

# THE RETAIL AT EAST RIVER PLAZA

Join an iconic East Harlem shopping center, located on the Upper East Side of Manhattan, encompassing 527,000 SF of commercial space with over 1,200 parking spaces, and conveniently located off the FDR/Exit 16

**RIPCO**  
REAL ESTATE

# THE OPPORTUNITY



**STATUS** Formerly Target

**LEASE TYPE** Sublease from Target

**POSSESSION** Immediate

**RENT** Upon request

**TERM** Upon request

**NEIGHBORS** Costco, Marshalls, Bobs Furniture, Burlington, Mt Sinai, Ashley Furniture

**COMMENTS**

- Clean Big Box space at East River Plaza
- 1,251 parking spaces
- Directly off of the FDR Drive, exit 16
- The center generates 3.4M visits per year with 2.9M people within a 5 mile radius
- Five dedicated freight elevators with four dedicated loading docks

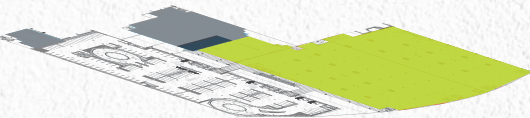
## THREE LEVELS OF COMMERCIAL RETAIL SPACE + PARKING

# SPACE DETAILS

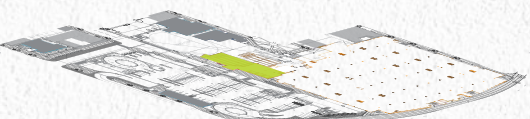
**SIZE** 37,666 SF  
(currently utilized as Stock Room)  
**CEILING HEIGHTS** 15 FT

# FDR LEVEL

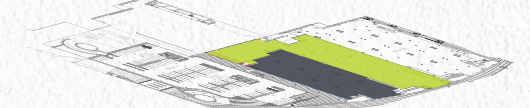
SECOND LEVEL



116TH STREET LEVEL



FDR LEVEL



# SPACE DETAILS

# 116TH STREET LEVEL

SIZE 4,323 SF

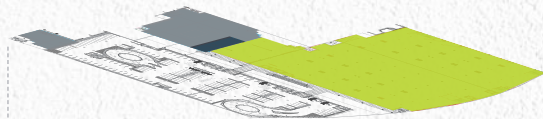
CEILING HEIGHTS 18 FT

### COMMENTS

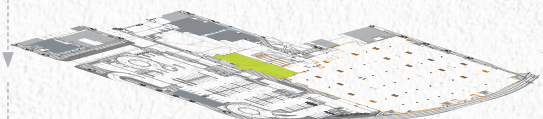
Space consists of 4 dedicated loading docks and a compactor

5 dedicated freight elevators which provide access to storage on FDR Level and sales floor on Second Level

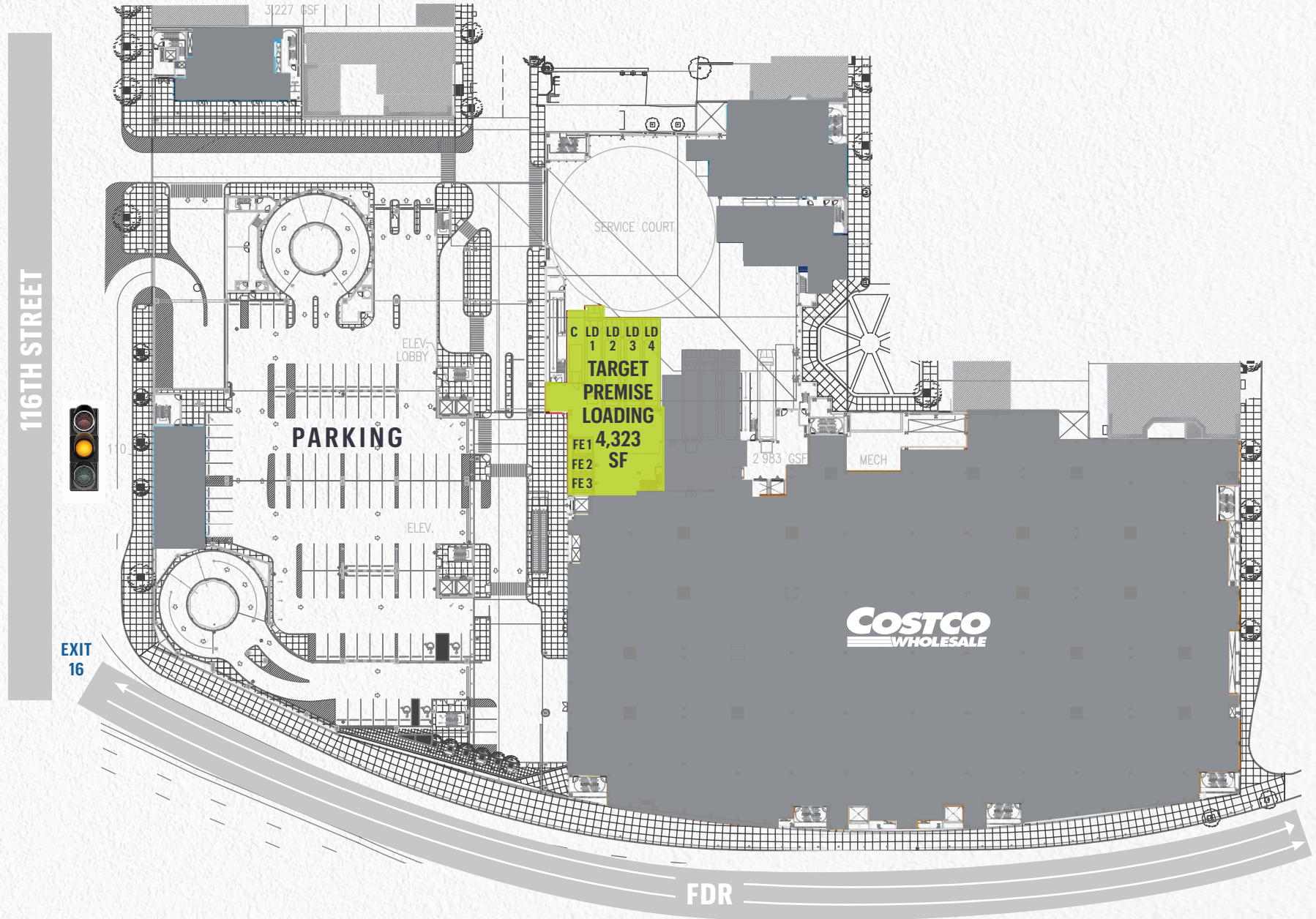
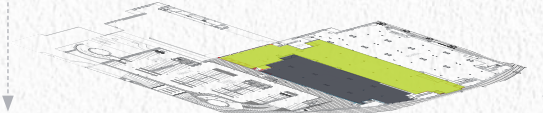
### SECOND LEVEL



