

RETAIL SPACE FOR LEASE

**8,925 SF  
AVAILABLE**

2980 Third Avenue | New York, NY

**NEW CONSTRUCTION IN THE HUB**

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EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS



# Property Overview

## HIGHLIGHTS

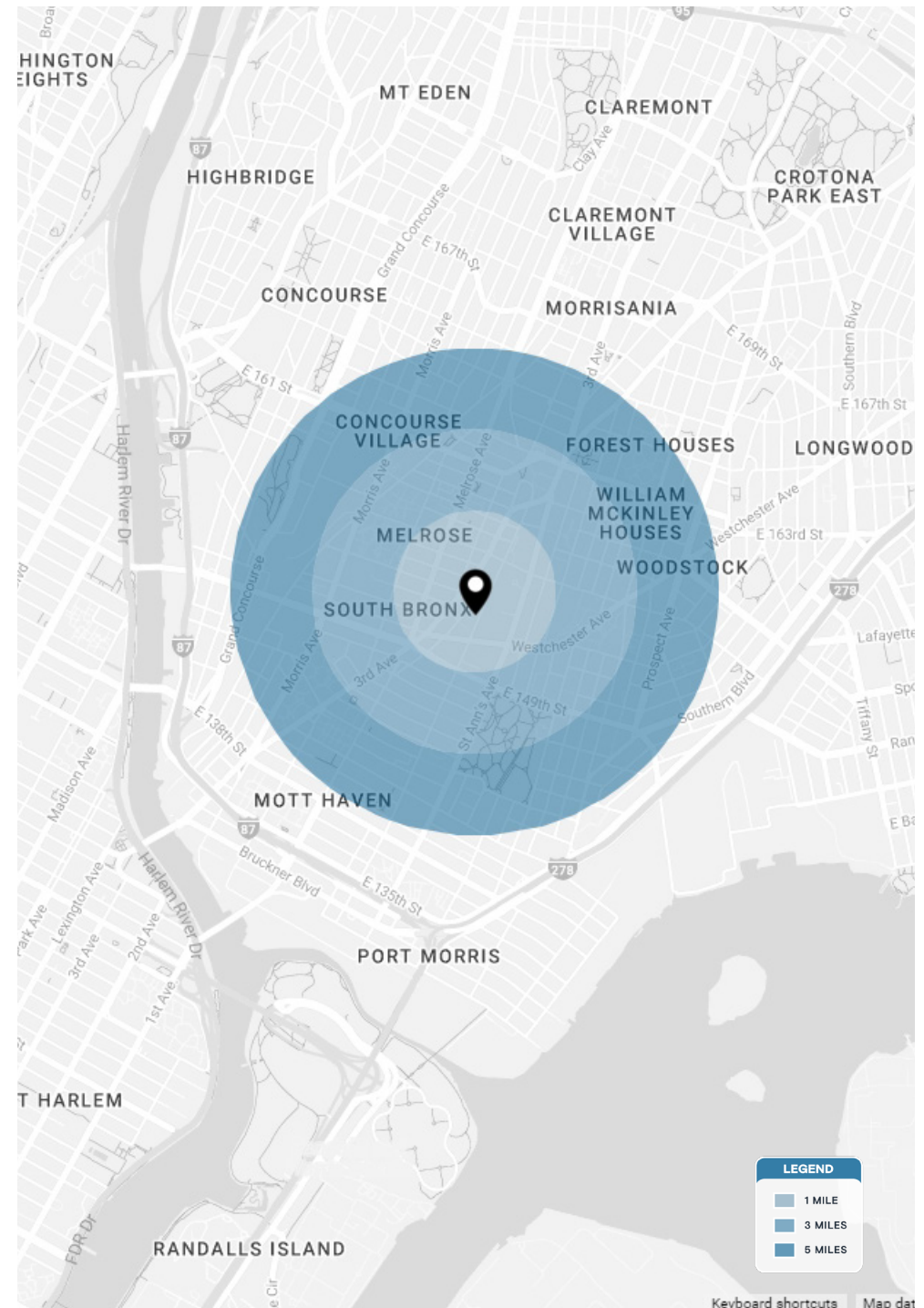
- Corner retail space in “The Hub”
- At the base of a 69 unit residential building
- New construction with “White Box” delivery conditions
- All uses and logical divisions considered

