



# 1562 2nd Avenue

Upper East Side Corner Retail

All Uses Considered

Newly Developed Corner

Venting for Cooking in Place

Selling Basement in Place

Now Offering  
6 Months T.I. (\$225,100)  
AND 6 Months Free Rent

Landlord to Consider  
Percentage Rent Deal  
Based on Tenant's Sales



### Asking Rent

\$200 PSF

### Approximate Size

2,251 SF    Ground Floor  
1,623 SF    Selling Basement

### Possession

Immediate

### Ceiling Heights

13' 4"    Ground Floor  
11' 8"    Selling Basement

### Frontage

50' 6"    on 2nd Avenue  
40' 6"    on East 81st Street

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### Restaurant Row



The Upper East Side's 2nd Avenue features a restaurant row that includes upscale dining options such as Quality Eats, Lusardi's, La Esquina, Elios and Uva.

### Prestigious Corner Visibility



Massive storefront windows comprised of classic metal casings and cast stone offer a striking presence on a highly trafficked corridor.



### Prime Location

The Upper East Side is home to a vast array of NYC's cultural institutions and high-end retailers, while also being a convenient location to travel to by car, bus and train.



### Residential

The neighborhood is home to over 200,000 residents with a median yearly income of \$123,000.



### Commercial

The immediate area (within a 1 Mile radius) houses over 15,000 businesses that employ 129,500 people.





