

FOR LEASE: RETAIL SPACE

2738 8TH AVENUE, NEW YORK, NY

LOCATION:

Frederick Douglass Boulevard by West 146th Street

SIZE: 3,070 Sq. Ft.

DETAIL: Near by tenants include Popeyes, NY Sports Club, Bank of America and Dollar Tree

AVAILABILITY: Immediate

RENT: Please call

TRANSPORTATION:

BUS:

Bx19: (Frederick Douglass Boulevard/West 145th Street) 9,501,429 annual commuters

M10: (Frederick Douglass Boulevard/West 145th Street) 2,302,452 annual commuters

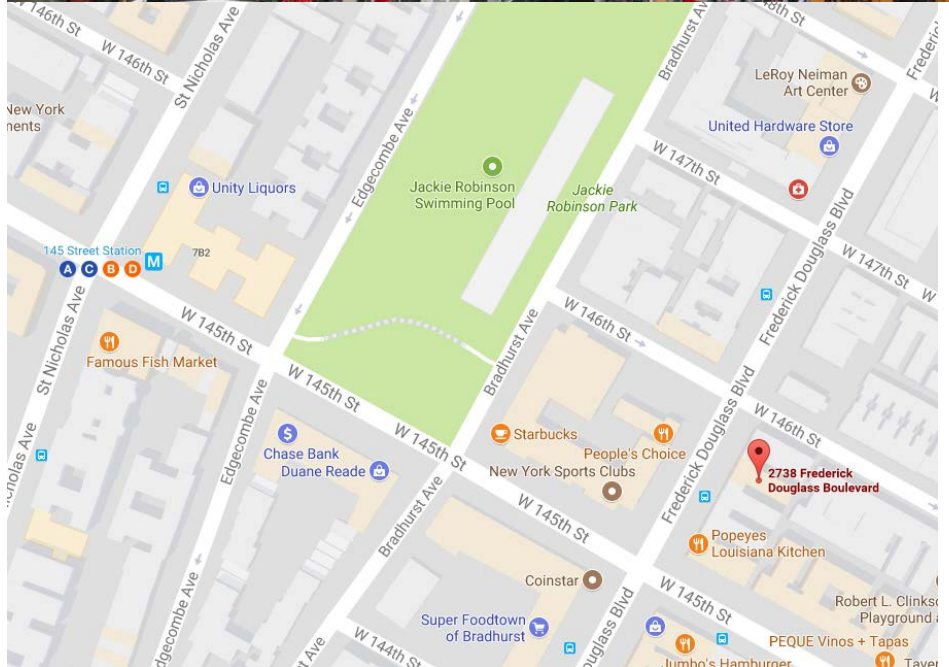
SUBWAY:

145th Street: (0.2miles) 7,949,593 annual riders



ANNUAL AVERAGE DAILY AUTOMOBILE TRAFFIC:

- 13,409 vehicles travel on Frederick Douglass Boulevard by West 146th Street daily
- 17,116 vehicles travel on West 145th Street by Frederick Douglass Boulevard daily



Source: Google Maps

DEMOGRAPHICS:

	0.25mi	0.5mi	1.0 mi
Population	20,897	70,882	202,198
Median HH Income	\$40,732	\$38,151	\$33,765
Median Age	34.8	35.2	35.7

CONTACT:

