

701

W 135TH STREET

HARLEM | NEW YORK

RETAIL FOR LEASE



ROESCH REAL ESTATE GROUP

701 W 135TH STREET

APPROXIMATE SIZE

16,308 SF

ASKING RENT

\$55 PSF Ground
\$25 PSF 2nd & 3rd Fl.

TERM

10 Years

FRONTAGE

400 FT
Wraparound

POSSESSION

Immediate



COMMENTS

- Rare massive retail opportunity in Harlem's development pipeline
- Prominent corner with 400 FT of wraparound frontage at 135th & Twelfth Avenue
- Former bar, lounge, and Italian restaurant — turn-key for hospitality or experiential use
- Sublease available — current tenant flexible to dividing the space
- Adjacent to City College of New York & Manhattanville corridor

NEIGHBORS

CITY COLLEGE
OF NEW YORK

COLUMBIA
MANHATTANVILLE

RIVERBANK
STATE PARK

FAIRWAY
MARKET

TRADER JOE'S

WHOLE FOODS

TRANSPORTATION

1

3

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DEMOGRAPHICS

\$58,000

Median Household Income (1 Mile Radius)

175,000+

Population (1 Mile)

15,500+

CCNY Enrollment (Adjacent)

2.5M

Annual Subway Ridership (137th St)

40,000+

Daily Vehicles on 12th Avenue

\$5B+

West Harlem Development Pipeline



701 W 135TH STREET

FLOOR BREAKDOWN

3RD FLOOR

~5,436 SF · \$25 PSF

2ND FLOOR

~5,436 SF · \$25 PSF

GROUND FLOOR

~5,436 SF · \$55 PSF

Total available: **16,308 SF** across three floors. Sublease available from current tenant — open to dividing the space as needed. Prominent corner with 400 FT of wraparound frontage at W 135th Street and Twelfth Avenue.

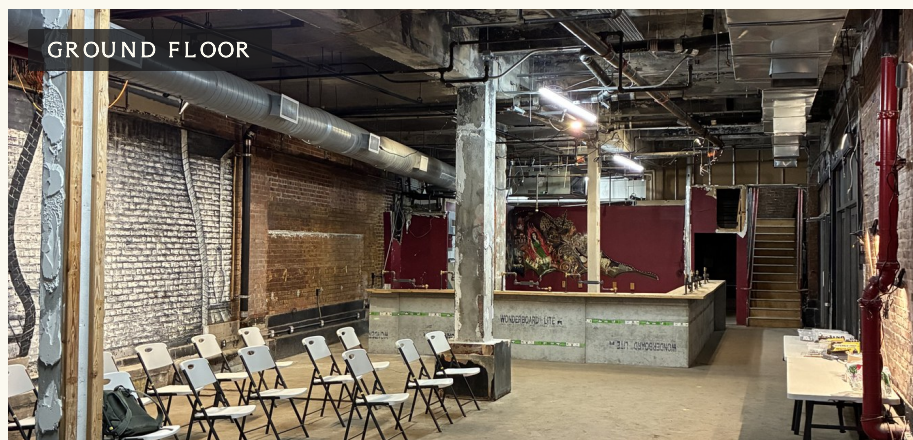
3RD FLOOR



2ND FLOOR



GROUND FLOOR



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