



As exclusive agents for the sublessor, we are pleased to offer the following retail opportunity:

- SIZE:** 2,740 SF Second Floor
- ASKING RENT:** \$84,000 Per Annum
- POSSESSION:** January 2011
- FRONTAGE:** 30 Feet on Second Floor
- COMMENTS:**
- Property is One Off of Corner
 - Directly in Front of Subway Station
 - Tremendous Pedestrian Traffic
 - Prime Retail Corridor
- NEIGHBORS:** Capital One, Foot Locker, Rite Aid, McDonald's, Payless, AT&T, J.P.Morgan Chase, Petland, T-Mobile, Bank of America
Coming Soon: Duane Reade

FOR FURTHER INFORMATION PLEASE CONTACT:

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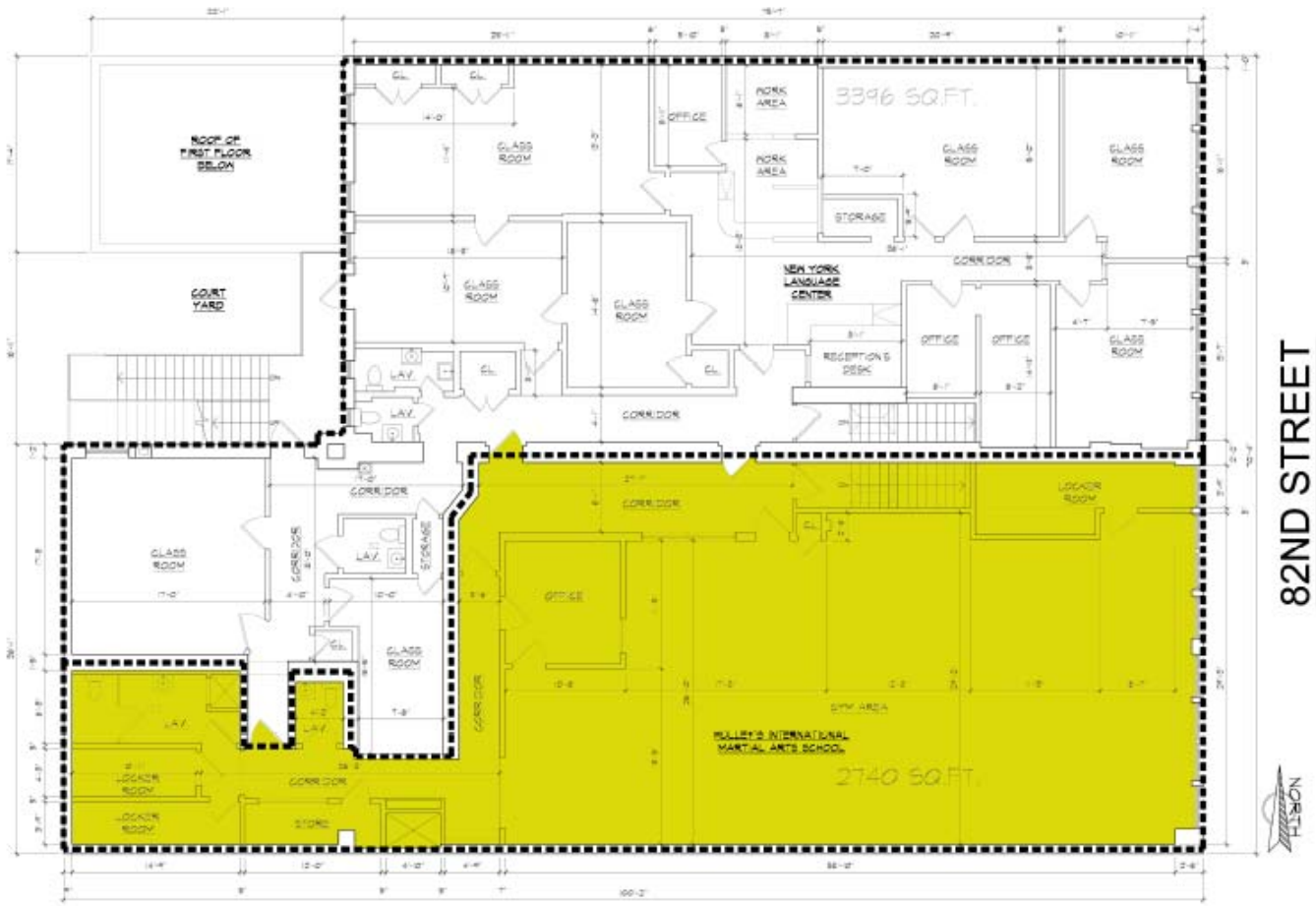
RETAIL

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82ND STREET



EXISTING SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"