



852 Second Avenue

Southeast Corner of E. 46th Street
New York, NY



Former Walgreens Available for Sublease

Premises: Ground Floor: 10,754 sf
Lower Level: 764 (non-selling)

Frontage: Approx. 100' on Second Avenue

Term: Through 6/30/2025

Asking Rent: Available upon request

Neighbors Include:

Amish Market, Basics Plus, Morton Williams Supermarket, Patsy's Pizzeria, Solidcore

Currently Duane Reade store #14229

Comments:

- A block away from United Nations
- At the base of a 180-unit apartment building
- Surrounded by nearby hotels
- Tourist, residential, office populations

Demographics

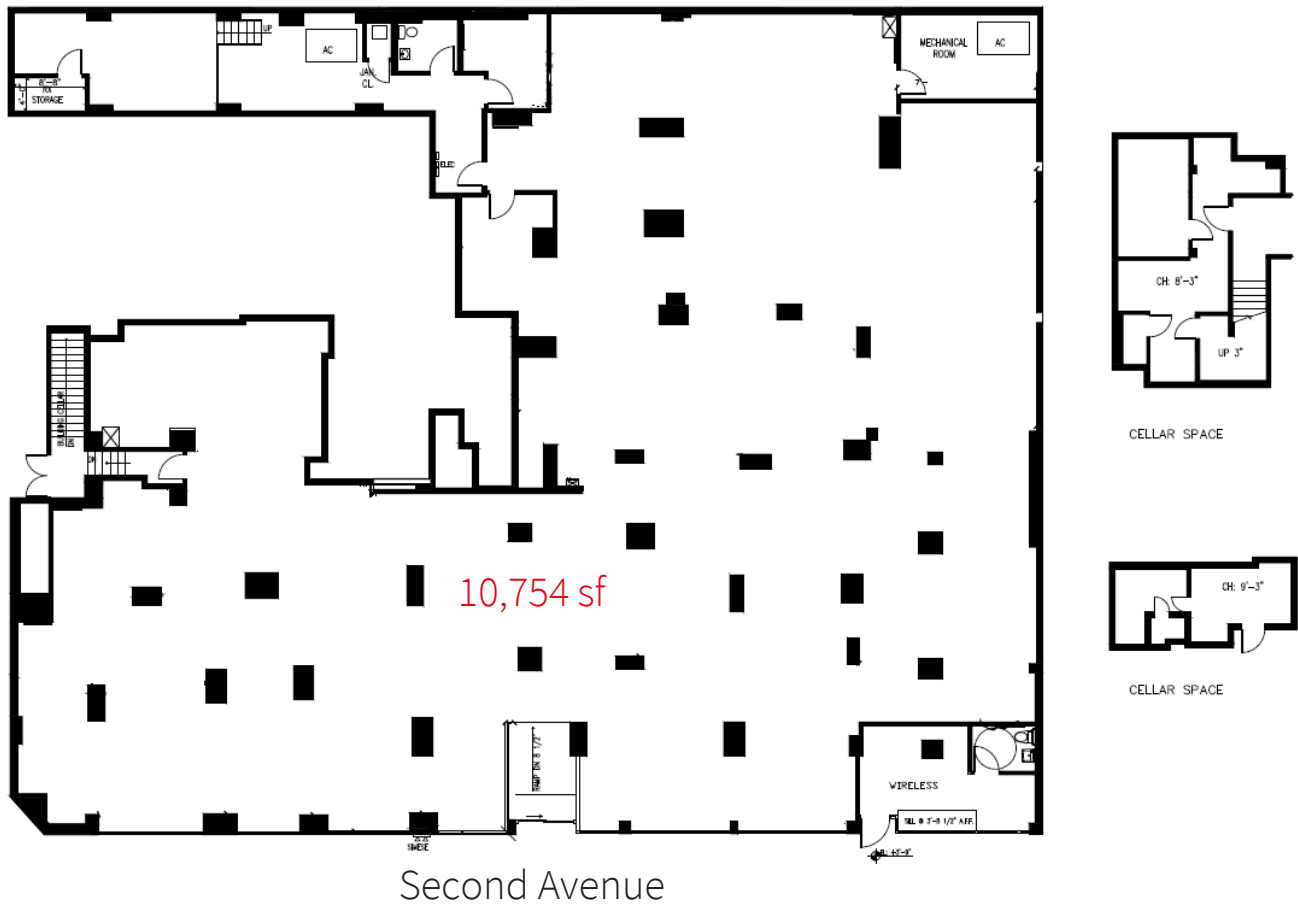
Radius	'22 Pop	Total HH	Avg. HHI
.25 mile	17,665	10,815	\$216,857
.5 mile	49,924	29,555	\$232,838
1 mile	169,423	94,939	\$226,744

Michael Riley
T +1 212 812 5901 | Michael.Riley@jll.com

Isabella Burnette
T +1 212 376 1874 | Isabella.Burnette@jll.com

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Ground floor



Jones Lang LaSalle Brokerage, Inc. | 330 Madison Avenue New York, NY 10017
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