



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Newly Finished Retail Space for Lease

4,200 SF • 1 Unit

1968 1st Ave • New York • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Dov Bleich
☎ 718.437.6100 x111
Dov.B@TriStateCR.com

Ely Akiva
☎ 718.437.6100 x152
Ely.A@TriStateCR.com



Location Overview

Located in the East Harlem neighborhood of Manhattan between E 101st St & E 102nd St near the 96th St subway station at the base of The Crossing riverside residence.

Nearest Transit: N, Q, & R trains at 96th St and the M15 bus line.

Nearby tenants include NYC Health + Hospitals, McDonald's, Dunkin', VITAL Climbing Gym, CVS, 7-Eleven, Burger King, Foot Locker, Starbucks, Taco Bell, and more!

Main Highlights

- ▶ Newly finished
- ▶ 50 ft of glass frontage
- ▶ Storage area



414,144 SF

Total Building Size



76,700 SF

Lot Size



1

Number of Units



R7-2

Zoning

FOR LEASE • 1 Unit • 4,200 SF • For Pricing

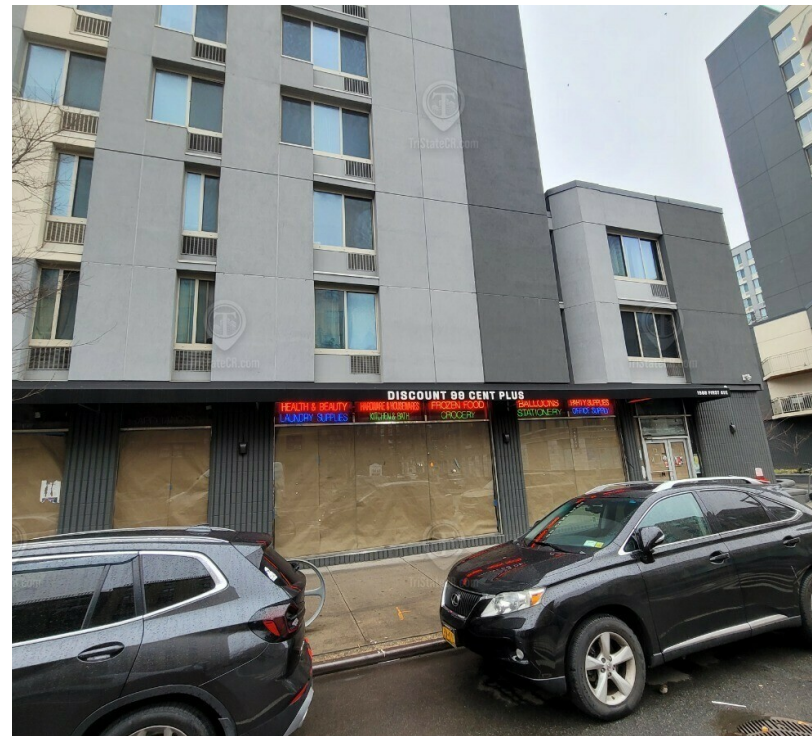
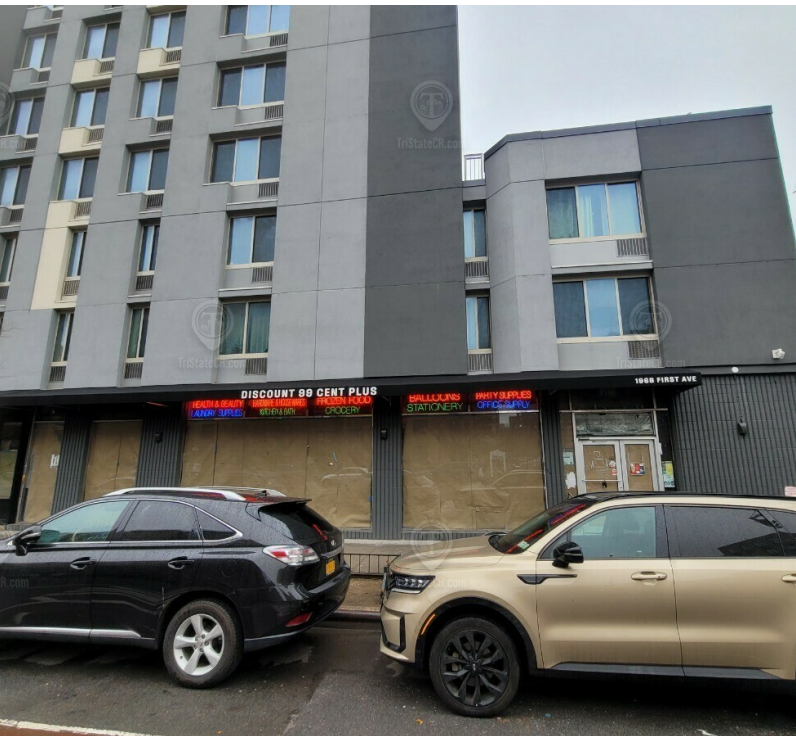
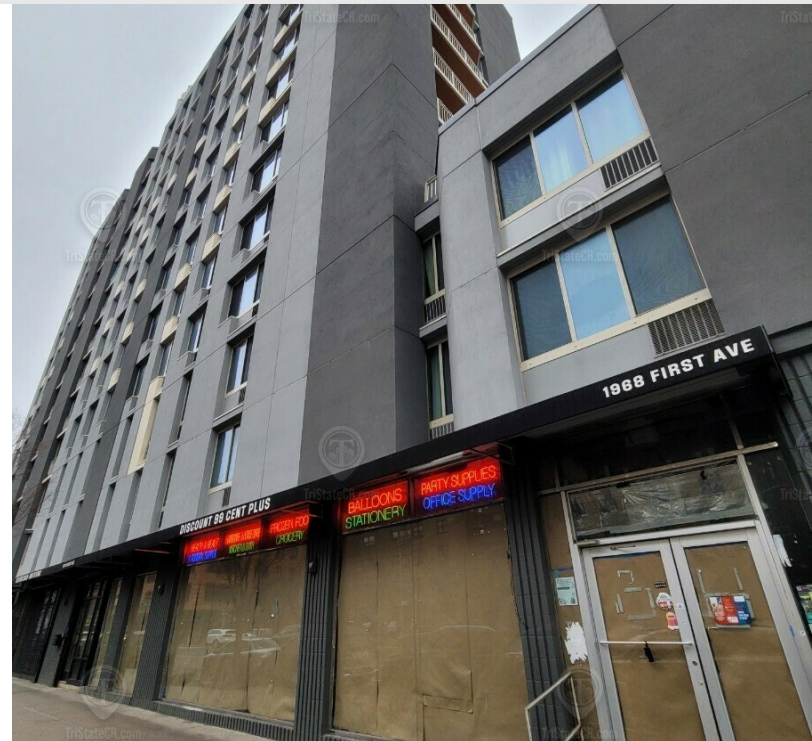
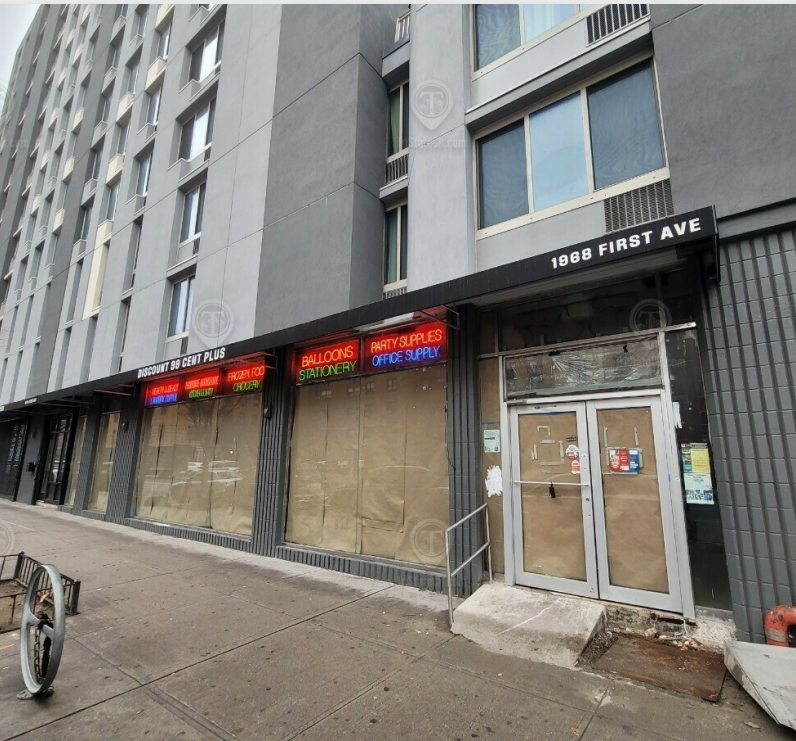
Call: 718-437-6100

