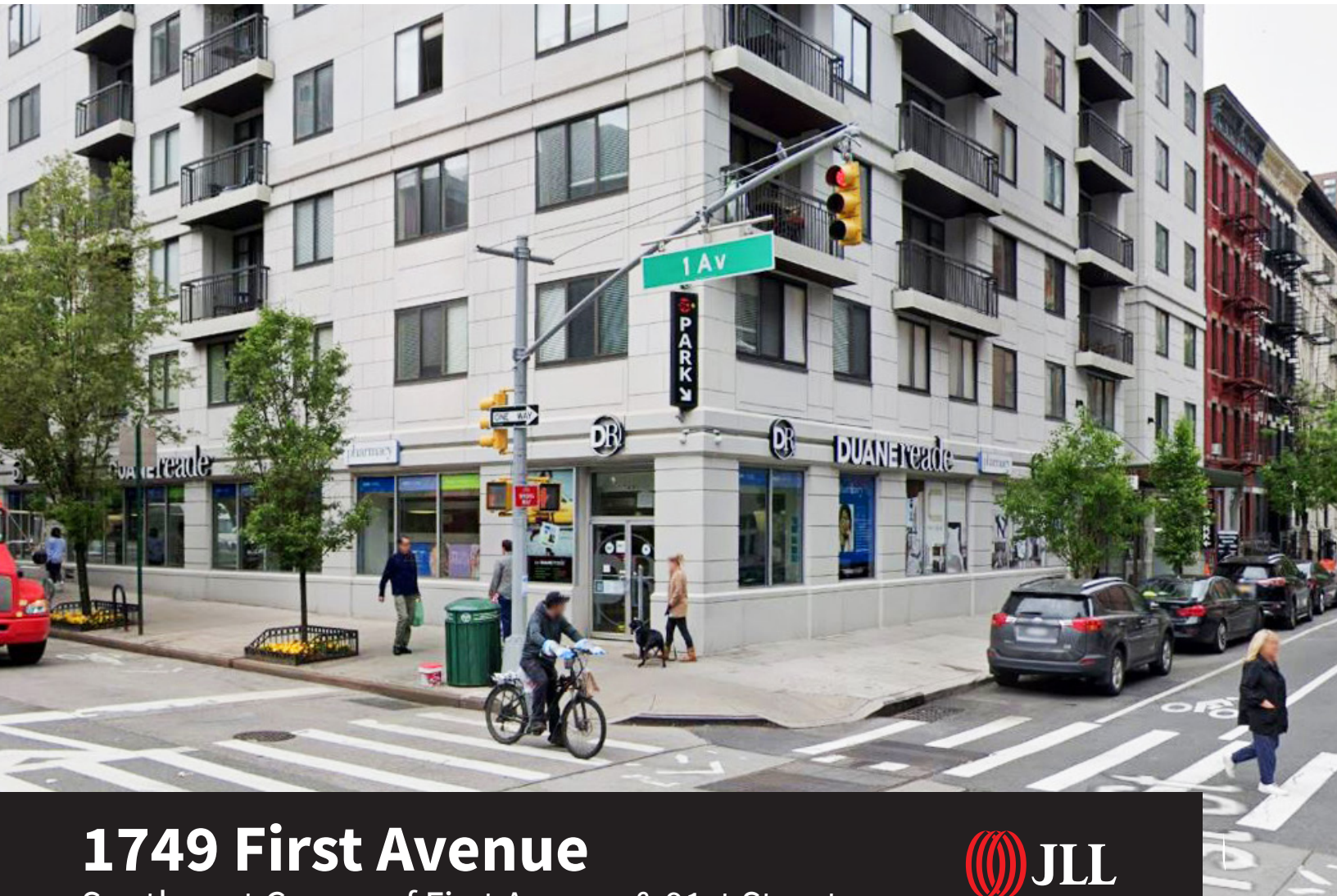




1749 First Avenue

Southwest Corner of First Avenue & 91st Street
Upper East Side Retail Opportunity



