

FUTURE HOME OF THE
NATIONAL BLACK THEATRE

CORNER OF 125TH STREET
AND FIFTH AVENUE

HARLEM, NYC
10035

THE RETAIL AT RAY

HARLEM



ARTIST'S RENDERING



RAY

HARLEM

Ray is a brand rooted in hospitality and making art and design a part of everyday life. The most concrete way we do this is through beautiful, culturally-inspired apartment buildings that offer artist studios and communal spaces.

Located on the corner of 125th Street and Fifth Avenue, RAY Harlem – is a 222-unit flagship residential building anchored by the National Black Theater. The impeccably designed retail opportunity offers up to 25,000 SF of space, 18 FT ceilings throughout and over 200 FT of frontage.

RAY Harlem presents excellent retail, restaurant and café opportunities at the epicenter of culturally rich Central Harlem. It is steps away from popular destinations including the Apollo Theater, Studio Museum, Red Rooster, Sylvia's and the reopened Victoria Theater.



THE NEW HOME OF HISTORIC

NATIONAL BLACK THEATRE

RAY HARLEM

CORNER OF 125TH STREET
AND FIFTH AVENUE

National Black Theater (NBT) has been a historic fixture and cultural landmark in Harlem dedicated to promoting the artistic and intellectual contributions of Black artists.

The National Black Theater's relocation to 2033 Fifth Avenue - RAY Harlem, signifies a powerful convergence of artistic excellence and community empowerment, bringing its impactful performances and cultural programming to a vibrant new space at the heart of Harlem.

NBT'S TWO THEATERS AT-A-GLANCE

- ▲ **FLEXIBLE PERFORMANCE SPACE**
250 capacity | 275 immersive experiential shows annually; plus 100 events
- ▲ **STUDIO THEATRE**
99-135 seats | 75 performances annually (5 shows, main stage productions and workshop presentations); plus 50 events