### 116TH STREET LEVEL



### FDR LEVEL

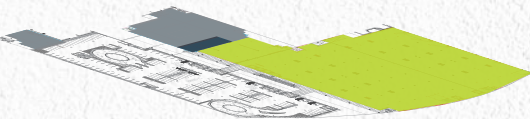


# SPACE DETAILS

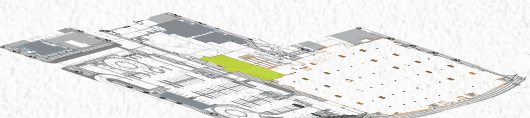
SIZE 126,219 SF  
CEILING HEIGHTS 18 FT

# SECOND LEVEL

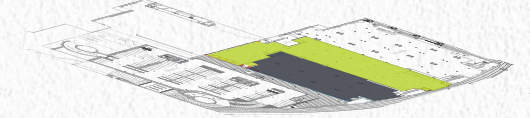
SECOND LEVEL



116TH STREET LEVEL

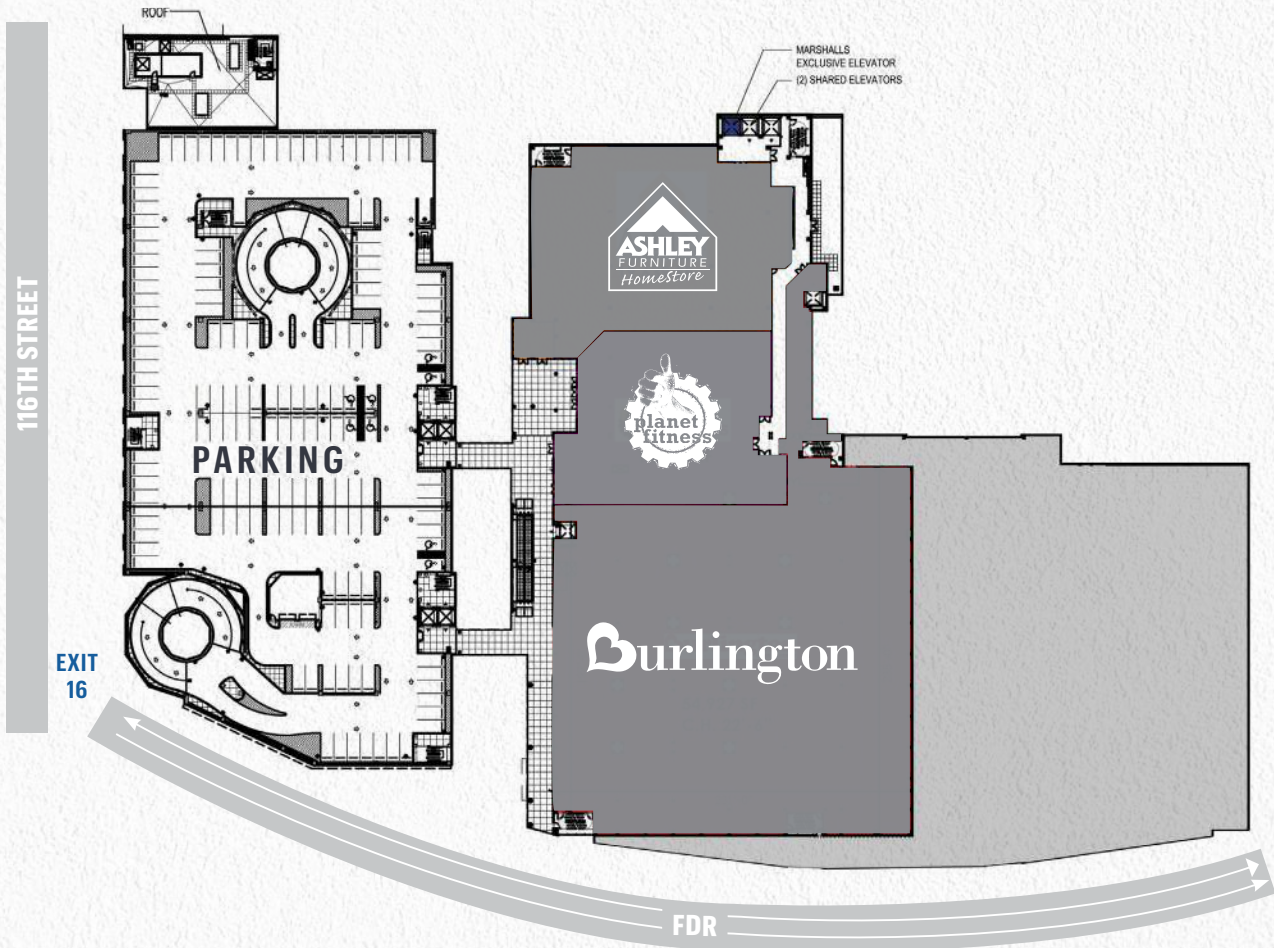


