

86 WEST 125TH STREET

HARLEM, MANHATTAN

SOUTHEAST CORNER OF MALCOLM X BOULEVARD (LENOX AVENUE) & WEST 125TH STREET



PRIME CORNER RETAIL IN HARLEM

mong
EXCLUSIVE RETAIL LEASING AGENT

FLOOR PLANS

86 WEST 125TH STREET

GROUND FLOOR

1,400 SF

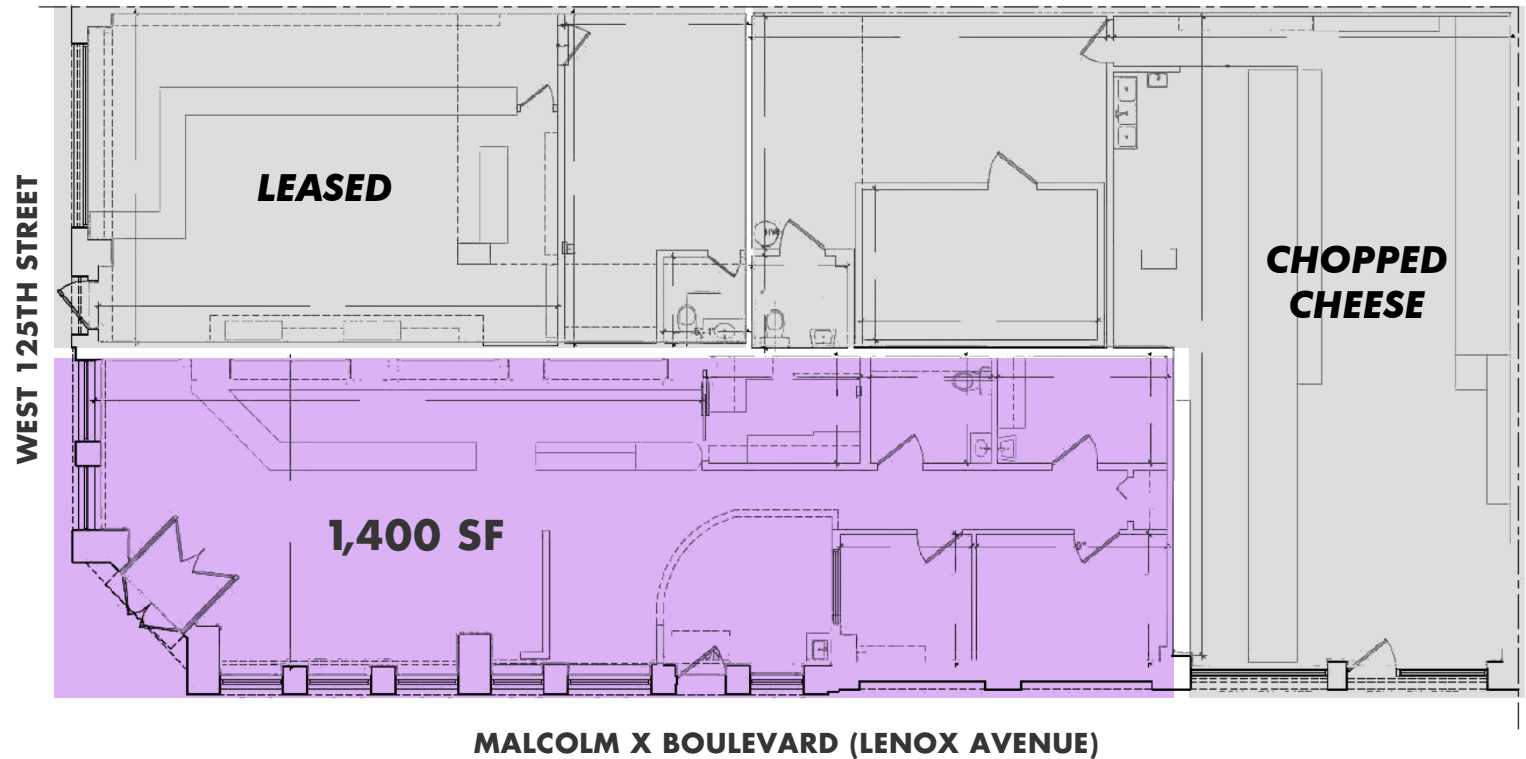
TOTAL FRONTAGE

75' of Wraparound

POSSESSION

Immediate

Potential for additional retail space in the building to be made available.



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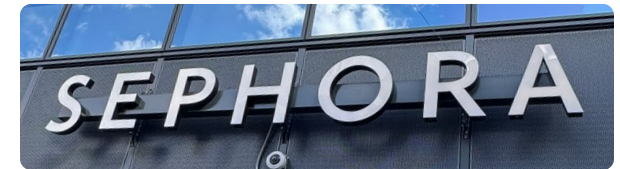
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HIGHLIGHTS

86 WEST 125TH STREET

- Corner unit available for the first time in over 20 years. Potential for additional retail space in the building to be made available as well.
- Exceptional frontage and exposure in a high-traffic area.
- Divisions available to accommodate a variety of tenant sizes and uses.
- Strong foot traffic driven by a vibrant mix of shopping, dining, and daily services.
- Located adjacent to the 125th Street subway entrance with access to all major transportation lines.
- Across the street from the Harlem Center.
- All logical uses considered.