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Dov Bleich
 ☎ 718.437.6100 x111
 Dov.B@TriStateCR.com

Ely Akiva
 ☎ 718.437.6100 x152
 Ely.A@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



FOR LEASE • 1 Unit • 4,200 SF • For Pricing

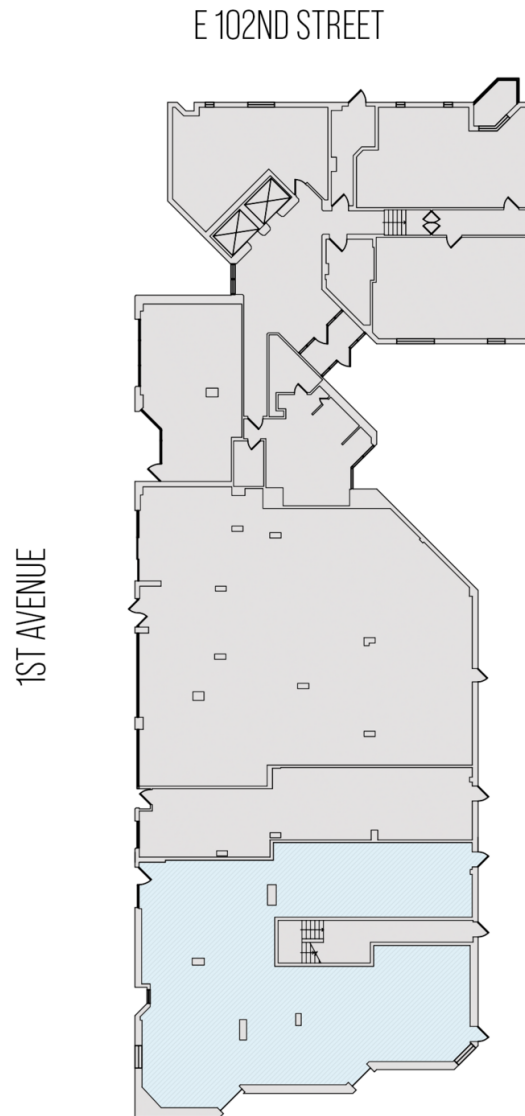
Call: 718-437-6100

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Dov Bleich
 ☎ 718.437.6100 x111
 Dov.B@TriStateCR.com

Ely Akiva
 ☎ 718.437.6100 x152
 Ely.A@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



1968 1ST AVENUE

TOTAL AVAILABLE SPACE: 4,200 SF

All square footage are approximate.

FOR LEASE • 1 Unit • 4,200 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Dov Bleich
☎ 718.437.6100 x111
Dov.B@TriStateCR.com

Ely Akiva
☎ 718.437.6100 x152
Ely.A@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



