

86 WEST 125TH STREET

HARLEM, MANHATTAN

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



SPACE B

SPACE A

PRIME CORNER RETAIL IN HARLEM

mona
EXCLUSIVE RETAIL LEASING AGENT

FLOOR PLANS

86 WEST 125TH STREET

GROUND FLOOR

Space A

1,400 SF

Space B

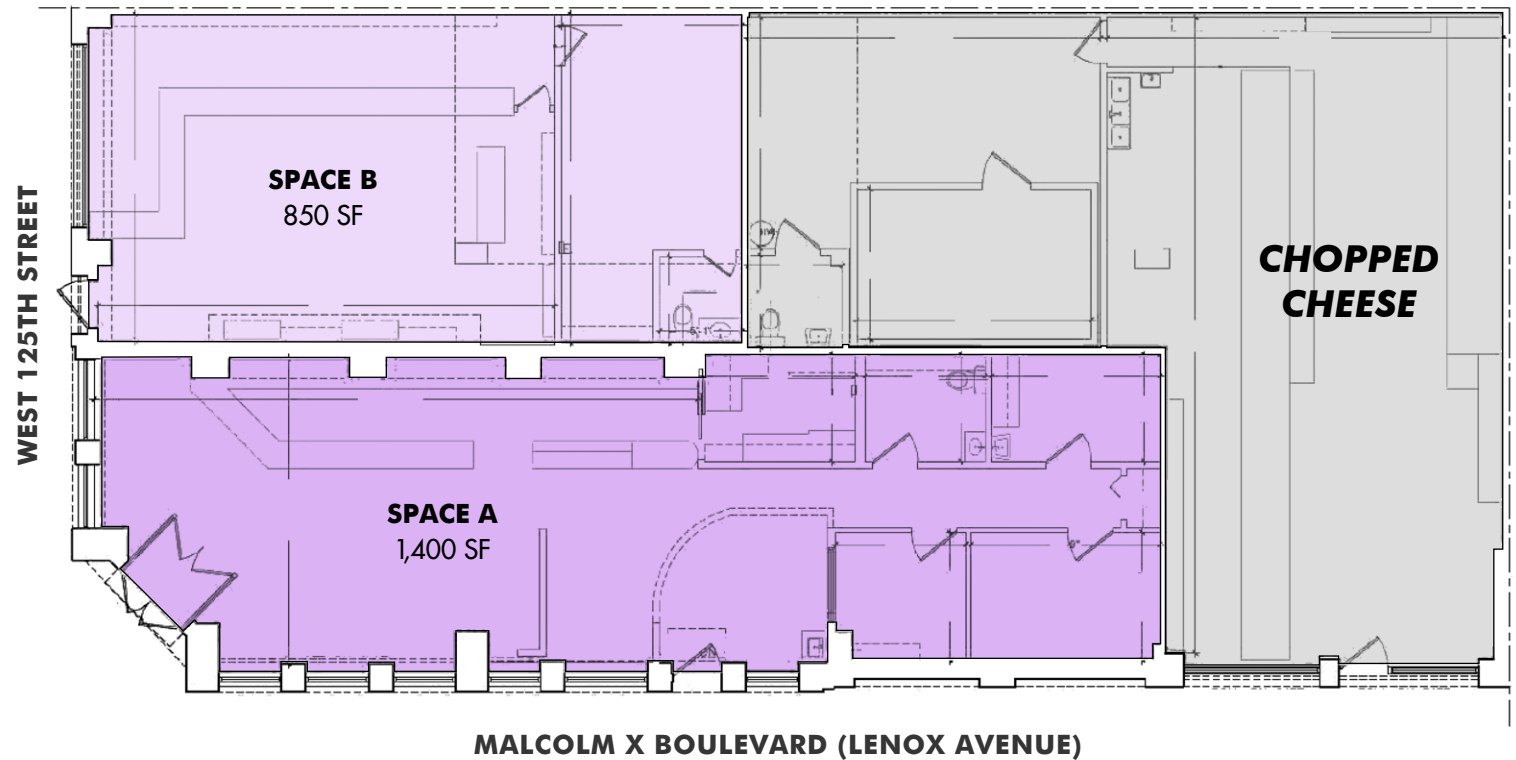
850 SF

TOTAL FRONTAGE

75' of Wraparound

POSSESSION

Immediate



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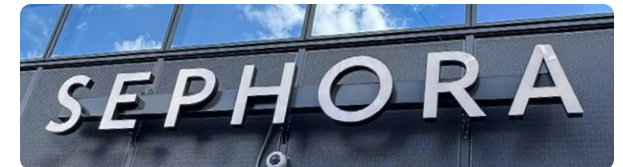
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HIGHLIGHTS

