



1223 SECOND AVENUE

Upper East Side, NYC

RETAIL OPPORTUNITY

Corner retail prominently located at the base of a X-unit residential building, featuring wraparound frontage and visibility in the heart of the Second Avenue corridor.

Space information

Location	Second Avenue, Northwest corner of 64th Street
Frontage	Approx. 180 feet of wraparound frontage
Size	Ground floor 7,790 sf Lower level 4,780 sf *Reasonable divisions considered
Ceiling Heights	Ground floor 11'
Status	Currently CVS
Possession	February 2024

Access and exposure

- Great pedestrian and vehicular exposure in the heart of one of the most dense residential neighborhoods in New York City.
- Affluent and populous customer base.
- Nearby neighbors include:

Contact

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BARRY'S
BOOTCAMP

EQUINOX

lululemon

J.Jill

alo yoga

bloomingdale's

HSS HOSPITAL FOR
SPECIAL SURGERY

Weill Cornell
Medicine

VETERINARY
EMERGENCY
GROUP



Regency
Centers.

1223 SECOND AVENUE

Area demographics

Radius	1/4 Mile	1/2 Mile
Population	25,809	79,704
Daytime Population	24,361	145,049
Median Household Income	\$157,495	\$171,292
Median Age	40.8	43.9
Bachelors & Graduate Degree	83.8%	82.63%

<p>6 EAST 68TH STREET</p> <p>HUNTER bluemercury CITYMD JANIE JO JACK</p>	<p>EAST 68TH STREET</p> <p>unleashed vineyard vines Broadway Carpet</p>	<p>EAST 68TH STREET</p> <p>Talented Unlimited HS St. Catherine's Park Urban Academy HS</p>	<p>EAST 68TH STREET</p> <p>Memorial Sloan-Kettering Cancer Center NYU Cancer Center</p>
<p>EAST 67TH STREET</p> <p>oath pizza Sant Ambroeus alo yoga</p>	<p>EAST 67TH STREET</p> <p>NIKE J.Jill Beekman Theatre</p>	<p>EAST 67TH STREET</p> <p>Nails+Spa Together Vino Salon Cappelli Mediterraneo Restaurant</p>	<p>EAST 67TH STREET</p> <p>East Side Art Gallery Bagel Works baskinBRobbins DUNKIN' TD Bank</p>
<p>EAST 66TH STREET</p> <p>Starbucks</p>	<p>EAST 66TH STREET</p> <p>lululemon DR</p>	<p>EAST 66TH STREET</p> <p>Homboms Memorial Sloan-Kettering Cancer Center O' Flannagan's Pub</p>	<p>EAST 66TH STREET</p> <p>verizon GRISTEDES</p>
<p>EAST 65TH STREET</p> <p>CHASE</p>	<p>EAST 65TH STREET</p> <p>Bank of America AT&T pure barre Hospital for Special Surgery 1223 TD Bank</p>	<p>EAST 65TH STREET</p> <p>Silver Star Restaurant Bagel Express Primola Restaurant H&R BLOCK GOURMET GARAGE</p>	<p>EAST 65TH STREET</p> <p>Goldberger's Pharmacy Häagen-Dazs Apple Bank FordeBorge</p>
<p>EAST 64TH STREET</p> <p>Corrados Bakery citibank OPTX MORTON WILLIAMS THE FRESH MARKET</p>	<p>EAST 64TH STREET</p> <p>Manhattan Wine Exchange Veritable</p>	<p>EAST 64TH STREET</p> <p>verizon BARRY'S BOOTCAMP Health Nuts Falk Surgical Supplies Take 6 Boutique</p>	<p>EAST 64TH STREET</p> <p>Felice Wine Bar Cork & Bottle Wines & Spirits Baker St Pub</p>
<p>EAST 63RD STREET</p> <p>EQUINOX Santander Carlyle Juice Press</p>	<p>EAST 63RD STREET</p> <p>Bank of America DR</p>	<p>EAST 63RD STREET</p> <p>CHASE Symphony Cleaners Ritz Diner</p>	<p>EAST 63RD STREET</p>
<p>EAST 62ND STREET</p>	<p>BondVet Arche Shoes BISCUITS & BATH Smile Direct Club</p>	<p>Lana's Kitchen Atami Jet's Pizza</p>	
<p>EAST 61ST STREET</p>	<p>Learning Express Invite Health sunglass hut</p>		
<p>EAST 60TH STREET</p> <p>bloomingdale's</p>	<p>Cinemas Roosevelt Island Tram</p>		
<p>EAST 59TH STREET</p>			

