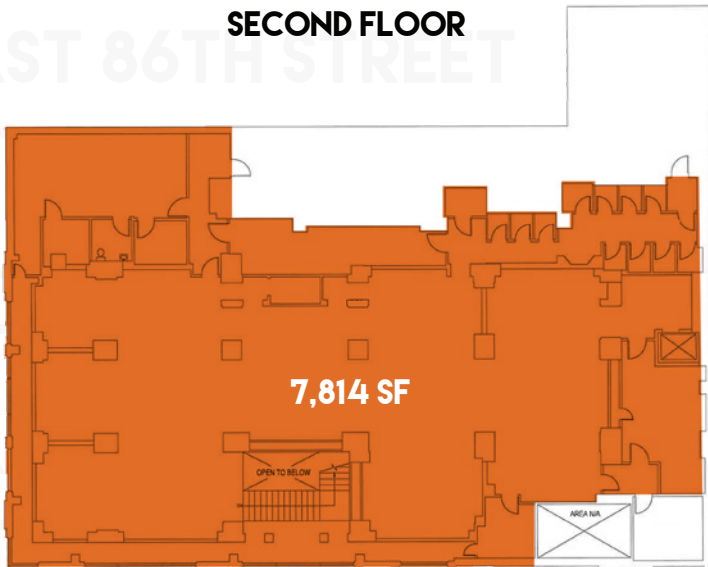
Existing vertical transportation in place

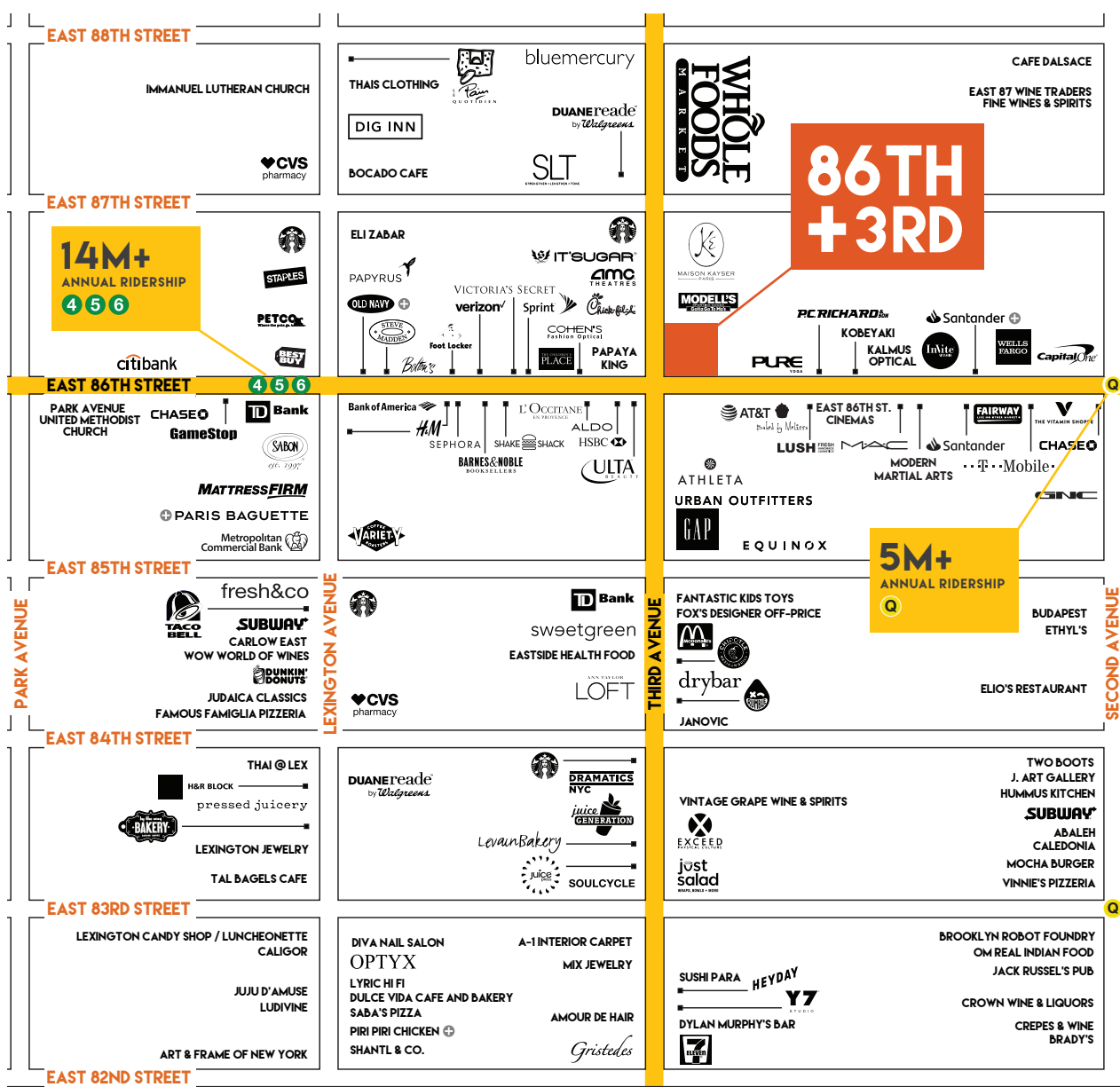
Directly between **4** **5** **6** and **Q** subway lines

NEIGHBORS

ULTA Beauty, AT&T, Shake Shack, Sephora, H&M, Bank of America, Athleta, Whole Foods Market, Chick-fil-A, Best Buy, Equinox Fitness Club, Urban Outfitters, Rumble Boxing, and TD Bank

SECOND FLOOR





CORNER THE MARKET

The high pedestrian traffic along 86th Street and the strong demographics of this densely populated, affluent neighborhood proves why retailers are flourishing in the market.

AVERAGE HOUSEHOLD INCOME

 **\$184,543**

DAYTIME POPULATION

 **254,222***

TOTAL POPULATION

 **227,687***

MEDIAN AGE

 **39.5**

*WHITHIN ONE MILE

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