Christina Warner

917.647.1966

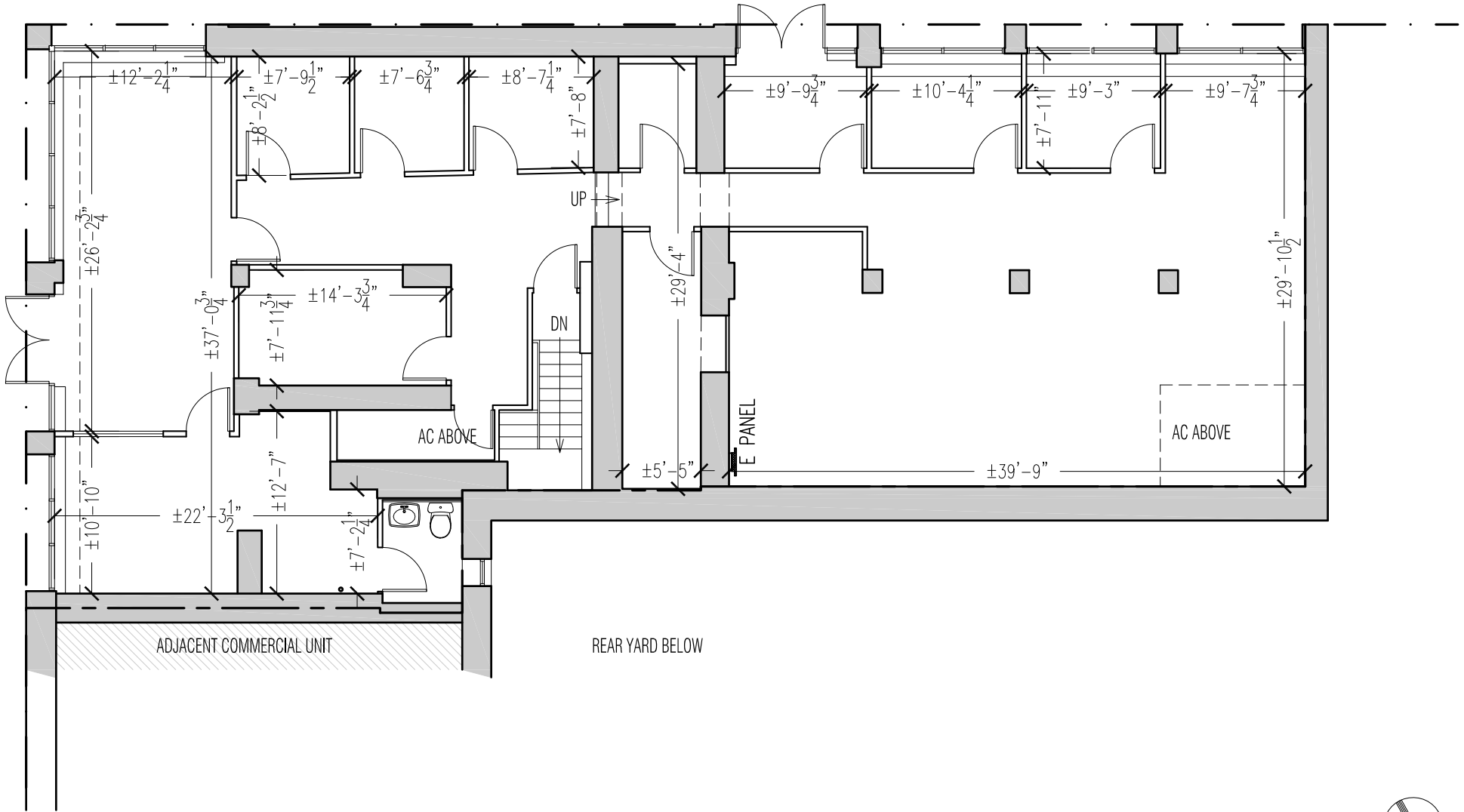
cwarner@lmdevpartners.com



NOTE: DIMENSIONS SHOWN ON THESE DRAWINGS ARE FOR CONVENIENCE IN PLANNING AND SHOULD BE VERIFIED IN THE FIELD AS NEEDED. DIMENSIONS SHOWN ON THESE DRAWINGS ARE NOT GUARANTEED IN ANY WAY BY ANY OF THE INVOLVED PARTIES.

WEST 146TH STREET

FREDERICK DOUGLAS BOULEVARD



NORTH

2738 FREDERICK DOUGLAS BLVD, NEW YORK, NY 10039

FLOOR PLAN - GROUND FLOOR LEVEL

SCALE: 1"=10'-0"

GUARDIA ARCHITECTS, 233 DELAVAN AVENUE, NEWARK, NJ 07104 212.244.1444

04/2012

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