ARTIST'S RENDERING

SPACE HIGHLIGHTS

25,000 SF +

Total Retail Spaces

200 FT +

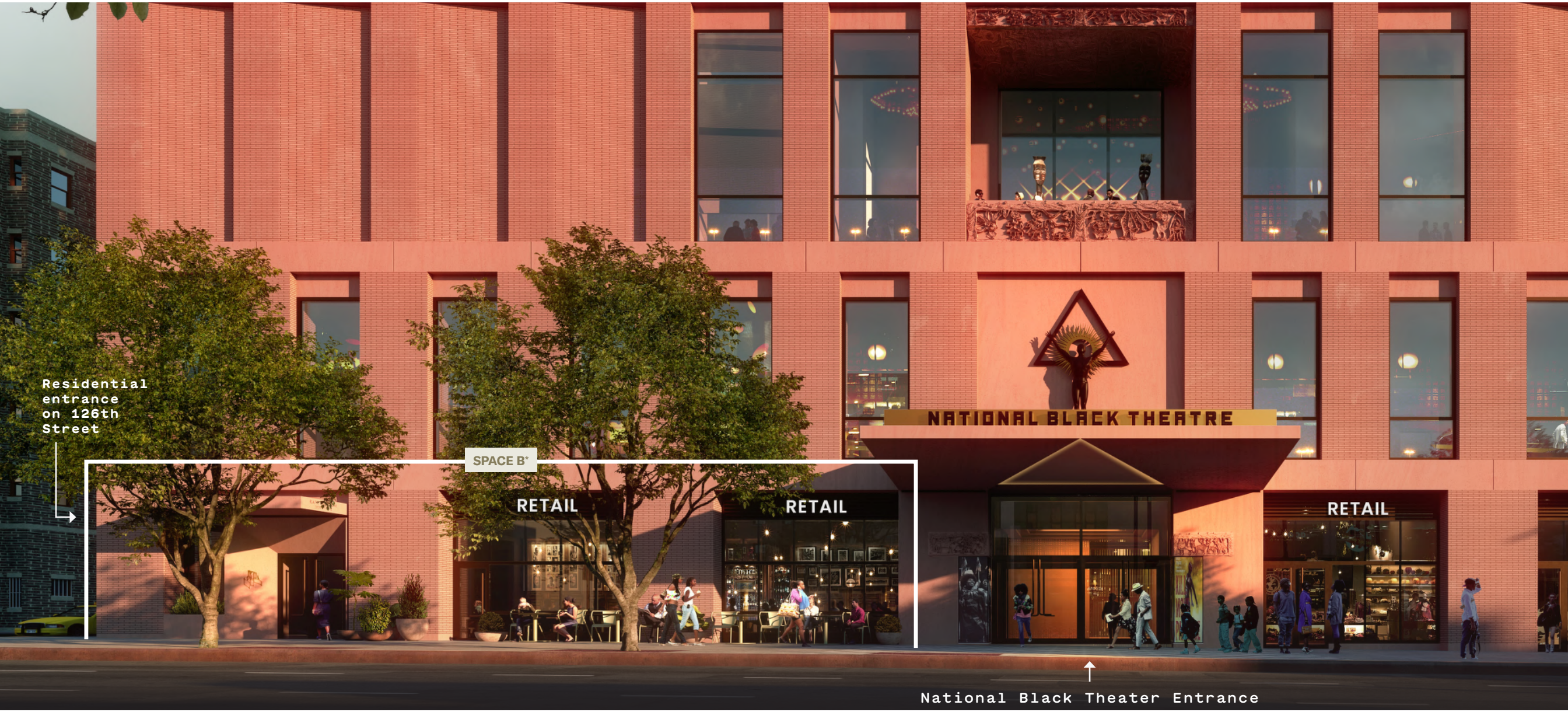
Combined Frontage

Up to 18 FT

Ceiling Heights



Spaces and Signage Opportunity