Transportation

Subway Station	Ridership (MTA 2021)
Lexington Avenue/59th Street 4 5 6 N R W	7,397,107
Lexington Avenue/63rd Street F Q	3,129,478
68th Street/Hunter College 6	2,987,056



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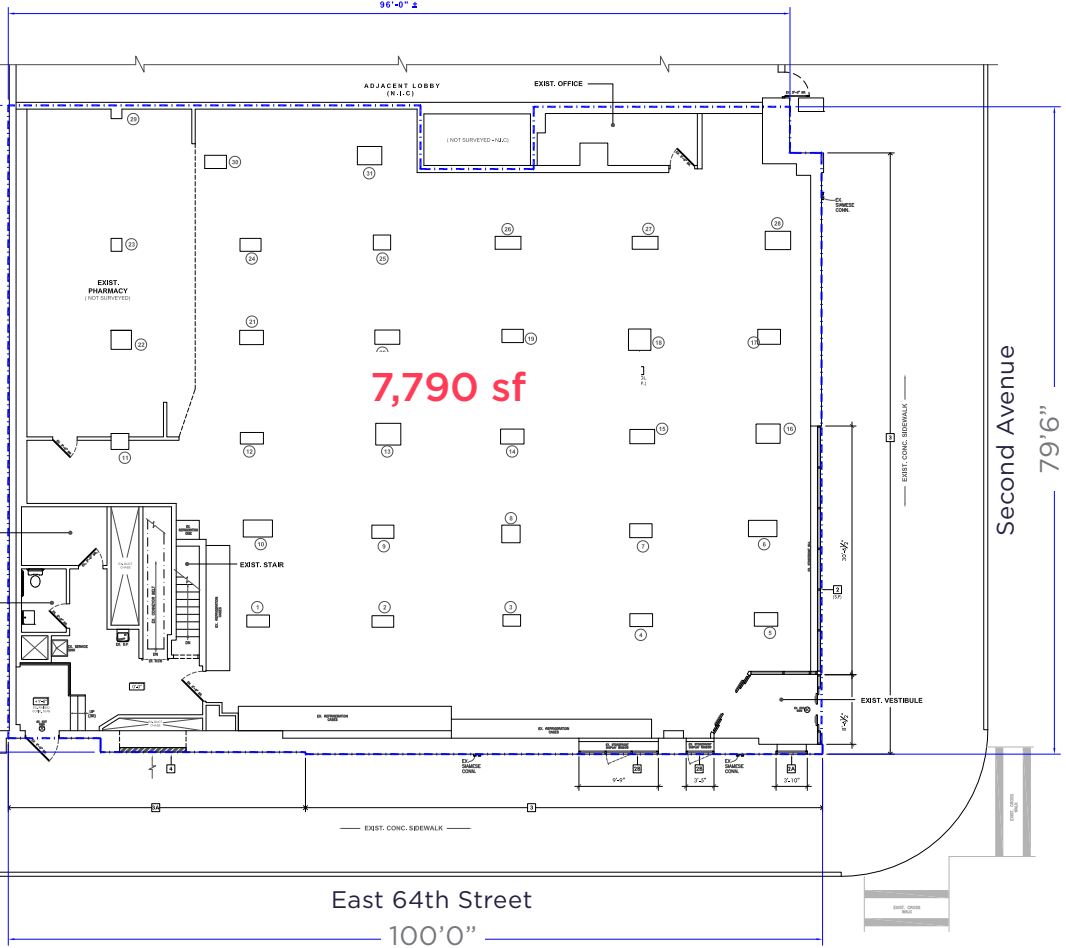
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Ground floor



Lower level