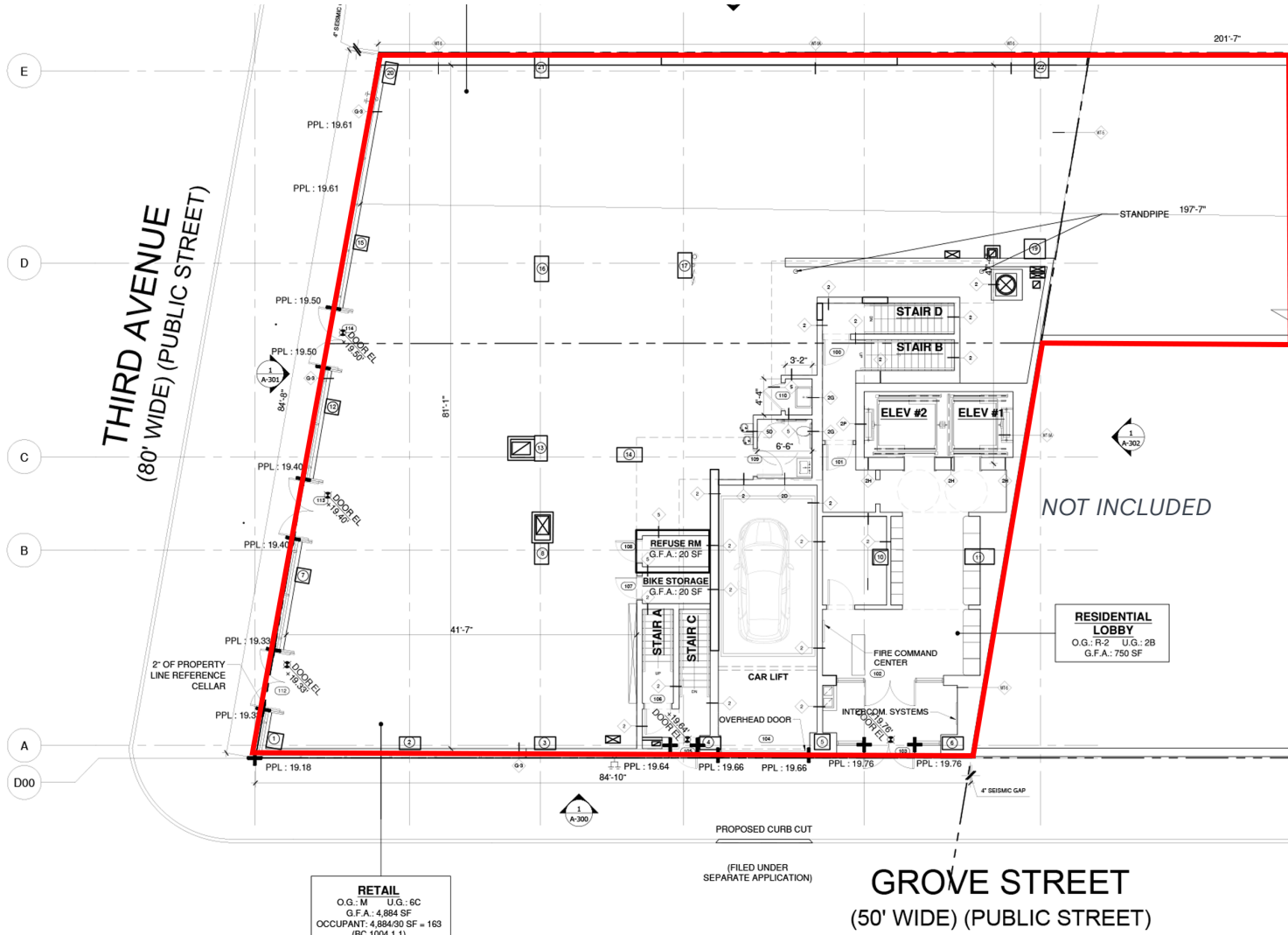
## ADDITIONAL INFO

POSSESSION	Immediate
FRONTAGE	80' on Third Avenue
CEILING HEIGHTS	12'
ASKING RENT	Upon Request

## DEMOGRAPHICS

	0.25 Mile	.5 Mile	.75 Mile
POPULATION	12,369	55,396	119,654
HOUSEHOLDS	4,338	20,193	43,315
EMPLOYEES	5,545	20,180	38,446
AVERAGE HH INCOME	\$54,710	\$50,530	\$52,756





**RETAIL**  
 O.G.: M U.G.: 6C  
 G.F.A.: 4,884 SF  
 OCCUPANT: 4,884/30 SF = 163  
 (RC: 1004 1 1)

**RESIDENTIAL LOBBY**  
 O.G.: R-2 U.G.: 2B  
 G.F.A.: 750 SF

**GROUND FLOOR**  
**8,925 SF**



For More Information  
Please Contact Exclusive Agents

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