FDR LEVEL

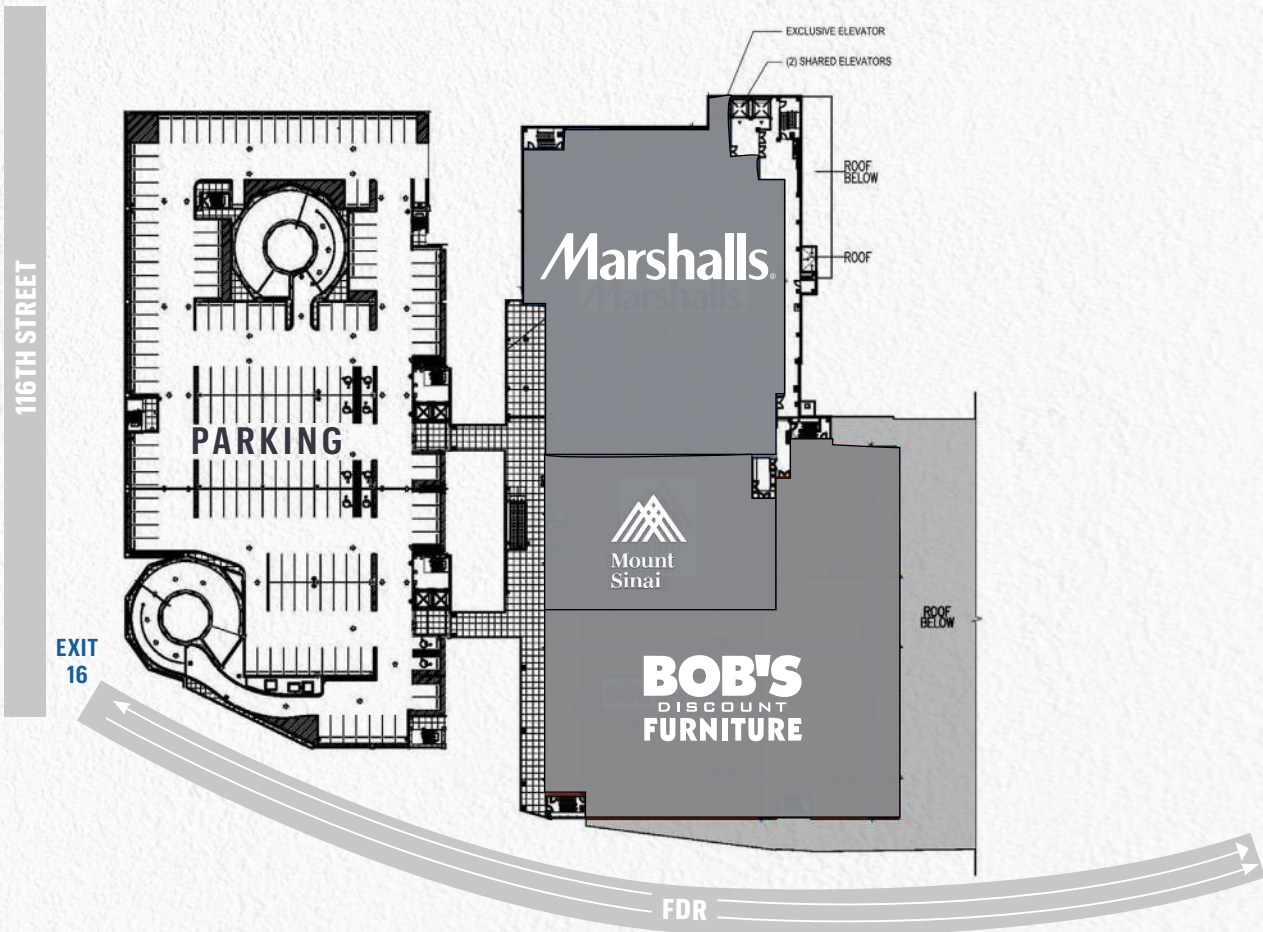


SPACE  
DETAILS

# THIRD LEVEL



# FOURTH LEVEL



# TENANT SIGNAGE OPPORTUNITIES



Signage at garage entrance



Facade and electronic signage along FDR

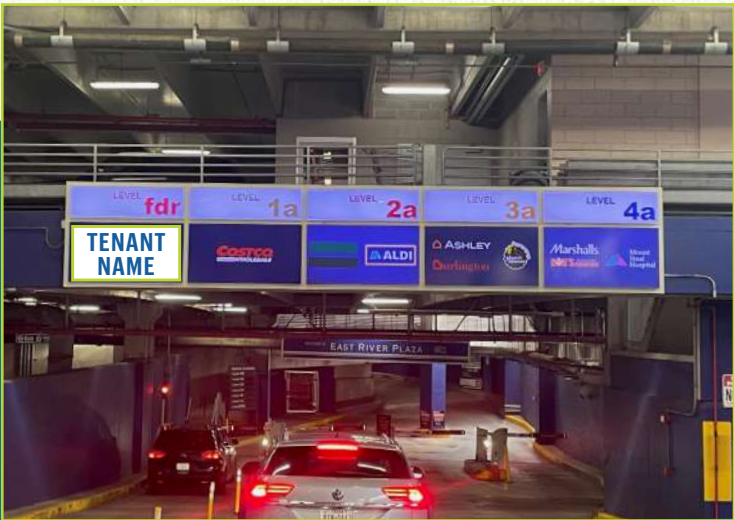
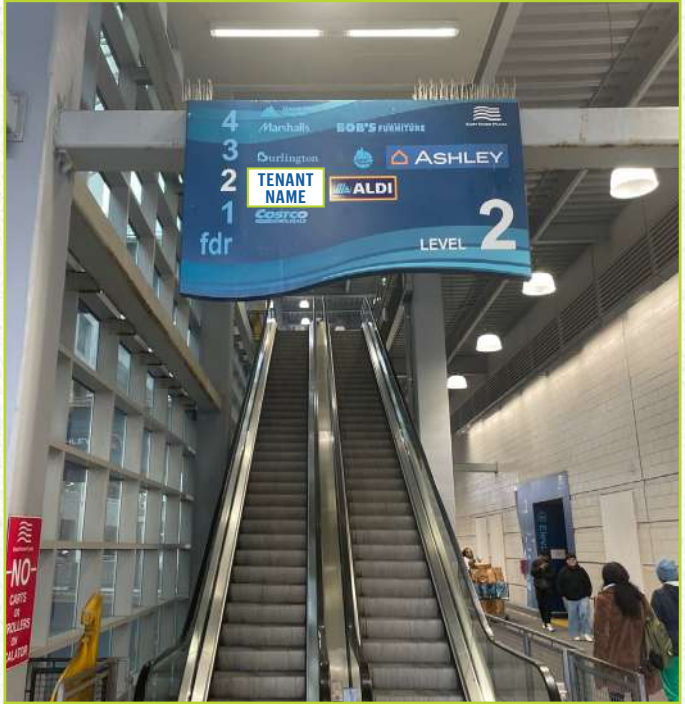