Space

Ground Floor: 7,354 sf

Frontage

64 feet

Possession

Immediate

Term

Through 5/31/2028

Asking Rent

\$425,000 per annum gross

Neighbors



The UPS Store



SUBWAY

DUNKIN'

Former Duane Reade store #14351

Demographics

Radius	'22 Pop	Total HH	Avg. HHI
.25 Mile	30,573	17,381	\$151,932
.5 Mile	88,424	47,998	\$170,607
1 Mile	226,144	114,100	\$169,111

Michael Riley

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Patrick A. Smith

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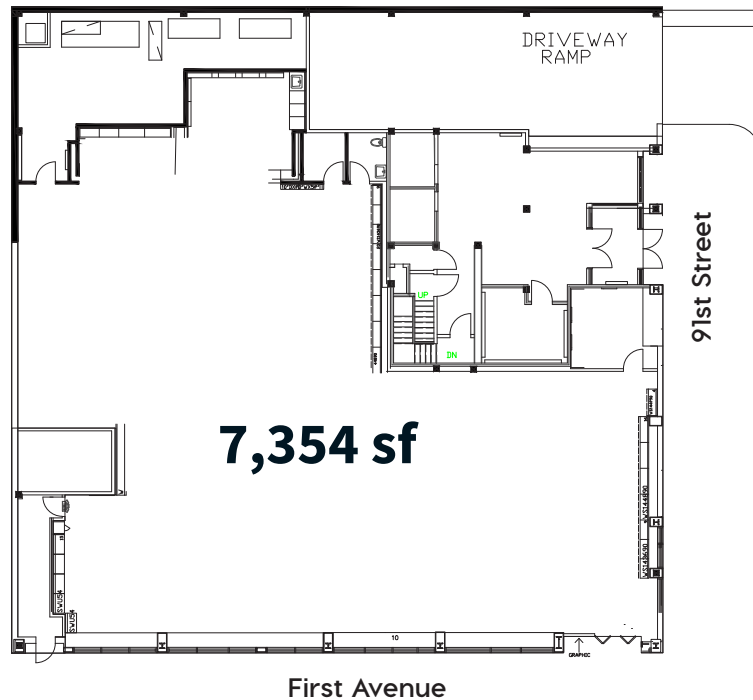
Hannah Granot

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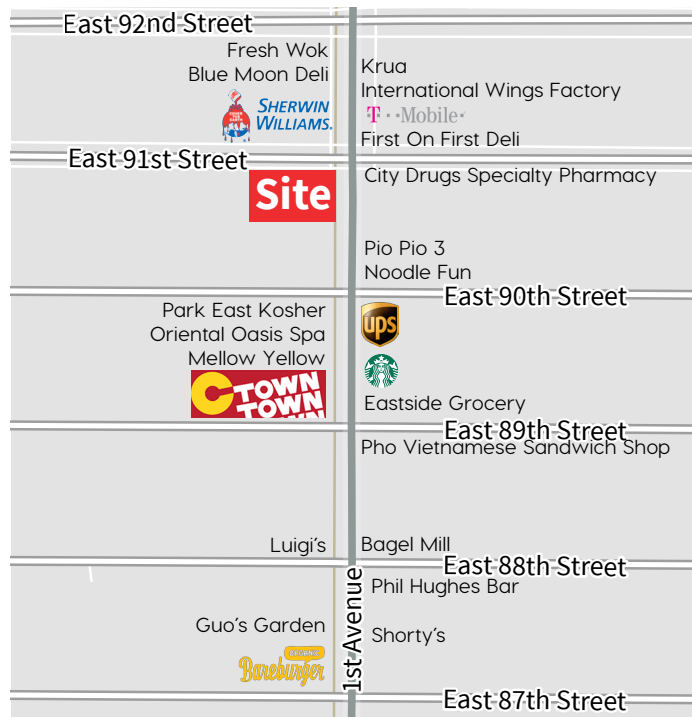
Hannah.Granot@jll.com

1749 Broadway

Ground Floor



Map



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