

HARLEM CENTER

HARLEM • NY

INCREDIBLE RETAIL OPPORTUNITY

15,000+ SF LOCATED AT THE CENTER OF HARLEM'S RETAIL AND ENTERTAINMENT HUB



HARLEM CENTER AERIAL



4 5 6
Metro-North Railroad

HARLEM
CENTER
HARLEM - NY

WHOLE
FOODS

RED
ROOSTER

SYLVIA'S

A C B D

SPACE DETAILS

AVAILABLE SPACES		
	SPACE A	SPACE B
STREET LEVEL	3,312 SF	1,670 SF
LOWER LEVEL		12,450 SF
TOTAL	3,312 SF	14,120 SF
FRONTAGE	26'3"	LENOX AVE 30'9" 126TH ST 69'8"
CEILING HT.	24'	
DIVISIBLE	NO	POSSIBLY

POSSESSION: Immediate	LEASE TYPE: Direct	ASKING RENTS: Upon Request
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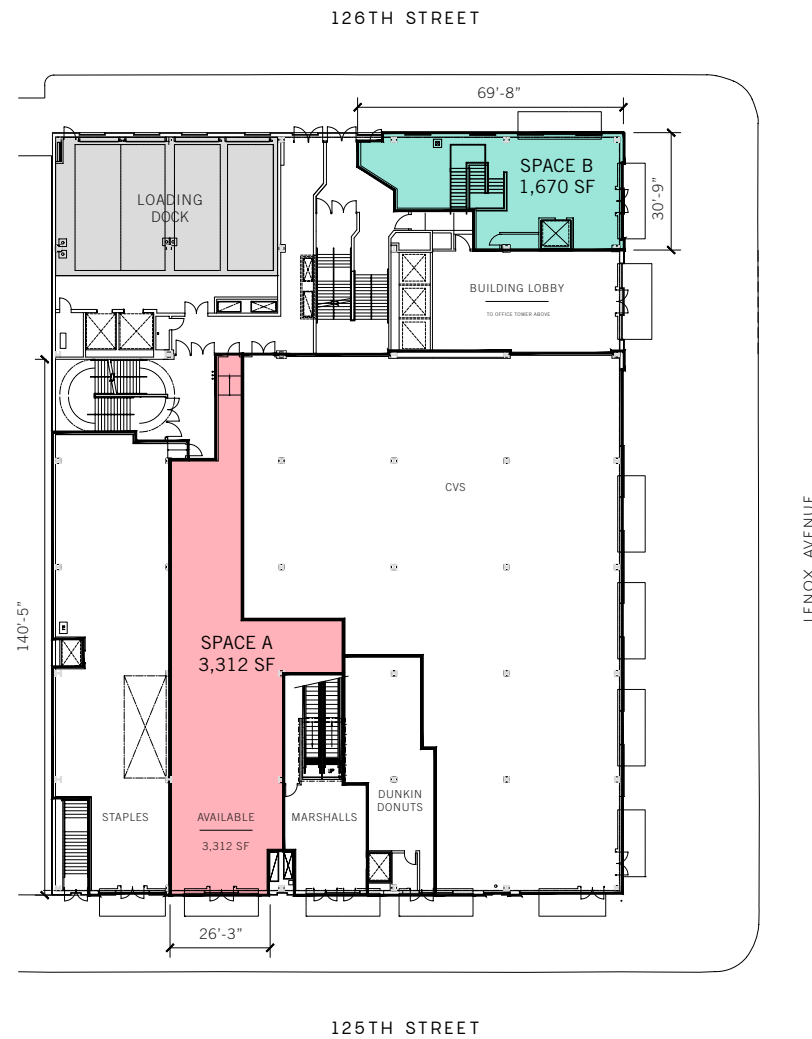
COMMENTS

- Harlem Center is a 126,000 square foot urban retail complex located at “Main and Main” on the corner of 125th Street and Lenox Avenue, the most prominent corner in Harlem, directly across 125th Street from Whole Foods
- The building’s retail pedestal is comprised of a dynamic mix of tenants including H&M, Marshalls, Staples and CVS.
- Harlem Center is adjacent to the subway station for the 2 and 3 trains, and is a short walk to the A, B, C and D lines. In addition, the Metro North 125th Street station is located at Park Avenue and 125th Street.
- The property is located directly adjacent to 121 West 125th Street, which is being redeveloped into the new home of the Urban League Empowerment Center, and which will include an additional 73,000 square feet of office space, 170 affordable rental apartments, and a new 44,000 square foot Target at the base of the building.