Residential entrance on 126th Street

SPACE B*

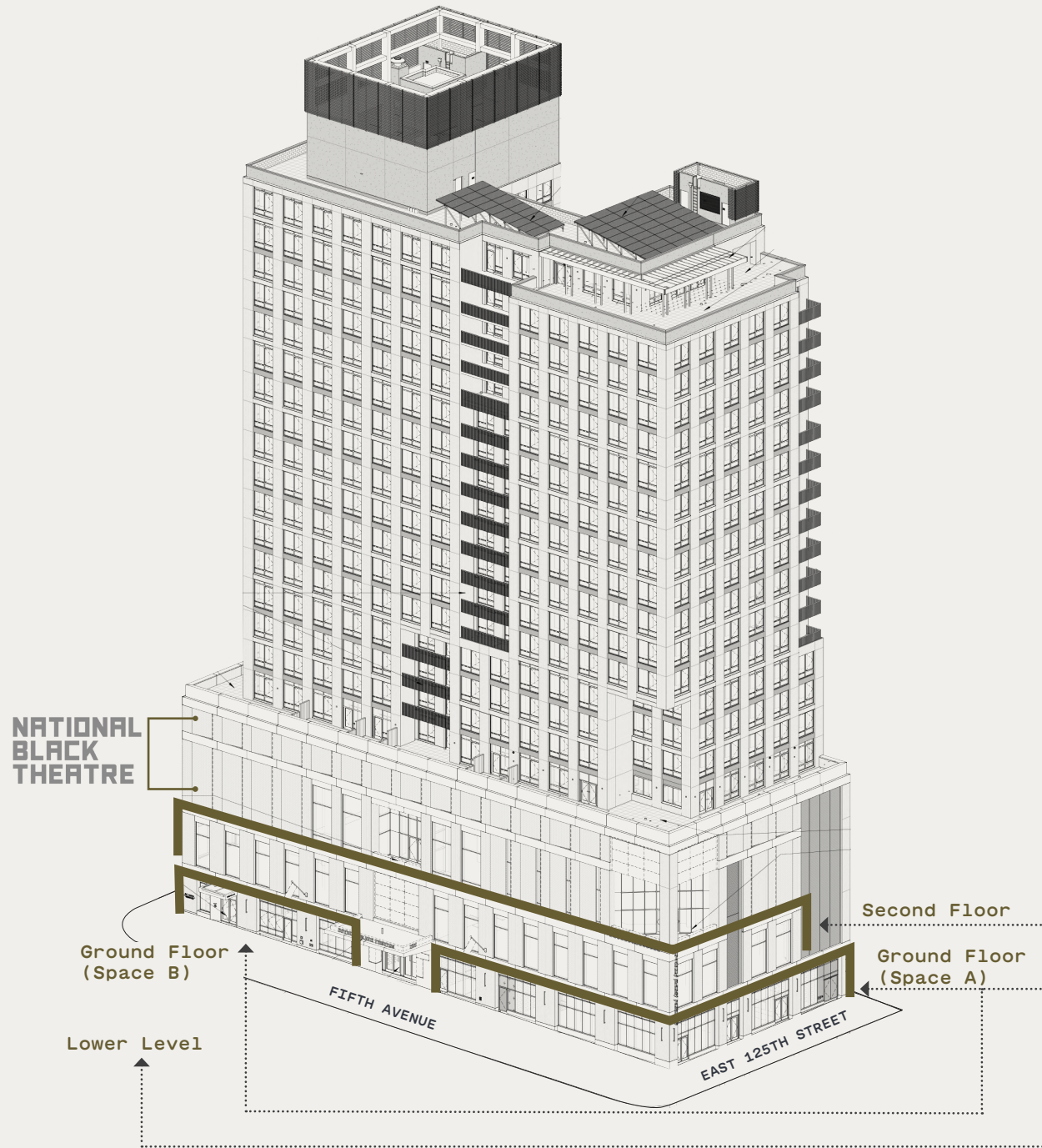
RETAIL

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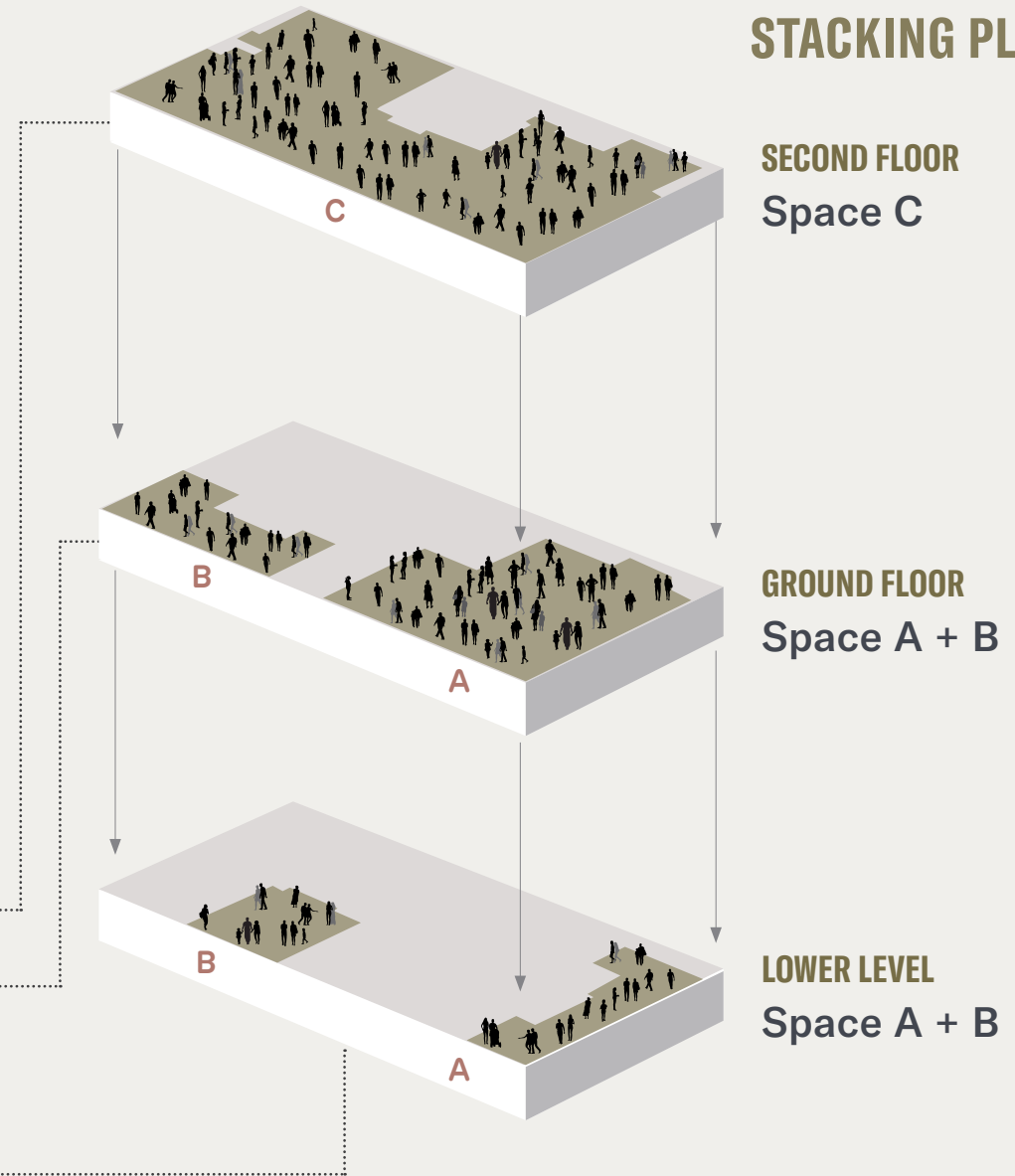
RETAIL