Banner signage along FDR



Signage at walkways between plaza buildings

# WAYFINDING SIGNAGE





# IMMEDIATE TRADE AREA DEMOGRAPHICS

POPULATION **185,113**

DAYTIME POPULATION **180,848**

NUMBER OF HOUSEHOLDS **80,763**

AVERAGE HOUSEHOLD INCOME **\$80,433**

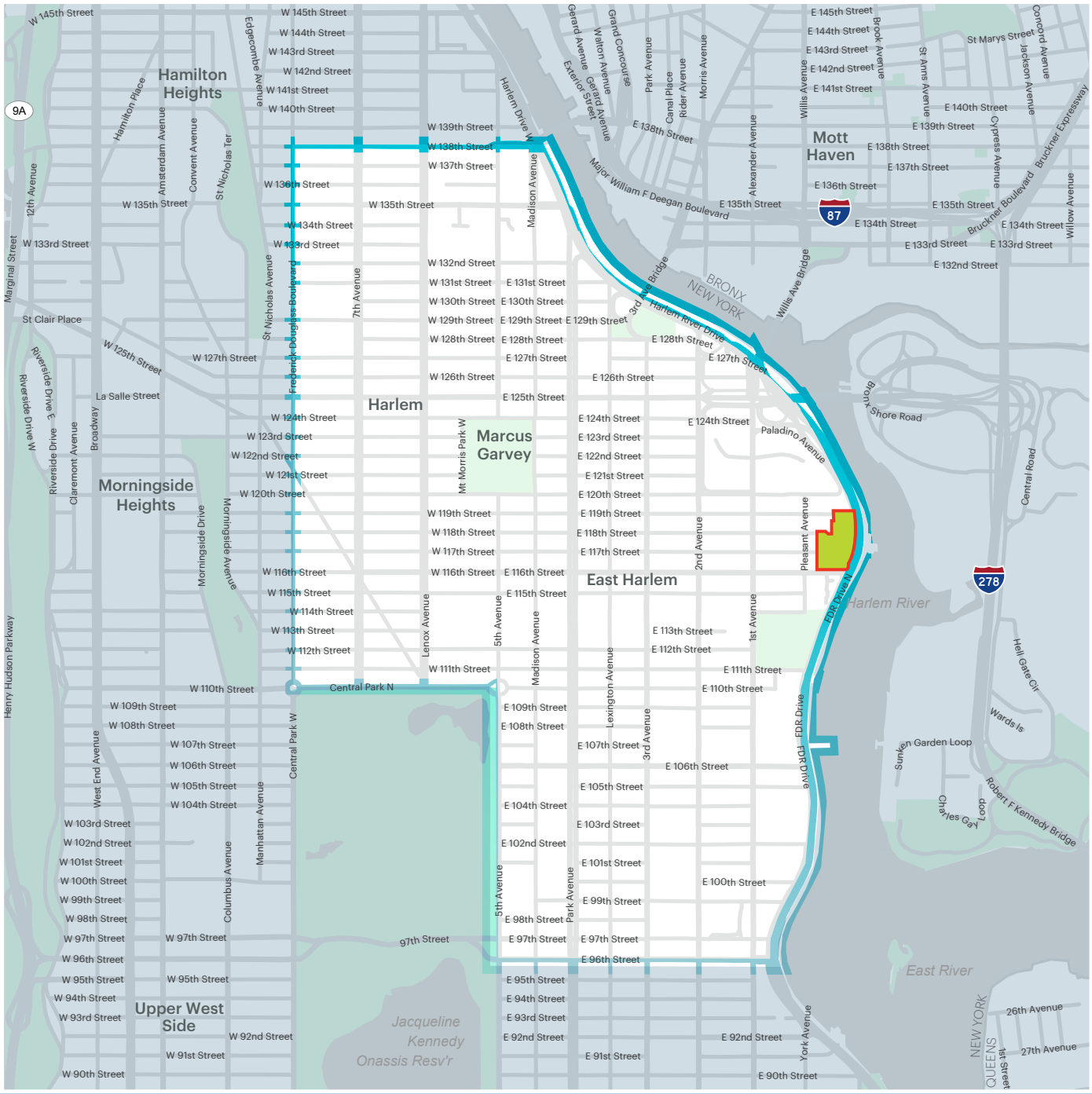
MEDIAN HOUSEHOLD INCOME **\$43,314**

TOTAL BUSINESSES **4,155**

TOTAL EMPLOYEES **76,030**

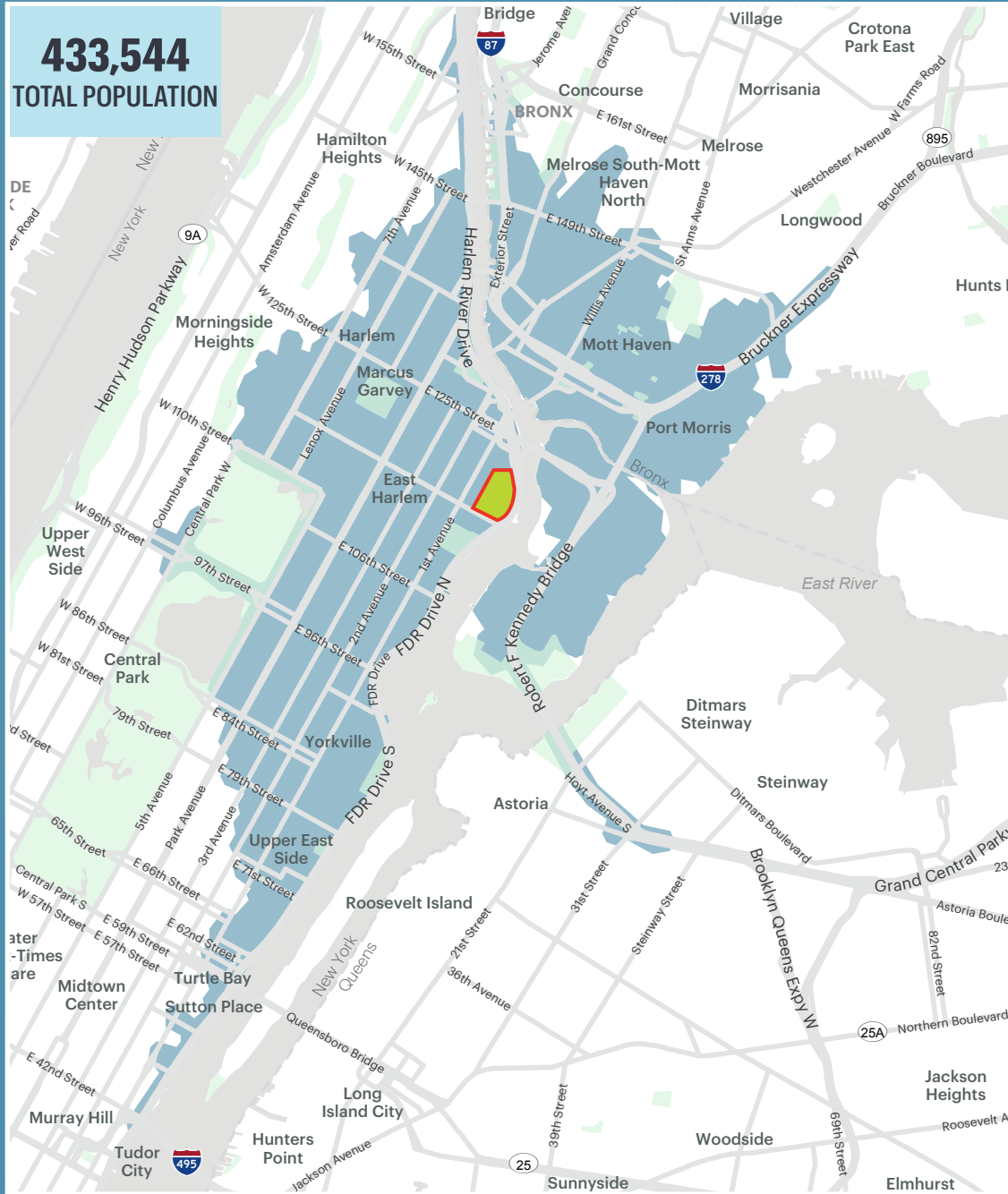
COLLEGE GRADUATES  
(BACHELOR'S +) **22%**