FLOORPLANS

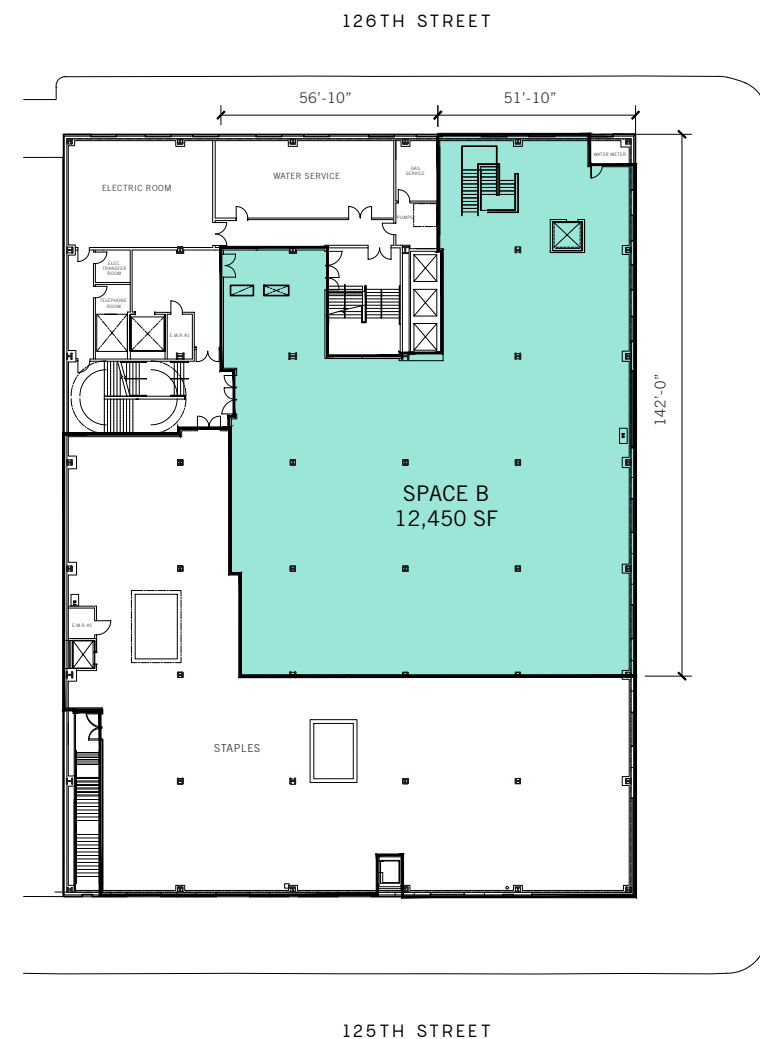
STREET LEVEL

SPACE A 3,312 SF SPACE B 1,670 SF

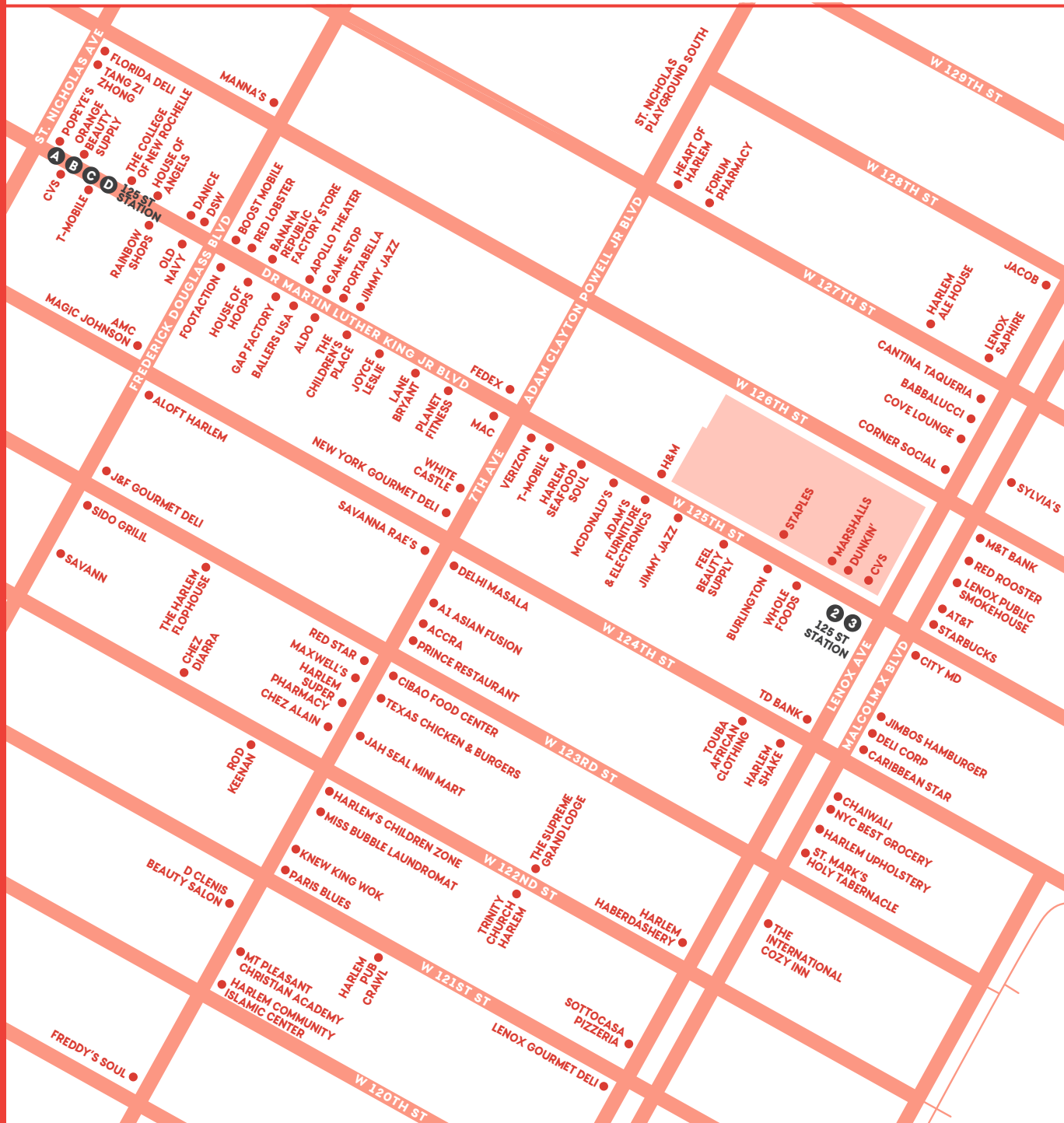


LOWER LEVEL

SPACE C 12,450 SF



AREA RETAILERS / AREA STATS



NEIGHBORING RETAILERS INCLUDE:

- | | | |
|----------------|-----------------|----------------------|
| WHOLE FOODS | BURLINGTON | LANE BRYANT |
| CVS | STARBUCKS | WHITE CASTLE |
| DUNKIN' DONUTS | CITY MD | ALDO |
| MARSHALLS | MCDONALD'S | FOOTACTION |
| STAPLES | GAP FACTORY | GAME STOP |
| H&M | BANANA REPUBLIC | THE CHILDREN'S PLACE |
| OLD NAVY | FACTORY STORE | TD BANK |
| MAC COSMETICS | PLANET FITNESS | SHAKE SHACK |

197,272
TOTAL POPULATION
IN HARLEM

35
MEDIAN AGE

397,011
WEEKLY VISITORS
TO THE HARLEM
BUSINESS DISTRICT*

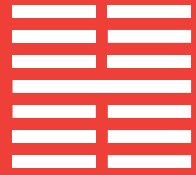
125TH STREET
ANNUAL SUBWAY
RIDERSHIP

73,163
HIGHEST DAILY VISITORS
RECORDED AT THE CORNER OF
125TH ST & MALCOM X BLVD*

9,037,343
RIDERS

2 3
4,727,671
RIDERS

*(AS OF 9/16/2020) SOURCE: 125TH ST BID



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