National Black Theater Entrance

* Adjacent to residential "Living Room" communal space. Open access to both the residential tenants and the public, providing increased foot traffic to this unique café space



STACKING PLAN



SIZES

Ground Floor	
Space A	6,939 SF
Space B	2,343 SF
Lower Level	
Space A	1,907 SF
Space B	2,090 SF

FRONTAGE

Ground Floor	
Space A	181 FT wraparound
Space B	112 FT wraparound

CEILING HEIGHTS

Ground Floor	
Space A	14 FT 8 IN - 16 FT 7 IN
Space B	14 FT 9 IN - 15 FT 4 IN
Lower Level	
Space A	12 FT
Space B	13 FT 11 IN

STATUS New construction

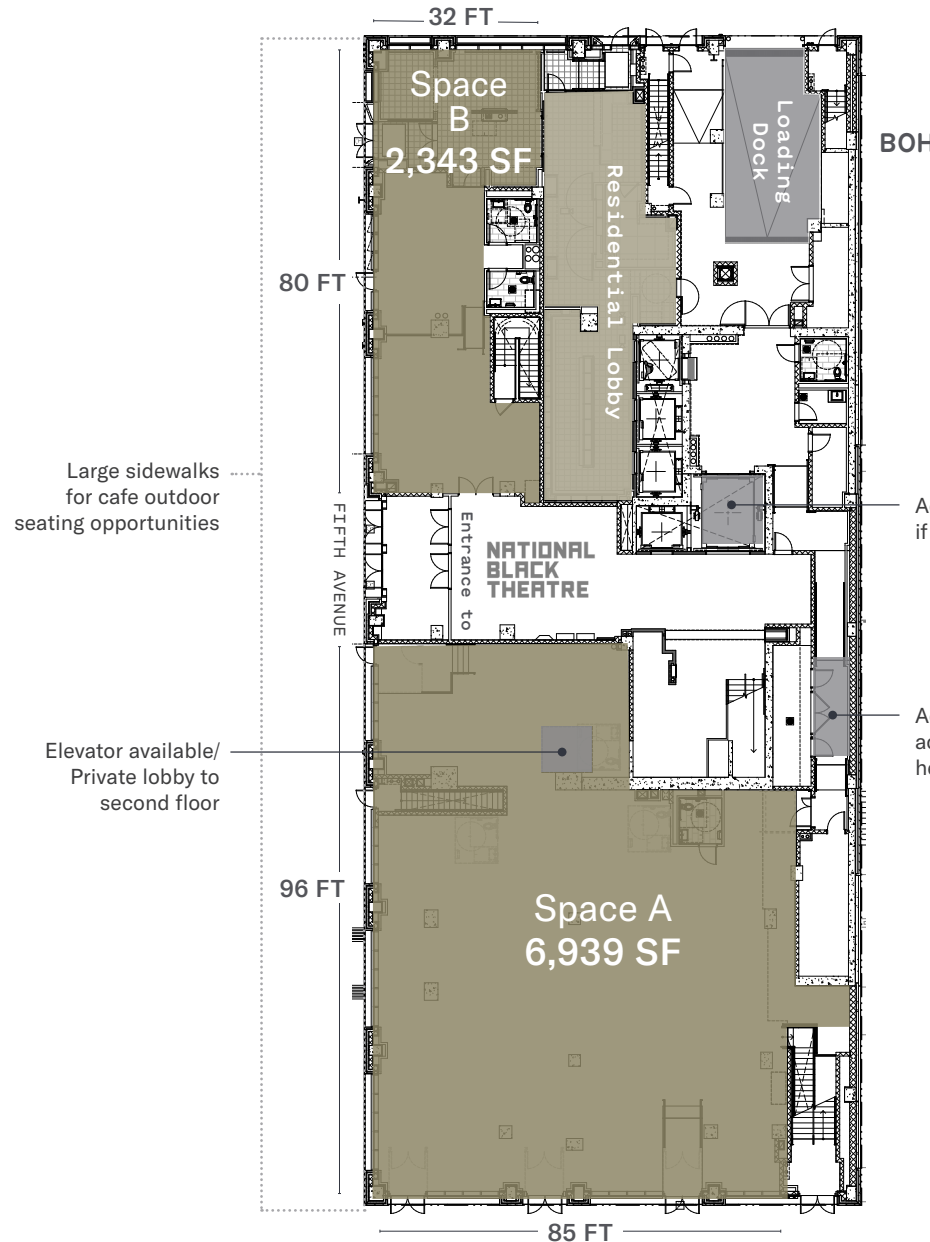
POSSESSION 1Q 2025

NEIGHBORS

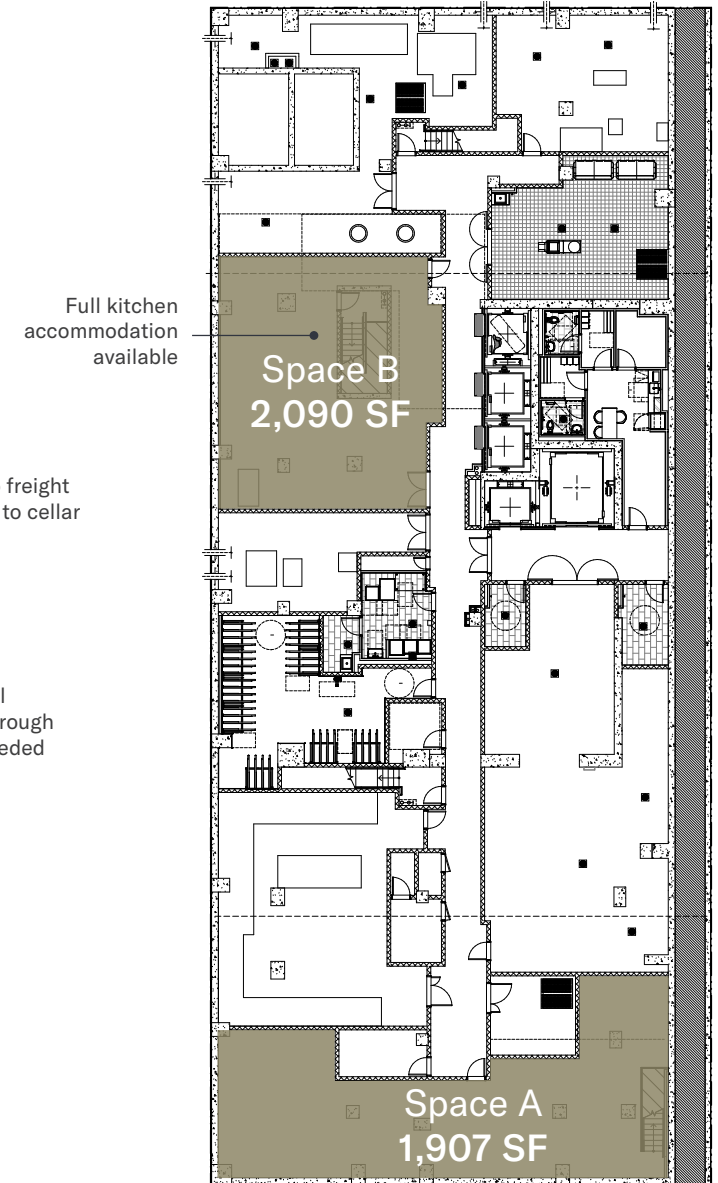
National Black Theater, Studio Museum, Apollo Theater, Red Rooster, Renaissance Hotel, Sylvia's, Nike, Whole Foods Market, Harlem Cycle, Victoria's Secret, Bath & Body Works, H&M, Sephora, Target, Trader Joes (coming soon)