FOR LEASE • 1 Unit • 4,200 SF • For Pricing

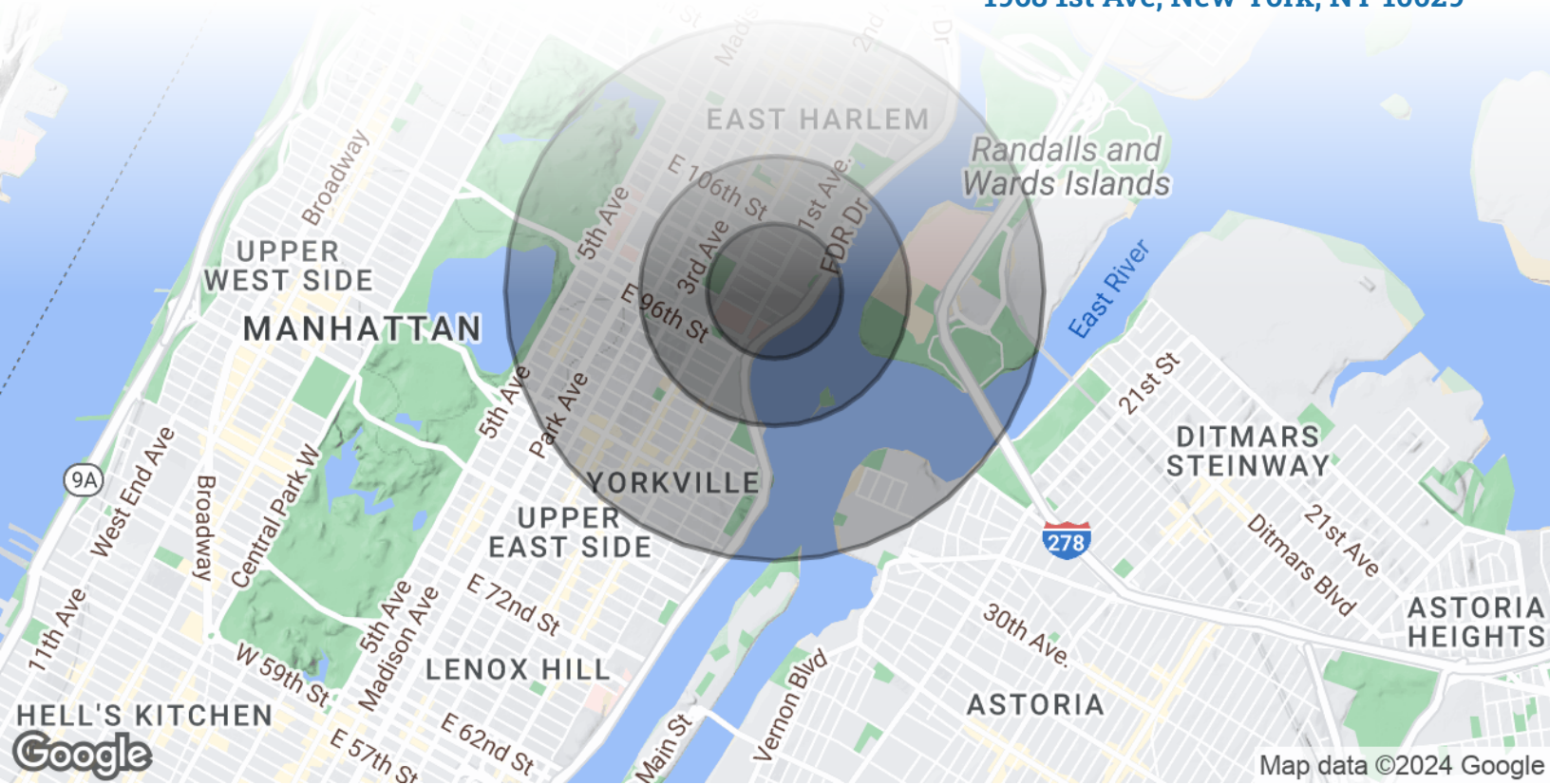
Call: 718-437-6100

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Dov Bleich
 ☎ 718.437.6100 x111
 Dov.B@TriStateCR.com

Ely Akiva
 ☎ 718.437.6100 x152
 Ely.A@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



POPULATION **0.25 MILES** **0.5 MILES** **1 MILE**

Total Population	13,385	57,511	188,111
Average Age	43.0	38.8	40.0
Average Age (Male)	36.1	38.3	39.2
Average Age (Female)	47.8	40.2	41.6



188,111

People within 1 Mile

HOUSEHOLDS & INCOME **0.25 MILES** **0.5 MILES** **1 MILE**

Total Households	6,677	30,259	101,373
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$58,779	\$82,628	\$126,169
Average House Value	\$191,159	\$221,206	\$554,682





\$126,169


Avg Household Income

FOR LEASE • 1 Unit • 4,200 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 **718.437.6100**
 sb@tristatecr.com

Dov Bleich
 **718.437.6100 x111**
 Dov.B@TriStateCR.com

Ely Akiva
 **718.437.6100 x152**
 Ely.A@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

For Lease

CROSSING



TriStateCR.com

4,200 SF | 1968 1st Ave | Newly Finished Retail Space for Lease

1 Units • 4,200 SF • Offered at **Call: 718-437-6100**

1968 1st Ave • New York • NY

Shlomi Bagdadi

☎ 718.437.6100

sb@tristatecr.com

Dov Bleich

☎ 718.437.6100 x111

Dov.B@TriStateCR.com

Ely Akiva

☎ 718.437.6100 x152

Ely.A@TriStateCR.com