

# 1566 THIRD AVENUE NEW YORK, NY

## UPPER EAST SIDE

- Modified white box available for immediate occupancy
- Located on the corner of Third Avenue and 88th Street
- Two levels of retail space
- 2,950sf in total
  - Ground: 1,650sf
  - Lower Level: 1,300sf
- Over 100ft of frontage
  - 22' on Third Avenue
  - 82' on 88th Street

## WHY THIS LOCATION?

### UNPARALLELED LOCATION

Fixed on the corner of Third Avenue and 88th Street in Manhattan's Upper East Side, 1566 Third Avenue upholds an unparalleled location in a booming retail sector. Among great company on the Third Avenue retail corridor, 1566 Third Avenue will convenience a well-to-do clientele and be visible to considerable crowds perusing the neighborhood. With gourmet giant, Whole Foods Market opening up directly across the street, 1566 Third Avenue guarantees prosperity for any retailer.

## HIGHEST PERFORMANCE RETAIL

The Upper East Side caters to the wealthy occupants of the idyllic brownstones and beautiful pre-war buildings prominent in the neighborhood. Convenient shops include luxury boutiques, local cafes, numerous restaurants, bookstores, wine shops, jewelry stores, and beauty salons as well as retailers Modell's, AMC Loews, Fairway Market, Banana Republic, Lush, Urban Outfitters, The Children's Place, Gap, Athleta, and many more.

## HIGHLIGHTS

### DYNAMIC LAYOUT

A two level mixed-use property consisting of approximately 2,950sf of combined ground and lower level retail, 1566 Third Avenue promises ultimate branding potential in the Upper East Side. Built in 1920, featuring 22' of frontage on Third Avenue and 82' on 88th Street, the property garners attention from multiple directions and will stop pedestrian traffic in its tracks.

### PUBLIC TRANSPORTATION HUB

1566 Third Avenue is just a few blocks away from multiple subway lines and bus routes. The Upper East Side also offers vehicular access for commuters and residents. With nearby local parks, museums, and shopping, the neighborhood allows for easy and accessible transportation in an eclectic and sophisticated area.

### DENSELY POPULATED

Perhaps of the wealthiest neighborhood in the world, The Upper East Side neighborhood quarters many prosperous, sophisticated, and refined residents. With some of the most prominent New York families, as well as celebrities and tourists enjoying the convenience the neighborhood offers, the Upper East Side will forever be a New York City attraction popular among New Yorkers and tourists alike.

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LEXINGTON AVENUE	88TH STREET		LE PAIN QUOTIDIEN BLOOM NAILS & SPA THAIS CLOTHING NATURE'S GIFTS BOCADO CAFE	<b>1566 THIRD AVENUE</b>	GING PESCE PASTA ANDRE ARLETTE DRY CLEANERS TINY THAI DUANE READE	WHOLE FOODS MARKET
	87TH STREET		ELI ZABAR TEAVANA JAMBA JUICE NYSC	STEVE MADDEN VERIZON VICTORIA'S SECRET SPRINT THE CHILDREN'S PLACE COHEN'S FASHION OPTICAL	STARBUCKS IT'SUGAR LOWES MOVIE THEATER CAPITAL ONE	MAISON KAYSER MODELL'S BANANA REPUBLIC
	86TH STREET		BANK OF AMERICA KOFFEECAKE CORNER	H&M SEPHORA SHAKE SHACK BARNES & NOBLE L'Occitane ALDO	HSBC NINE WEST EASY SPIRIT	AT&T ATHLETA URBAN OUTFITTERS GAP
	85TH STREET		STARBUCKS JACK RABBIT RADIO SHACK CVS PHARMACY		TD BANK LILI'S ASIAN CUISINE EAST SIDE HEALTH FOOD ANN TAYLOR LOFT	HIGHLANDS CAFE RESTAURANT FANTASTIC KIDS TOYS MAKE MEANING MCDONALDS CHIPOTLE S. CAVALLO MIRROR FAIR ANTIQUES JANOVIC
	84TH STREET		DUANE READE D'AGOSTINO		STARBUCKS DRAMATICS NYC JUICE GENERATION THE UPS STORE SOUL CYCLE	DUANE READE VINTAGE GRAPE EXCEED PHYSICAL CULTURE PHOTO OP JUST SALAD
	83RD STREET		DIVA OPTIX LYRIC HI-FI DOLVE VITS CAFE & BAKERY CALISTA SUPERFOODS EL AGUILA		A-I INTERIOR CARPETS TEJANI LIVI'S THE FOOD EMPORIUM	COFFEE BEAN & TEA LEAD BRASSERIE MAGRITTE METROPOLITAN GRAPHIC ART GALLERY BLOW BAR EXPRESS BY VALERY JOSEPH DYLAN MURPHY'S 7-11
	82ND STREET		SUBWAY HAIR ESPIRIT YUMMY MUMMY ANINE STYLES H.L. PURDY OPTICIANS		ASIAN STATION BISTRO MAD RIVER BAR & GRILLE SUREFOOT BOOM FITNESS LENSCRAFTERS	CITI GOOD FOR LIFE DELI
	81ST STREET		BONNE NUIT LA MARQUEZA BEAUTY SPA F.H. COIN & COLLECTIBLES TULIP SALON & SPA GENTS		GOBO NATURAL FRONTIER MARKET SHALEZAH LORENZO & MARIA'S KITCHEN THE SOURCE DIANE B SOES	BEYOGLU EAT SUNNY CHINESE CUISINE APPLE TREE UNLIMITED CLEANER ROSETTA RADIOLOGY
	80TH STREET		BANK OF AMERICA		AMBER PARMA LARRY & JEFF'S BICYCLES PLUS JENNY CRAIG SCOTTRADE AT&T CORRADO BREAD & PASTRY	FULL HOUSE ANTIQUES SERENITY SPA NY MURREY'S CHASE
	79TH STREET		FIRST REPUBLIC BANK LEXINGTON FARM HALE & HEARTY VERIZON WRAP-N-RUN GRILL PASTRAMI QUEEN		VIVALDI PAIGE VANISTAN CLEANERS MARK JOSEPH RICKY'S SHANGHAI PAVILION RESTAURANT JUST FOOD	CRUMBS H&R BLOCK SPROUT CHILDREN'S BOUTIQUE SOFT SERVE FRUIT COHEN'S FASHION OPTICAL FRESH
	78TH STREET		STARBUCKS SECOND CHANCE PETS ON LEX LENOX HILL GRILL ALLSTATE PICK A BAGEL		WELLS FARGO CHARLES SCHWAB FIDELITY	GRISTEDES JUDITH & CHARLES ANIK DELFINO VINCE CAMUTO
	77TH STREET		HOT & CRUSTY SOUP BURG BLEU SUR BLEI DUANE READE		HSBC TEDDY ALICE NYC SPLENDID CLEANERS TAROO GYMBOREE WINK	MCCABES WINES & SPIRITS VERIZON ATLANTIC GRILL Z'BABY COMPANY YUMI KIM

THIRD AVENUE