

444 SECOND AVENUE NYC

536 SF CORNER RETAIL SPACE FOR LEASE



536
RSF
FOR LEASE

**INCREDIBLE
FRONTAGE**
ON SECOND AVENUE

**ADA BATHROOM
& NEW HVAC
SYSTEM**

ASKING RENT:
\$6,500
MONTH

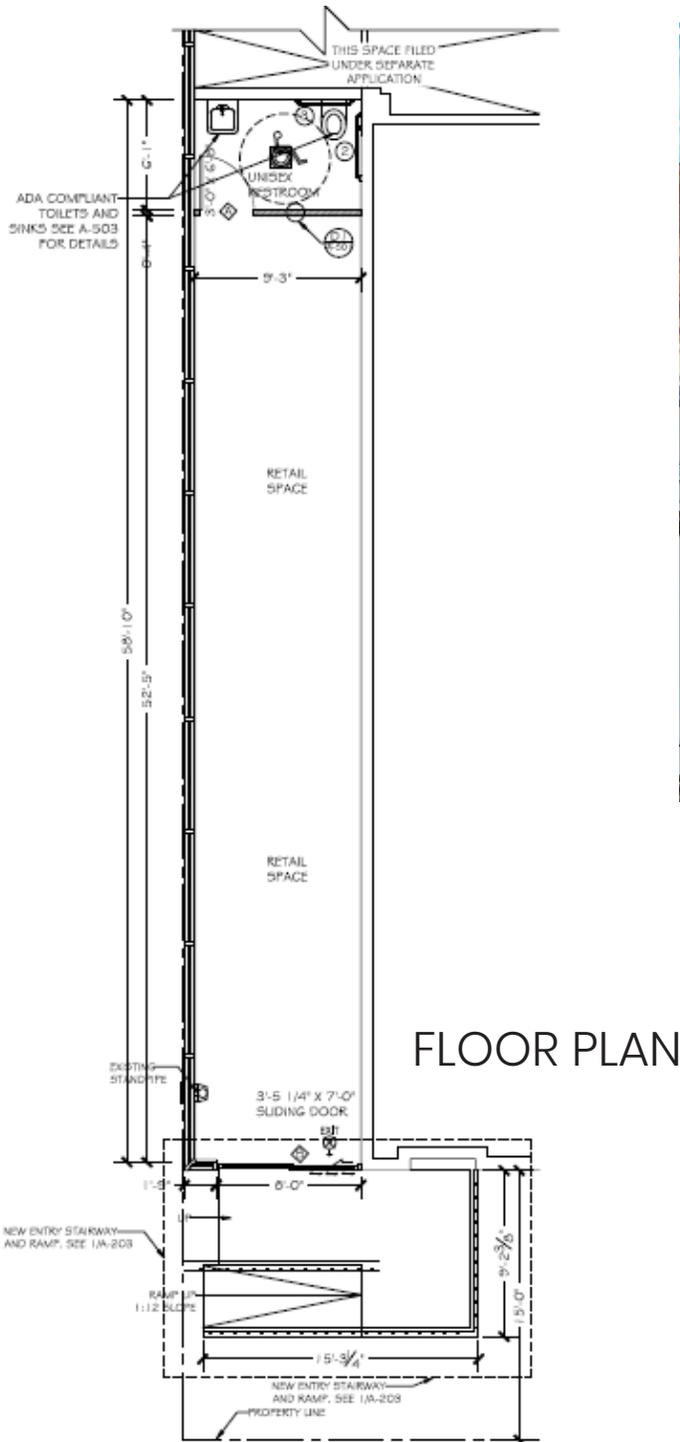
RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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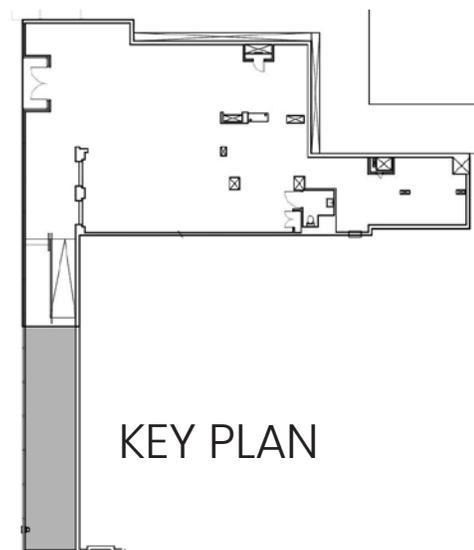
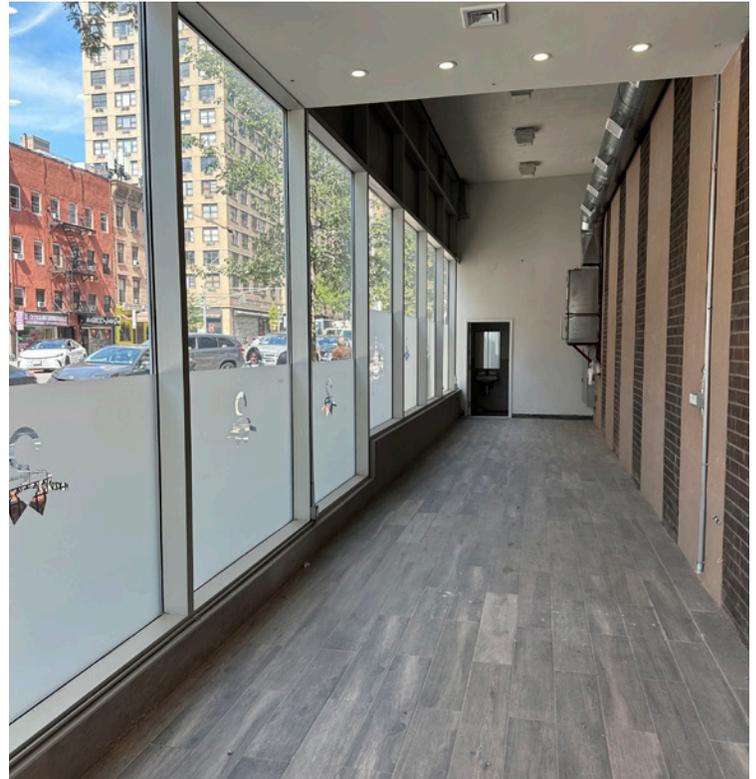
Contact Exclusive Agent:
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444 SECOND AVENUE NYC

536 RSF



FLOOR PLAN



KEY PLAN

444 SECOND AVENUE NYC

AREA MAP



TRANSPORTATION



STEPS TO M15
WALK TO M9, M23, M34,
M101, M102, M103 BUSES



10 MIN WALK (0.5M)
TO SUBWAY



3 MIN DRIVE (0.4M)
TO FDR DRIVE

DEMOGRAPHICS

| | 0.5 MILES | 0.75 MILES | 1 MILE |
|---------------------------|-----------|------------|-----------|
| POPULATION | 74,737 | 150,661 | 229,650 |
| NUMBER OF HOUSEHOLDS | 13,884 | 79,902 | 123,267 |
| AVERAGE HH INCOME | \$245,101 | \$247,300 | \$246,744 |
| TOTAL HH EXPENDITURE | \$5.44 B | \$10.69 B | \$16.14 B |
| ANNUAL RETAIL EXPENDITURE | \$2.2 B | \$4.32 B | \$6.58 B |