TOTAL CONSUMER SPENDING -  
RETAIL GOODS **\$1.6B**

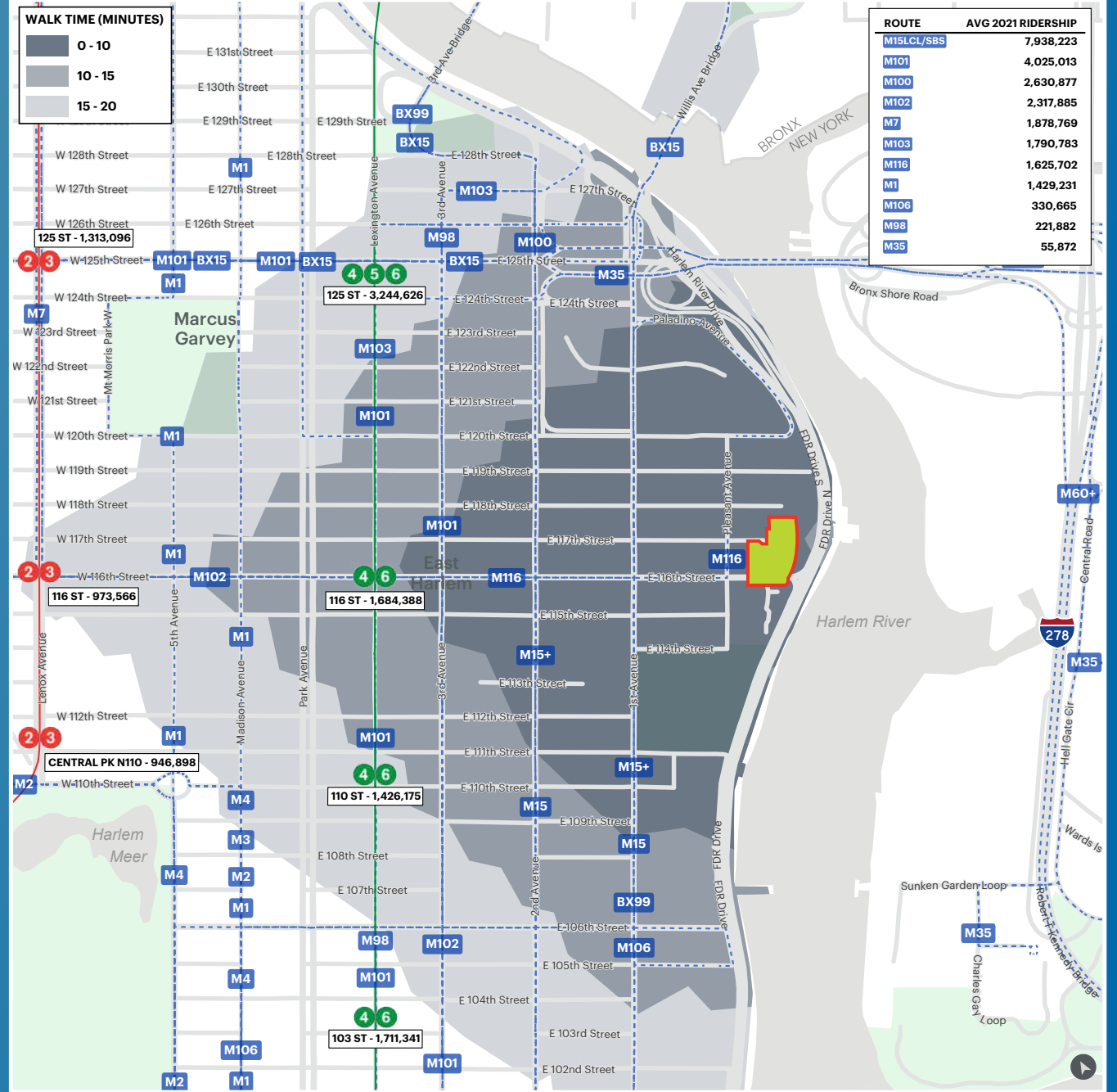


# 10-MIN DRIVETIME MAP

**433,544**  
TOTAL POPULATION