SURROUNDED BY MAJOR RETAILERS

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MAP

86 WEST 125TH STREET

NEARBY SUBWAY STATIONS

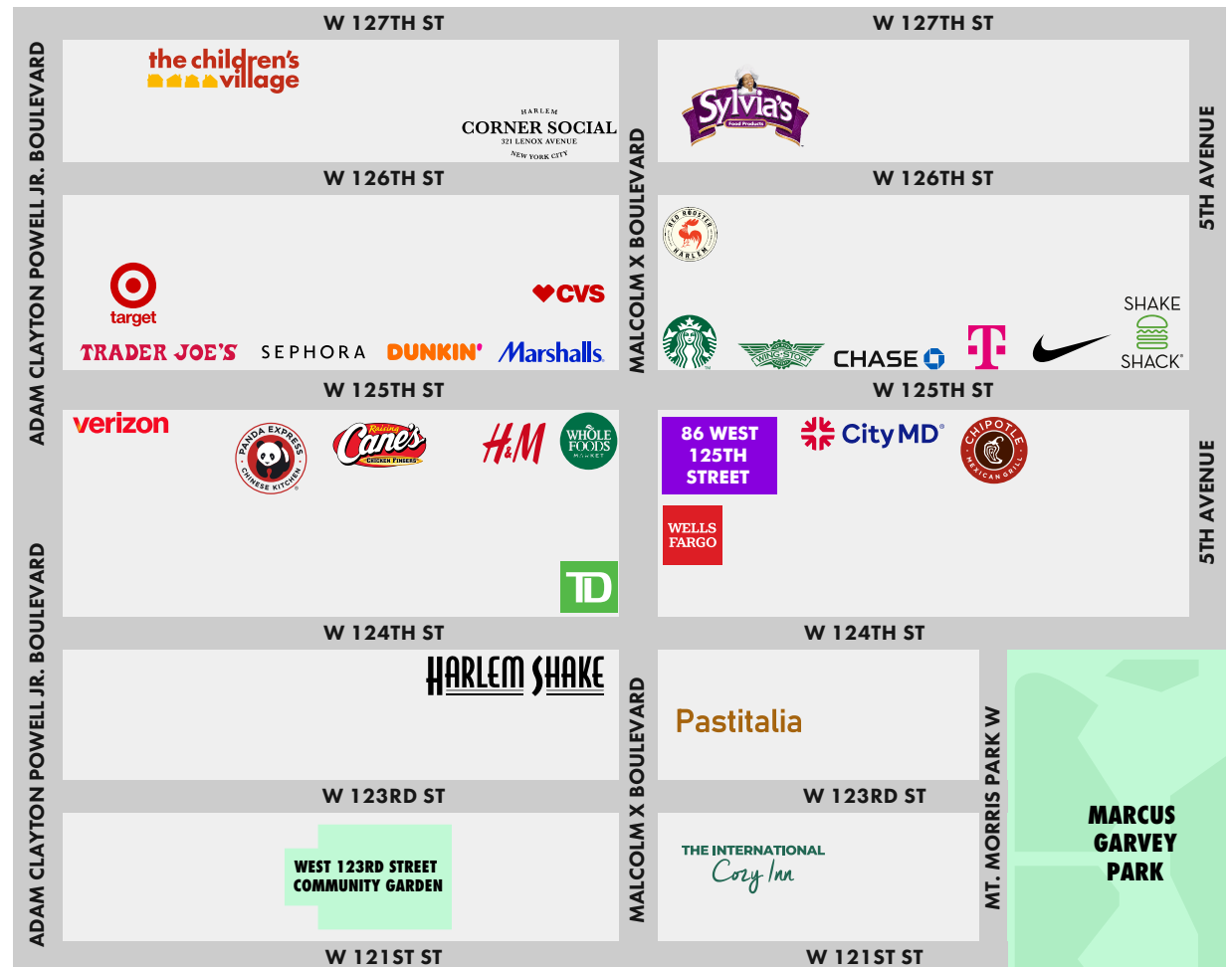
2 3 @ 125th Street

4 5 6 @ 125th Street

SELECT NEARBY RETAIL TENANTS

- Starbucks
- Whole Foods
- Trader Joe's
- Target
- Shake Shack
- Chipotle
- Nike
- Raising Cane's
- Chase Bank
- Marshalls
- CityMD
- Red Rooster Harlem
- Sylvia's Restaurant
- CVS
- SEPHORA
- Wells Fargo Bank
- T.J. Maxx
- TD Bank
- Panda Express
- McDonald's
- SNIPES
- Verizon
- Dunkin'
- Victoria's Secret & PINK

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