

RETAIL SPACE FOR LEASE

**6,856 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

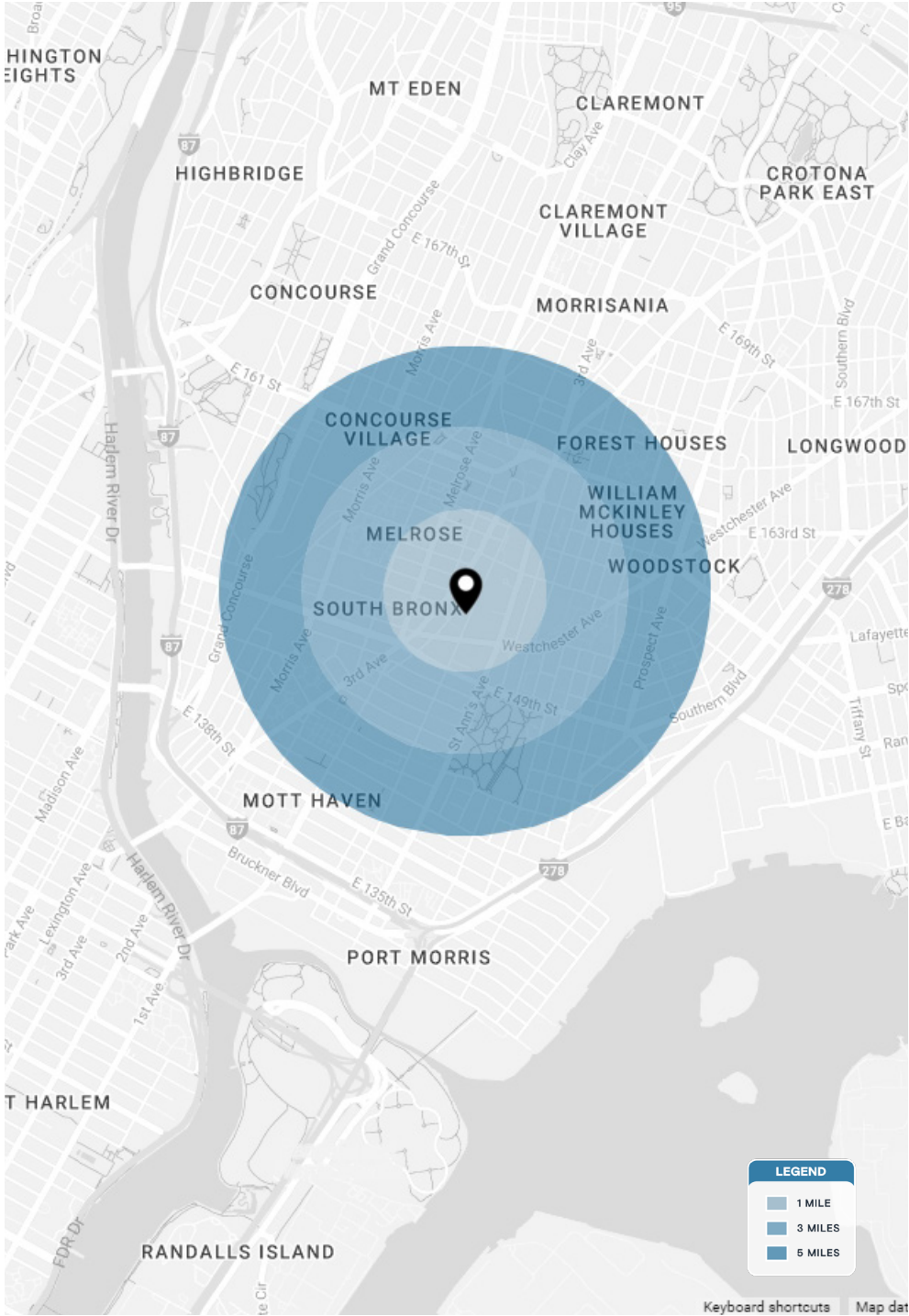
## HIGHLIGHTS

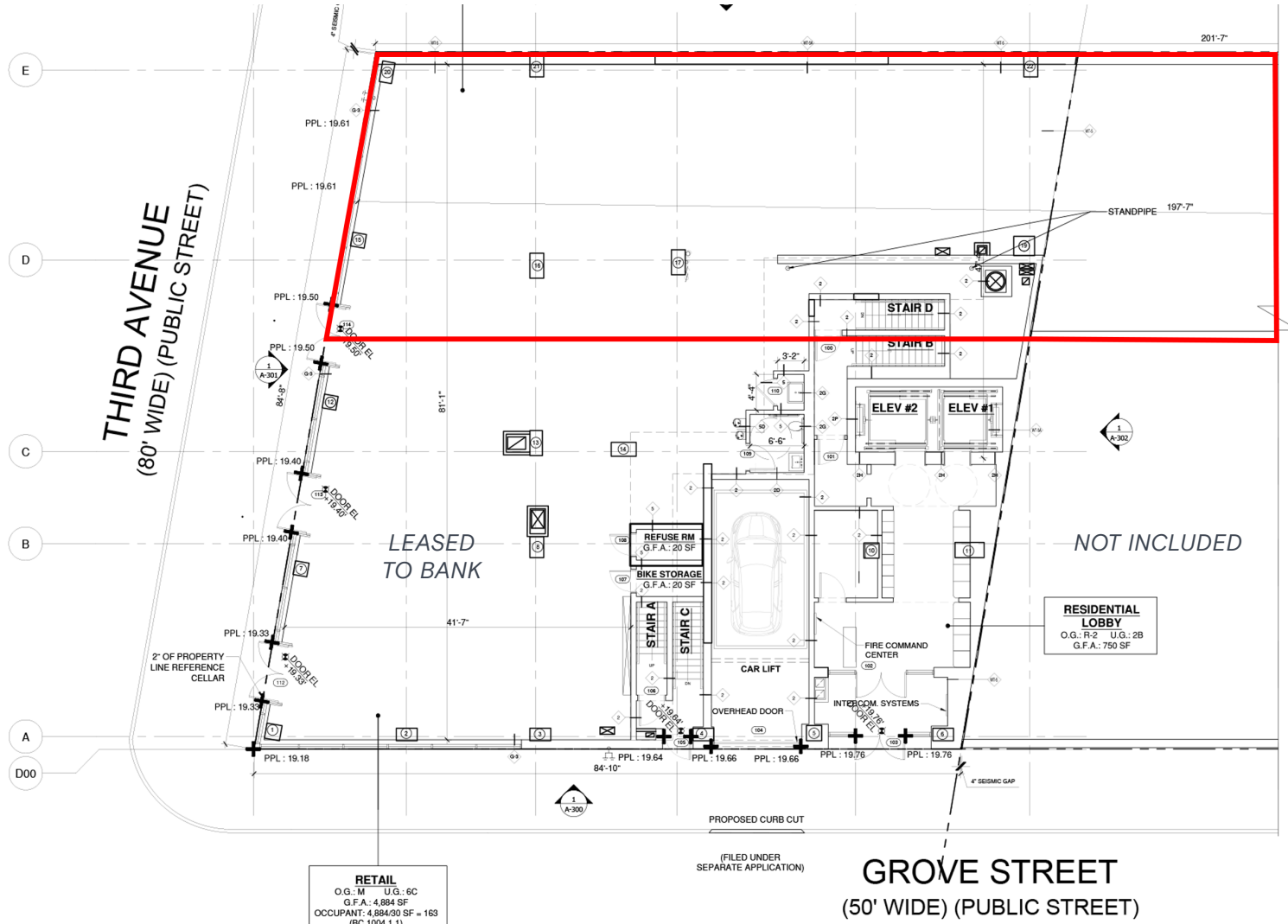
- Ground Floor: 6,856 Square Feet
- Corner retail space in “The Hub”
- At the base of a 69 unit residential building
- New construction with “White Box” delivery conditions
- All uses and logical divisions considered

## ADDITIONAL INFO

POSSESSION	Immediate
FRONTAGE	35’ 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











For More Information  
Please Contact Exclusive Agents

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