

1  
3  
1  
9

# 3rd AVE.

BETWEEN  
EAST 75<sup>TH</sup> & EAST 76<sup>TH</sup> STREETS


## Space Details

SIZE: GROUND: 2,100 SF  
CELLAR: 2,100 SF  
FRONTAGE: 20'  
PRICE: INQUIRE  
POSSESSION: ARRANGED

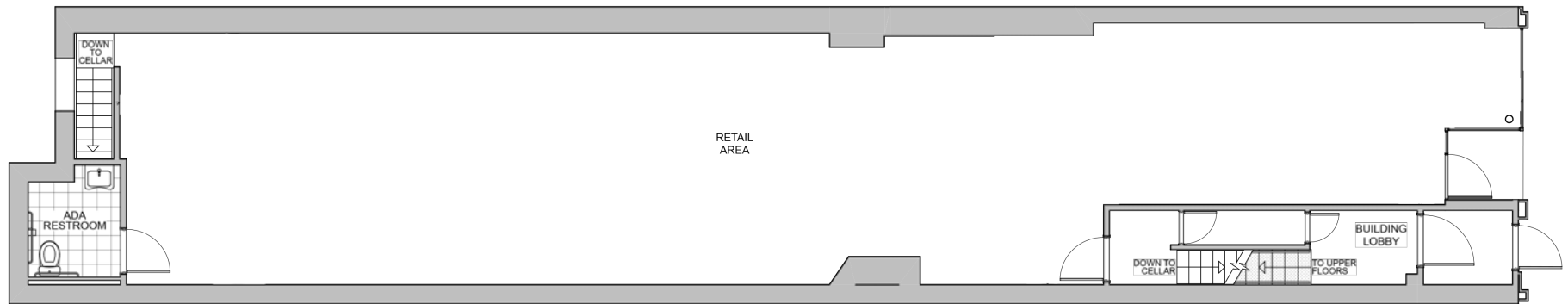
## Comments

- All uses considered
- Adjacent to key traffic generator, Citarella
- Dense residential neighborhood with strong co-tenancy on block: Citarella, Sur La Table, Bluemercury, Francesca's
- Luxury Hotels in the neighborhood a few blocks away: The Carlyle, The Mark, The Surrey
- Nearby Subway Stops:  
77<sup>th</sup> St. & Lexington Avenue **6**  
72<sup>nd</sup> St. & 2<sup>nd</sup> Avenue **Q N R**

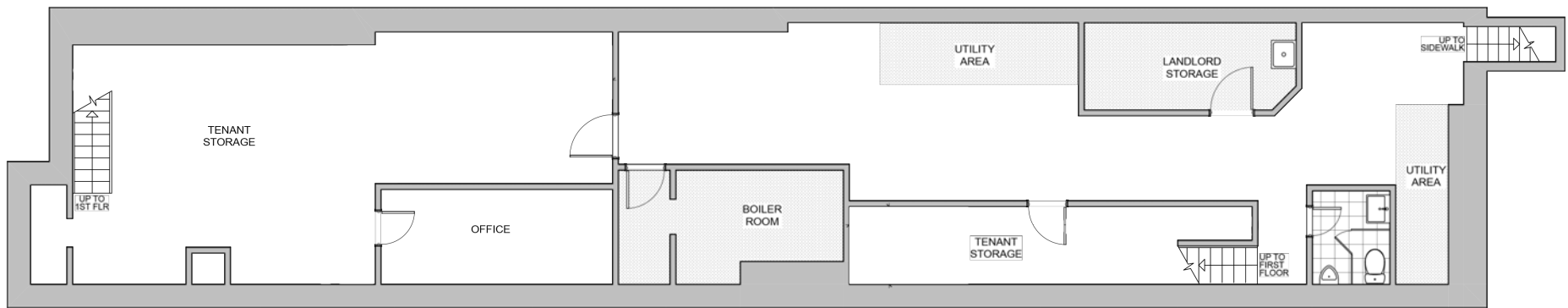
Free People



# FLOOR PLANS



**Ground** | 2,100 SF






**Cellar** | 2,100 SF

NEIGHBORING TENANTS

bluemercury *Sur la table* *Citarella* francesca's drybar MAISON KAYSER



# NEIGHBORHOOD DEMOGRAPHICS

|   | 1/4 mile  | 1/2 mile  |
|---|-----------|-----------|
|  <p>AREA POPULATION</p>          | 23,800    | 90,700    |
|  <p>AVERAGE HOUSEHOLD INCOME</p> | \$195,500 | \$186,400 |
|  <p>EMPLOYEES WITHIN AREA</p>   | 16,500    | 58,946    |

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