86 WEST 125TH STREET

- Corner unit available for the first time in over 20 years.
- 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.
- Rare availability in one of Harlem's most established and dynamic commercial hubs.
- 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

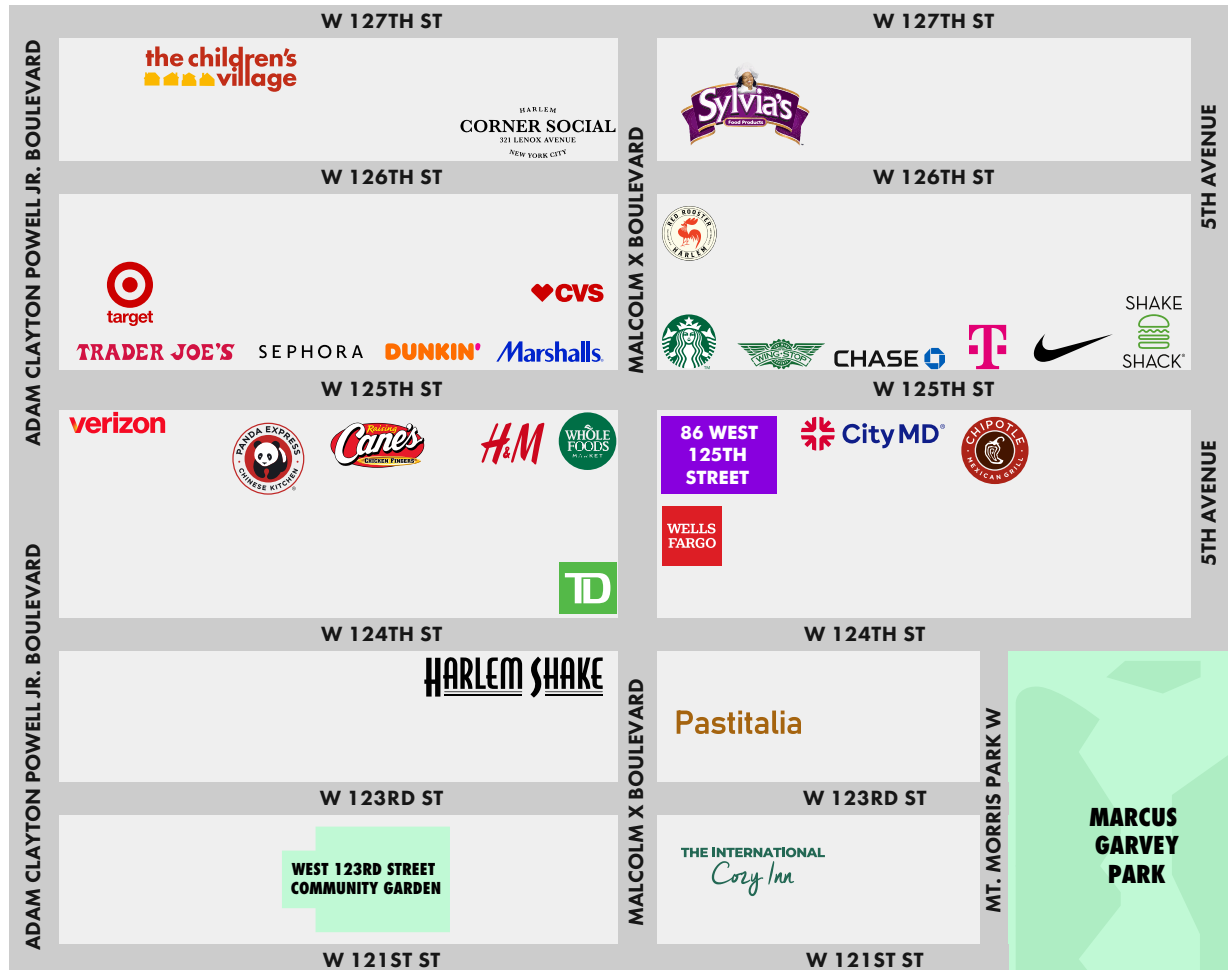
2 3 @ 125th Street

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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