1227 THIRD AVENUE





SPACE **DETAILS**

LOCATION

East block between East 70th and 71st Streets

APPROXIMATE SIZE

Space A

Ground Floor 640 SF

Space B

Ground Floor 770 SF

POSSESSION

Space A

Immediate

Space B

May 1, 2020

TERM

Long term

CEILING HEIGHT

Ground Floor 10 FT

SITE STATUS

Space A formerly Happy Days Party Store

Space B currently Shynn

NEIGHBORS

Men's Wearhouse, Gracious Home, Anthropologie, Caffe Bacio, Target, Morton Williams, PJ Bernstein Deli, Olive & Bette's, Lingerie & Company, and New York Sports Club

COMMENTS

Steps from the 6 train and the Second Avenue Q station

All non-vented uses considered

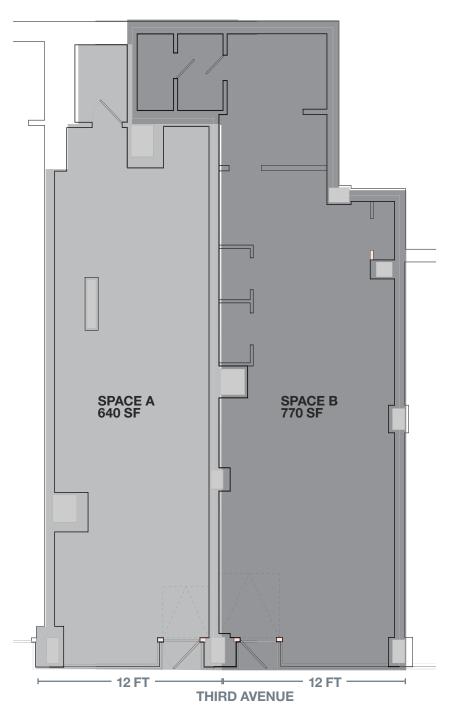
Space is in vanilla box condition with independent HVAC system

Very dense affluent population

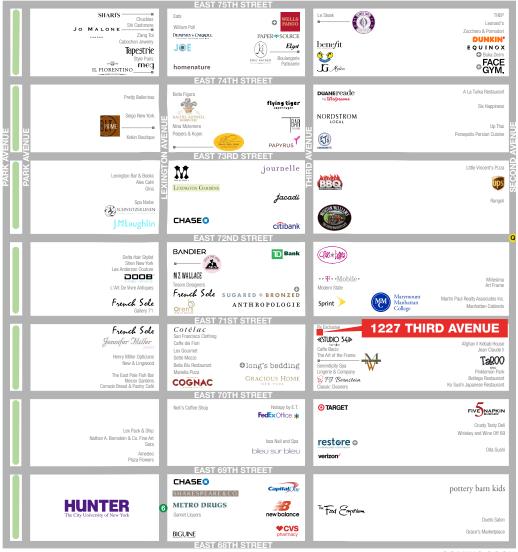
Seven day and night pedestrian traffic

Close proximity to Marymount Manhattan and Hunter Colleges

GROUND FLOOR



AREA RETAIL



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