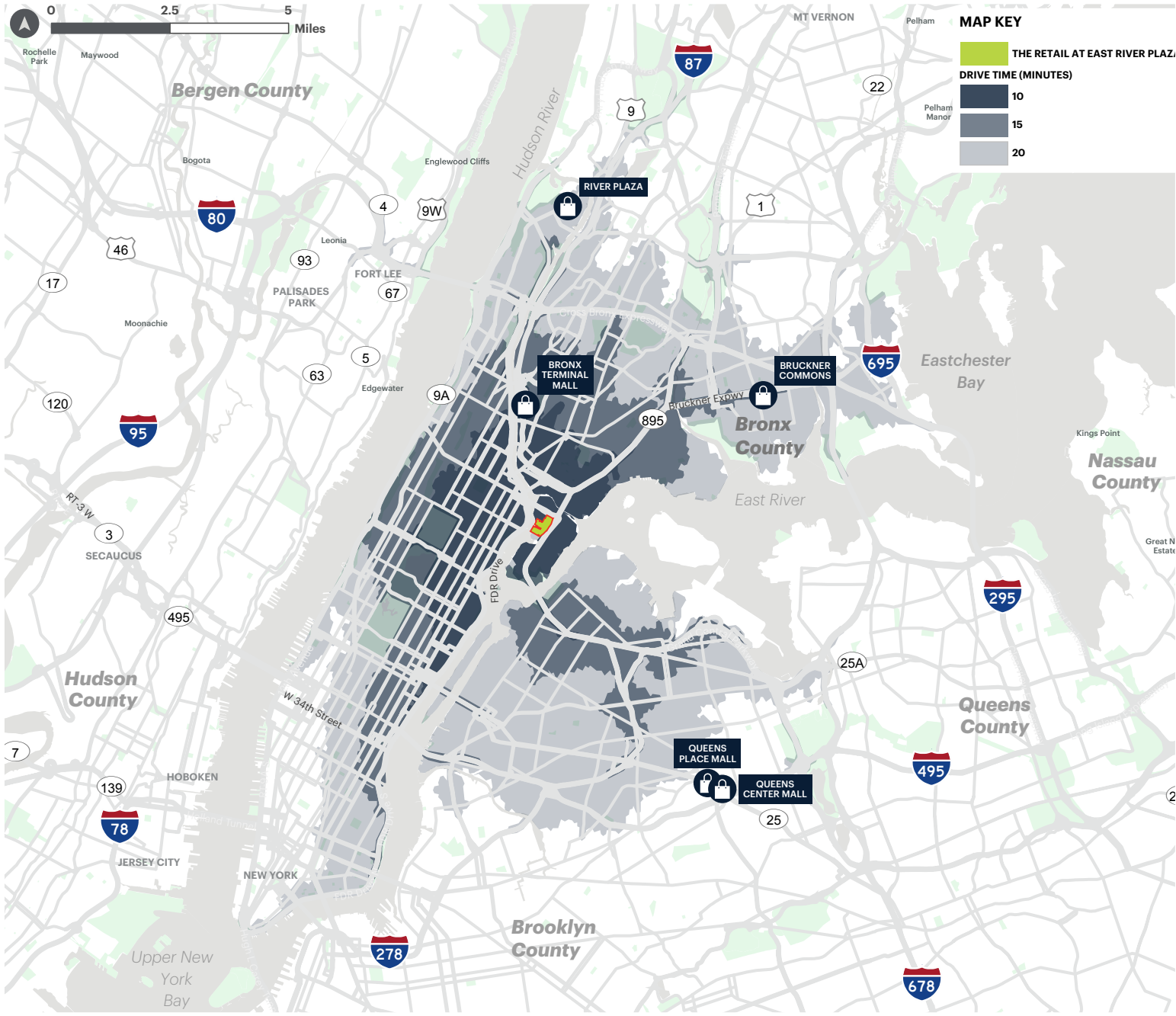


# WALK TIME + TRANSPORTATION



# MARKET MALL OVERVIEW

