

303 EAST 56TH STREET, NEW YORK, NY 10022

EXCLUSIVE RETAIL LEASE



IPRG



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FOR MORE INFORMATION,
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EXECUTIVE SUMMARY





ASK

\$19,000/Month

LEASE HIGHLIGHTS

2,000 SF / 1,500 SF Basement
+ Outdoor Seating
Size

20'
Frontage

11'
Ceiling Heights

Immediate
Possession

4, 5, 6, N, R, W, E, M, M15 & M57
Transportation

COMMENTS

- Fully Vented Retail Space with Gas in Place
- Multiple Restrooms and High Ceilings Encompass the Space
- Prime Sutton Place Neighborhood with 7-day-a-week foot traffic encompassed in a ton of dining and retail.
- Densely populated residential block bordering a bustling office district.
- Neighbors: Bloomingdale's, CB2, Roche Bobois, Modani, Mr. Chow, Morso, Rosa Mexicano, The Smith, Whole Foods, Trader Joes, Morton Williams, Daiso, Deux Amis

ADDITIONAL PROPERTY PHOTOS



AREA HIGHLIGHTS

- Across 55,000+ Vehicles Per Day
- Near the Excelsior, a 370 unit luxury residential building
- Within close proximity of The Art and Design High School and Cathedral High School
- Short distance from Interior Arts Building, the Architects & Designers Building and the Decoration & Design Building
- Close access to the Queensboro Bridge and Roosevelt Island Tramway"

DEMOGRAPHICS/ANALYTICS

POPULATION	0.3 Miles	0.5 Miles	1 Mile
Total Population	19,371	59,229	168,220
Average Age	44	46	44
Average Age (Male)	44	45	43
Average Age (Female)	45	46	45

HOUSEHOLDS & INCOME	0.3 Miles	0.5 Miles	1 Mile
Total Households	11,269	33,842	94,126
# of Persons Per HH	1.7	1.8	1.8
Average HH Income	\$212,283	\$219,899	\$205,475
Average House Value	\$1,230,735	\$1,362,004	\$1,365,829



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