

231 Edgecombe Ave

PRIME SUGAR HILL RETAIL SPACE FOR LEASE



LOCATION

Edgecombe Avenue just South of the SWC of 145th Street and Edgecombe Ave

SIZE

- Ground floor: 686 SF
- Cellar: 377 SF

AVAILABILITY: Immediate

RENT: Upon Request

TRANSPORTATION

BUS

- M3:** 4,023,658 annual riders
- Bx19:** 8,558,910 annual riders

SUBWAY



ABCD 145th Street Station: 7,714,122 annual riders (89th Percentile in subway ridership ranking) – 2 minute walk

Christina Warner
Joseph Milone

917.647.1966
914.497.1087

cwarner@lmdevpartners.com
jmilone@lmdevpartners.com





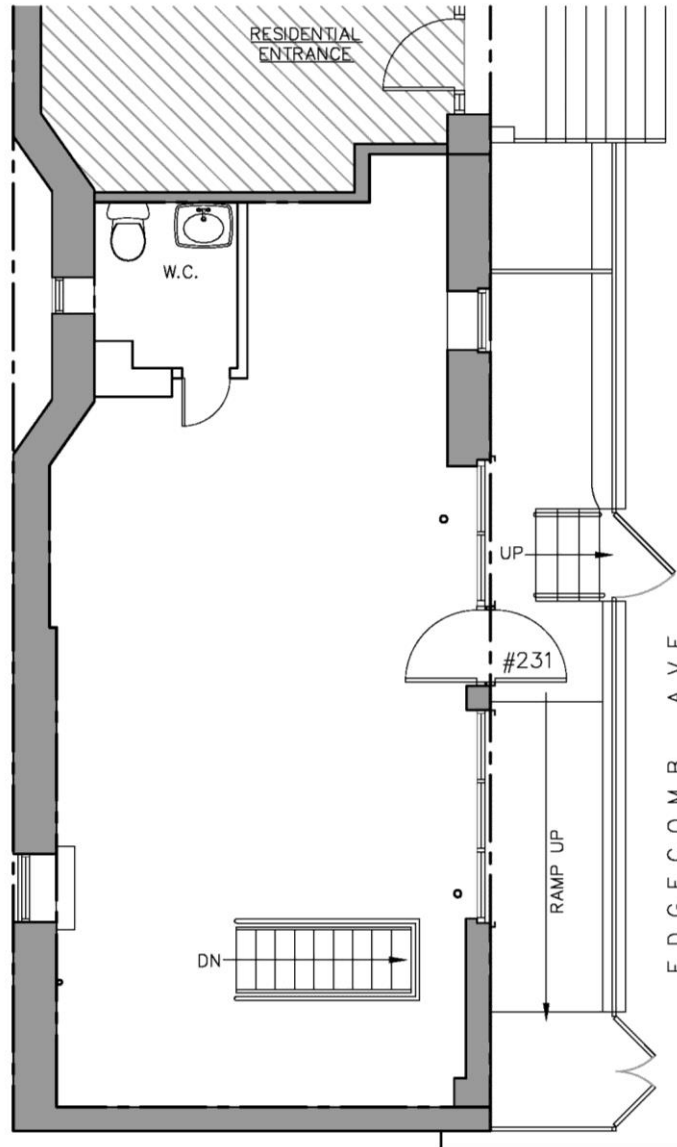
¼ Mile Demographics:

- Population – 20,154
- Average Household Income – \$77,619
- Median Age – 35.6
- Average Household Size – 2.29
- Housing Units – 9,727
 - Owner Occupied – 14.4%
 - Renter Occupied – 74.2%

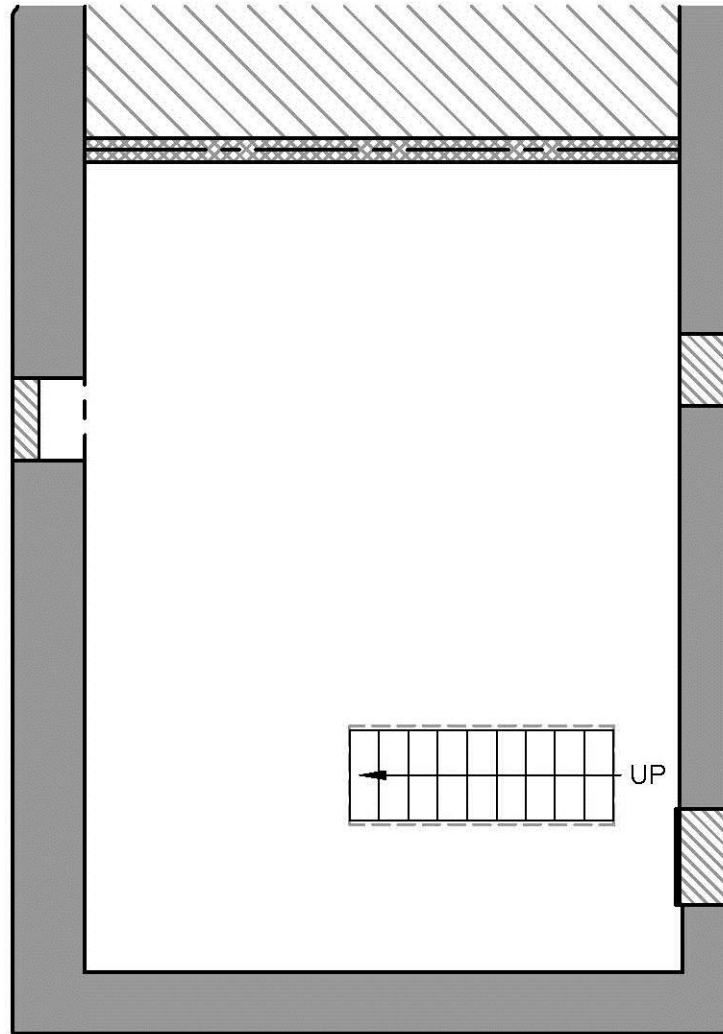
Average Daily Automobile Traffic

- 17,116 vehicles on West 145th Street by Edgecombe Ave daily
- 2,132 vehicles along Edgecombe Avenue by West 145th Street daily

Ground Floor Plans



Cellar Floor Plans



E D G E C O M B A V E