GROUND FLOOR

EAST 126TH STREET



LOWER LEVEL



SIZES

Second Floor
Space C 16,045 SF

FRONTAGE

Second Floor
East 125th Street 80 FT
Fifth Avenue 200 FT

CEILING HEIGHTS

Ground Floor
Space C 16 FT 10 IN - 18 FT 5 IN

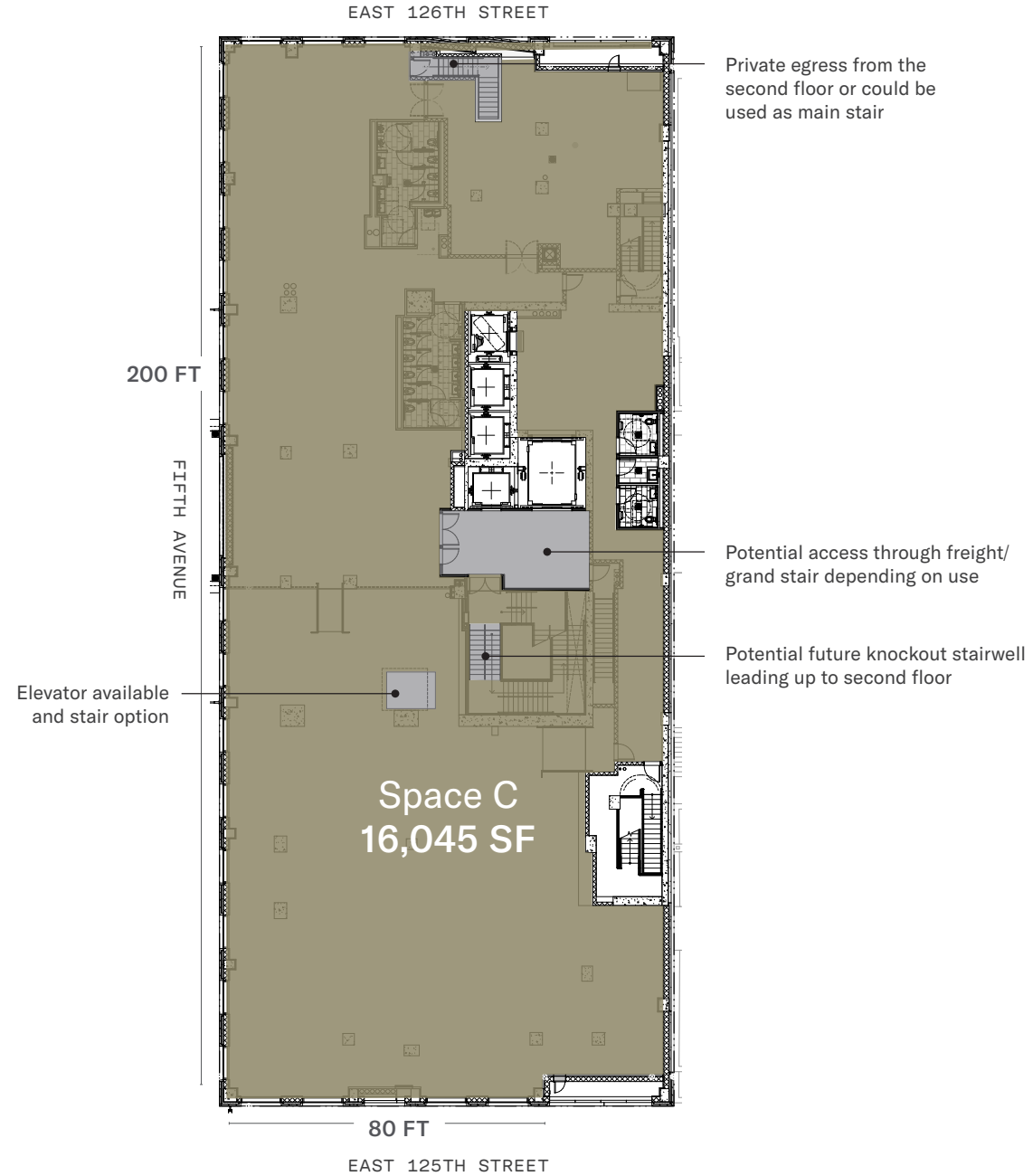
STATUS

New construction

POSSESSION

1Q 2025

SECOND FLOOR



HARLEM



ALL ABOUT THE NUMBERS

AREA DEMOS | Within 1/2 mile radius from site

46K
Total
Population

\$118K
Average
HH Income

20K
Total
Households

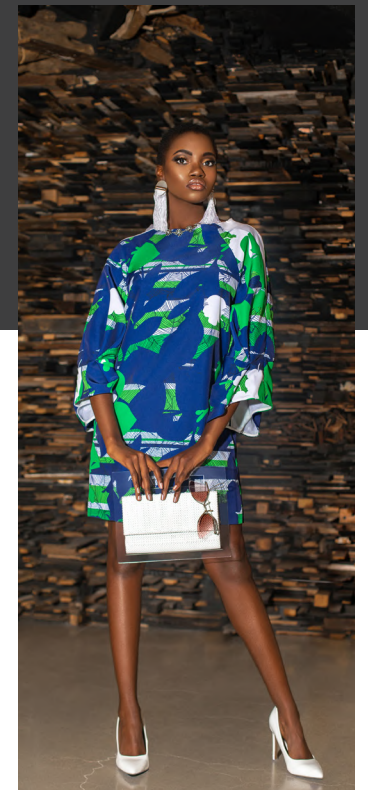
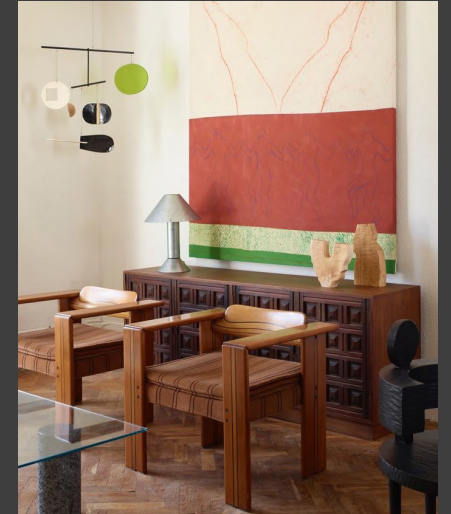
1.3K
Total
Businesses

\$370M
Total Consumer Spending-
Retail Goods



RAY HARLEM

CORNER OF 125TH STREET
AND FIFTH AVENUE



Harlem, located between 110th to 155th streets in Manhattan, NYC, is a dynamic and culturally significant neighborhood known for its rich African American heritage and vibrant atmosphere. Harlem's retail scene is a testament to its culture and community, offering a unique shopping experience that reflects the neighborhood's rich African American history.

From independent boutiques to well-known international brands, Harlem's retail landscape showcases a blend of fashion, art, and cultural expression. This intersection of commerce and history creates a vibrant and engaging atmosphere that draws both locals and visitors to experience the soulful energy of Harlem.

NYC'S CULTURE + SOUL FOOD EPICENTER

RAY HARLEM

CORNER OF 125TH STREET AND FIFTH AVENUE



HARLEM IS A STAGE STARRING SOUL FOOD, SOUL MUSIC AND SOUL LOVE

LEFT TO RIGHT: Studio Museum (Rendering); Sylvia's; Red Rooster; Uptown Night Market; Famous Apollo Theater (with New Marriot Renaissance New York Harlem Hotel in background); Iconic Cotton Club.

World Famous Arts + Leisure Row
125th Street

WEST HARLEM
Est. population: **130K**
Median HH income: **\$76K**
Walk time to site: **5 - 25 mins**

CENTRAL HARLEM
Est. population: **136K**
Median HH income: **\$145K**
Walk time to site: **2 - 10 mins**

- 20-acre park with playgrounds, concerts and an outdoor pool - drawing crowds year round.
- Home of famous music concert "SummerStage series", (in the Richard Rodgers Amphitheater) - **1,800 seats**
- Classical theater of Harlem and other performing arts companies, host plays and art programming in park. Its known as the other "Shakespear in the Park".

EAST HARLEM
Est. population: **123K**
Median HH income: **\$46K**
Walk time to site: **5 - 20 mins**