↑ 13' 4"  
Ceiling Heights

→ 91' 0"  
Wrap-around  
Corner Frontage





# 1538 2nd Avenue

## Upper East Side Flagship Retail

### The Neighborhood

Beauty & Fitness

Coffee & Restaurants

Culture

Hotels

Markets

Parks

Schools

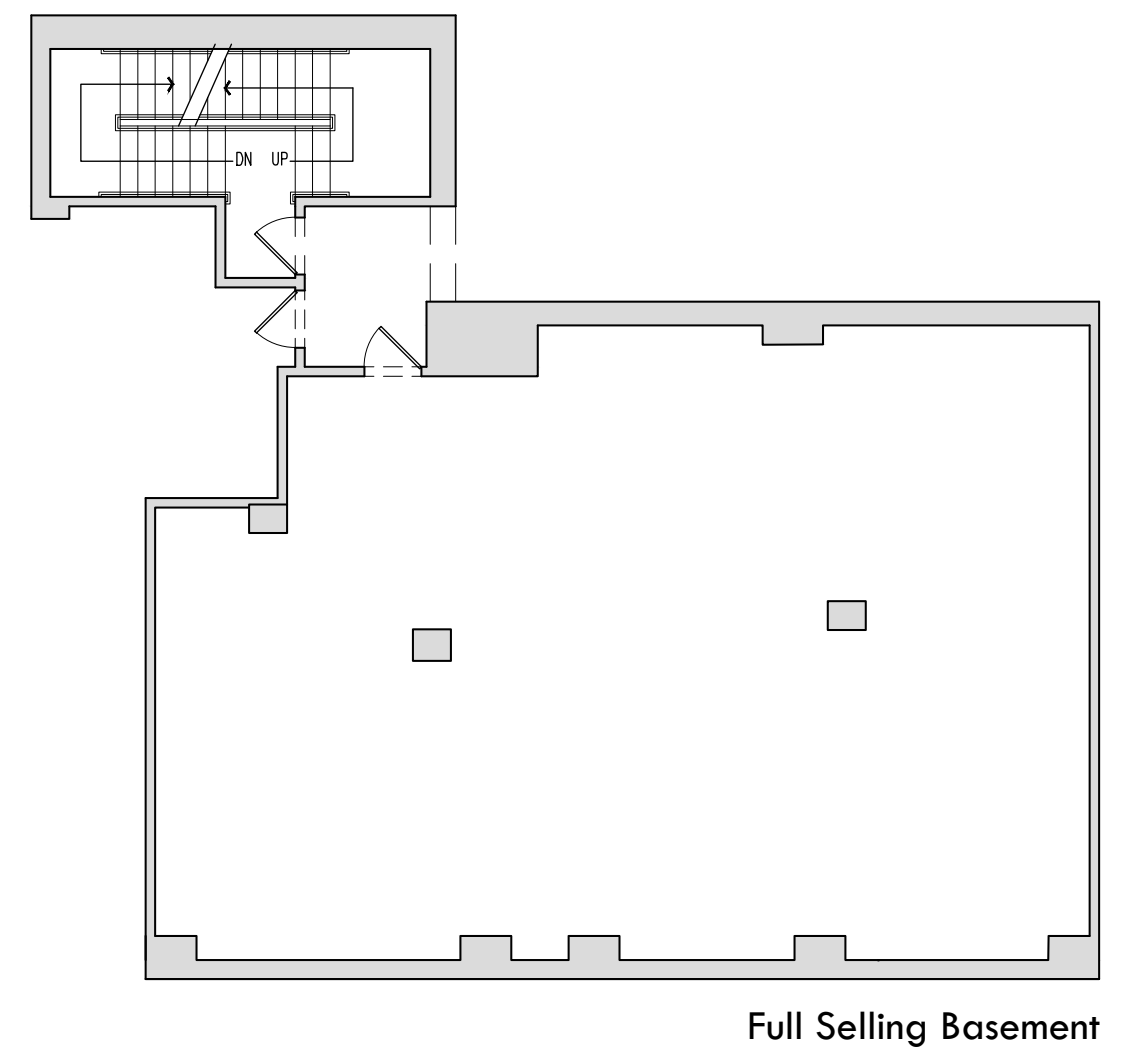
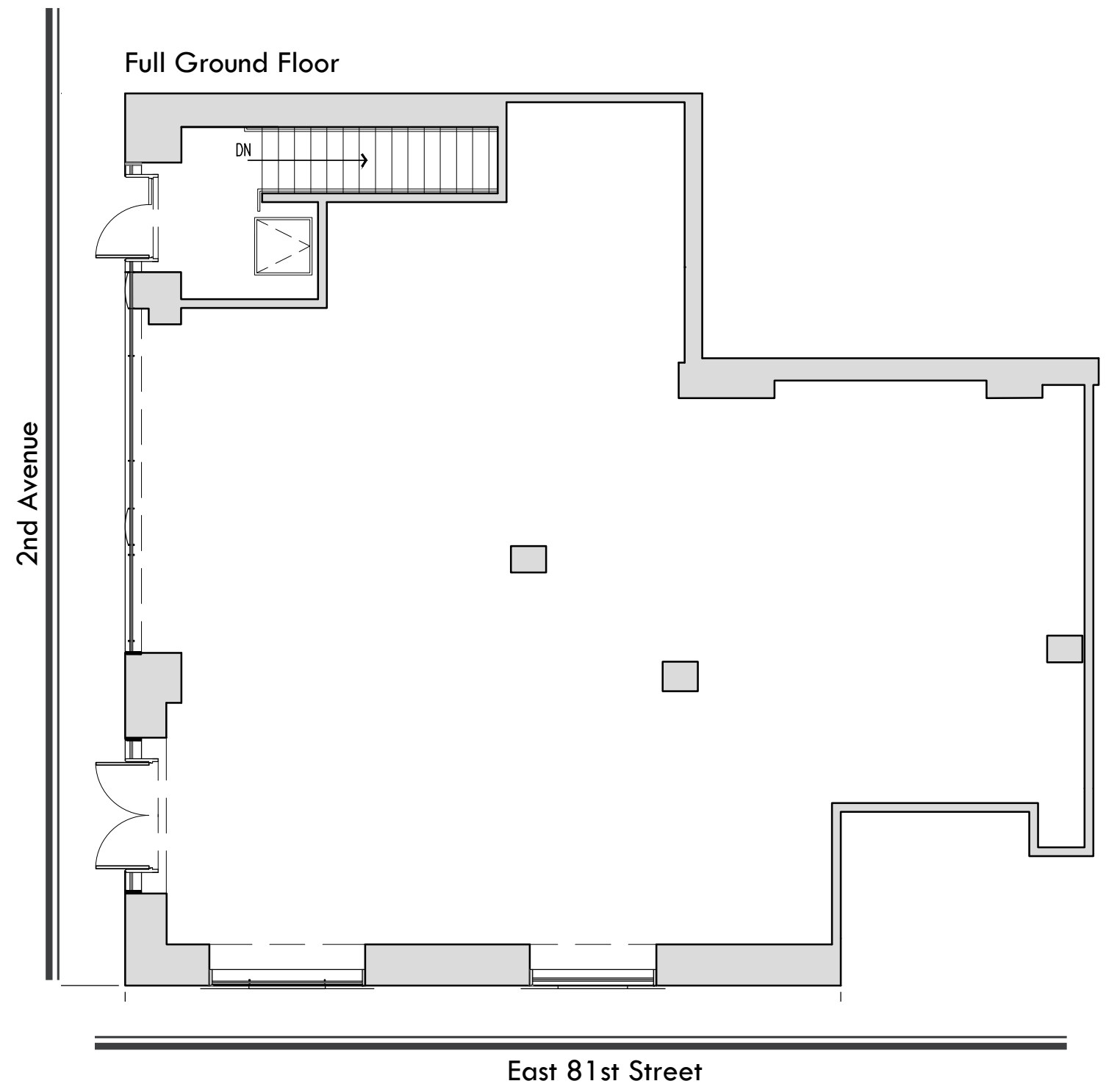
Shopping



# 1562 2nd Avenue

Core and Shell

## Upper East Side Flagship Retail



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