



*As exclusive agents we are pleased to offer the following retail opportunity:*

- SIZE:** Ground Floor: Approximately 4,500 SF
- FRONTAGE:** Approximately 50' of Wrap Around Frontage
- POSSESSION:** Immediately
- ASKING RENTS:** Upon Request
- COMMENTS:** Brand New Build Out  
Located in the Heart of the Upper East Side  
ADA Compliant Bathrooms in Place
- NEIGHBORS:** 1,100 Fully Occupied Student Dorm Apartments, Bolton's, P.S. 198, GVS, Furry Paws, Nemmaa Martial Arts, Edible Arrangements, and Many More!

**FOR FURTHER INFORMATION PLEASE CONTACT:**

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