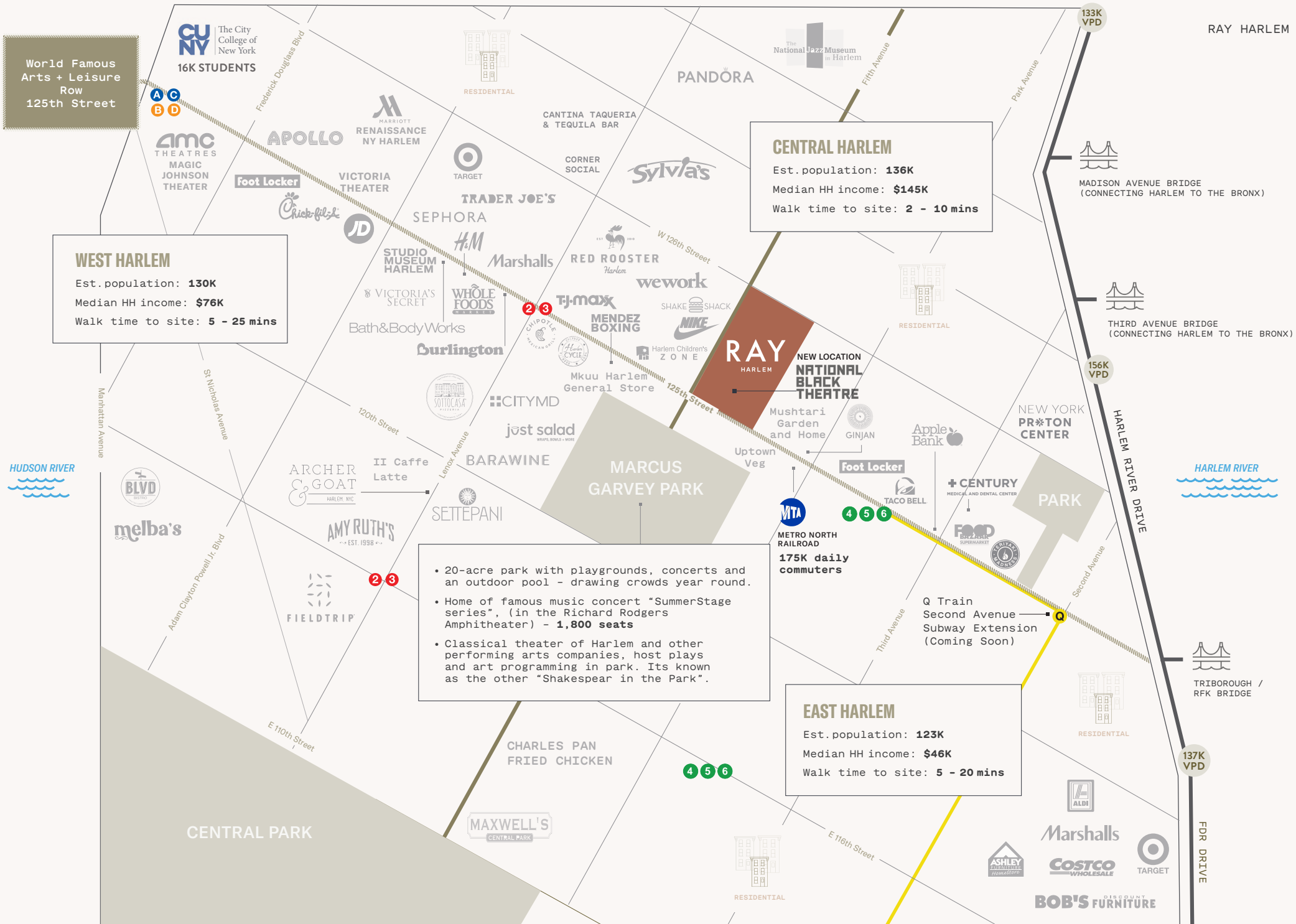
CORNER OF 125TH STREET AND FIFTH AVENUE

AREA RETAIL MAP

At The Center Of It All

125th Street Ridership

2 3	Annual	2,121,918
	Weekday	6,422
	Weekend	8,963
4 5 6	Annual	3,587,673
	Weekday	11,943
	Weekend	13,446
A C B D	Annual	3,772,990
	Weekday	13,324
	Weekend	17,750



World Famous Arts + Leisure Row
125th Street



CORNER OF 125TH STREET AND FIFTH AVENUE

AREA PIPELINE MAP

- 1) 201 East 125th Street
400 UNITS
- 2) 180 East 125th Street
9 STORY OFFICE TOWER
- 3) 82 East 127th Street
101 UNITS
- 4) 132 East 125th Street
100,000 SF OFFICE PROJECT
- 5) 58-62 East 125th Street
25 STORY HOTEL
- 6) 148 East 126th Street
233 UNITS
- 7) 175 East 125th Street
233 UNITS
- 8) 212 East 125th Street
113 UNITS
- 9) 1800 Park Avenue
673 UNITS
- 10) 104 East 120th Street
57 UNITS
- 11) 213 East 125th street
80 UNITS

ARTIST'S RENDERING

THE RETAIL AT

RAY

HARLEM

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NATIONAL BLACK THEATRE

JEWELRY
FLOWERS
APPAREL
LOTIONS
SUNSCREEN

RETAIL

RETAIL

RETAIL

RETAIL

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RIPCO
REAL ESTATE

150 East 58th Street
15th Floor
New York, NY 10155
212.750.6565

Please visit us at ripcony.com for more information.

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

RAY

LEM Development
Partners