



**SITE HIGHLIGHTS**

- ±3,200 SF Endcap plus full storage basement
- Parking both in front and rear of building
- Great visibility from Franklin Ave & Stewart Ave
- Neighborhood tenants include:
  - Asian Moon
  - Wild Fig
  - NY Sports Club
  - CVS
  - HL Gross Jewelers
  - Waterzooi
  - Novita
  - Revel
  - TD Bank
- Asking rent upon request
- Traffic count: Franklin Ave 29,411 AADT

**CONTACT US**

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**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Population	12,863	211,579	550,493
Households	4,888	66,494	174,505
MHHI	\$142,525	\$105,574	\$106,200
Daytime Population	24,862	140,928	285,809

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**MARKET AERIAL**

