

2212 FREDERICK DOUGLASS BLVD

AVAILABLE FOR
IMMEDIATE
OCCUPANCY



HIGHLIGHTS

- » FIRST TIME AVAILABLE IN 20 YEARS
- » IN THE HEART OF HARLEM'S RESTAURANT ROW
- » 7 DAY FOOT TRAFFIC
- » AWNING SIGNAGE IN PLACE
- » 3 BLOCKS TO THE B/C TRAIN AT 116TH STREET. M10 BUS IN FRONT

NOTABLE NEIGHBORS (WITHIN 1 BLOCK)

- » CHASE BANK
- » LIDL MARKET
- » STARBUCKS
- » ROSA'S PIZZA
- » UPS STORE
- » VINITERIA
- » DES AMBASSADES
- » VISTASITE EYECARE

Size	+/- 1,600 SF Ground Floor plus Storage Basement
Ceiling Heights	12'2 Slab to Slab
Frontage	44' of Storefront and 50' of awning/signage
Electric	400 amps
Gas	Available
Divisions Possible	(see floor plan)

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENT:

RICHARD KAVE

Executive Managing Director
646.251.6812
rkave@lee-associates.com

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing for sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by this Company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

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NEIGHBORHOOD

FLOOR PLAN

W 122ND ST



Zoe Café

Angel of Harlem

W 121ST ST



W 120TH ST



VINATERIA

The Fox Harlem Sports Bar



2212

Rosa's Pizza

W 119TH ST



Vistasite Eyecare

ST NICHOLAS AVE



Des Ambassades
Restaurant & Bistro



W 118TH ST



W 117TH ST



Lido Italian Restaurant

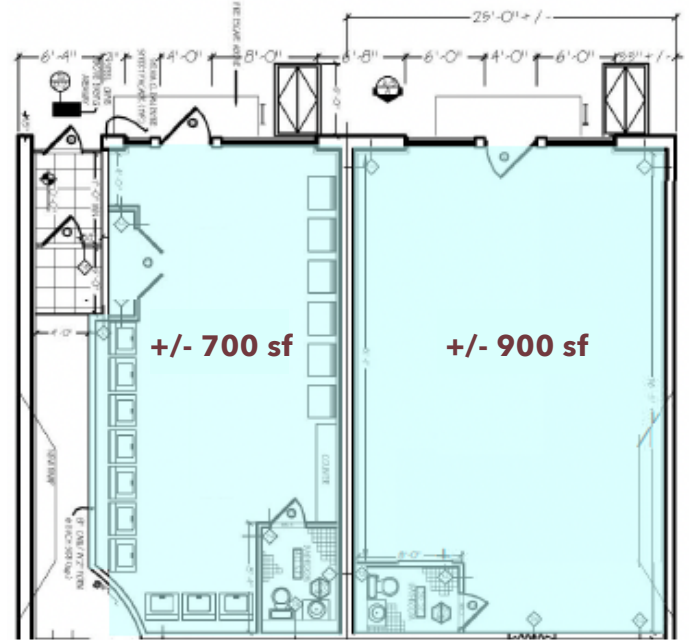
Chic Nail & Spa
Harlem Tavern

Bixi Harlem Cocktail Bar

W 116TH ST

BLVD Bistro

FREDERICK DOUGLASS BLVD



NORTH STORE



SOUTH STORE

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