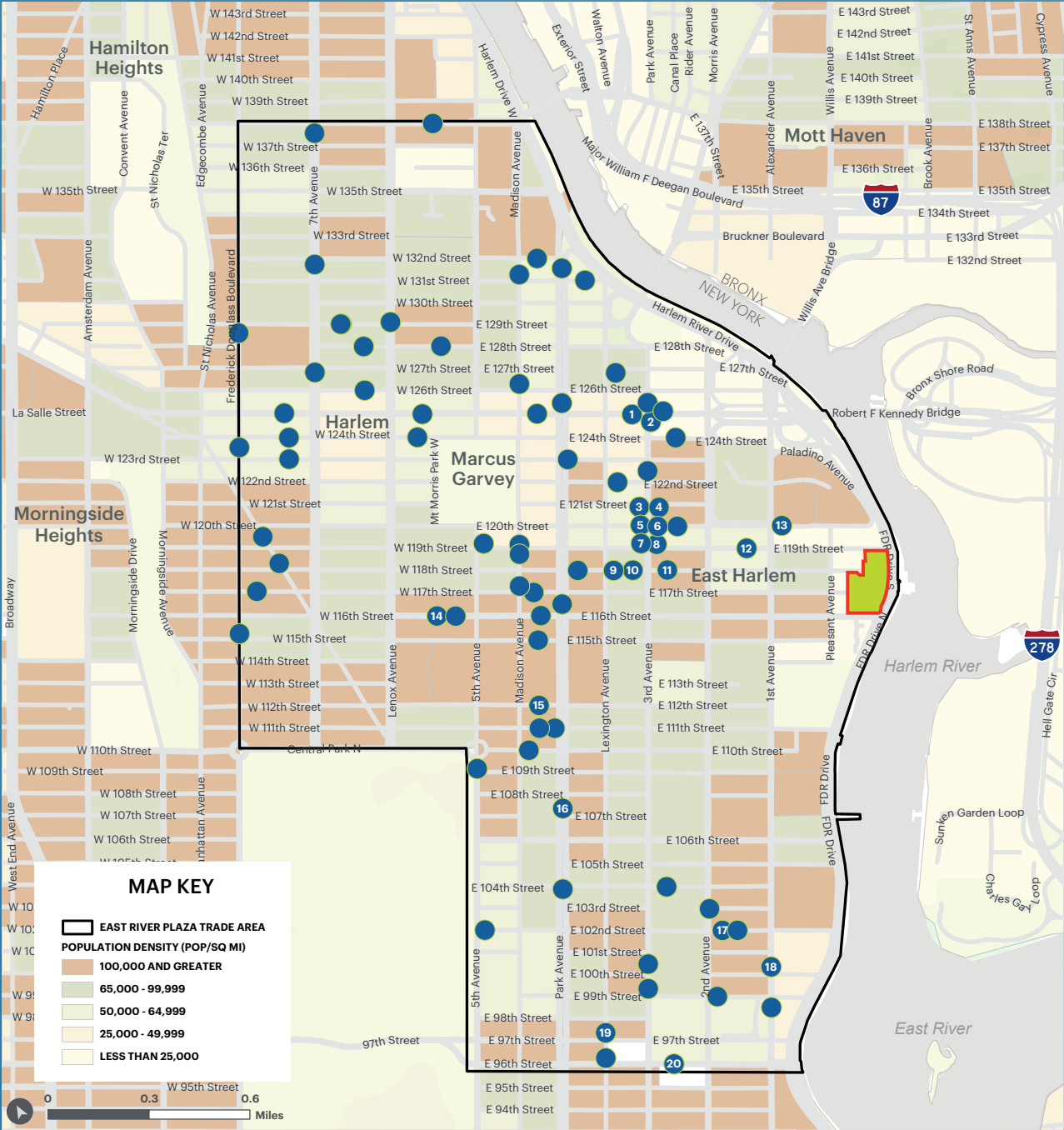
Conveniently accessible from the Tri-Borough Community (Manhattan, Bronx, and Queens)



# PIPELINE MAP + POPULATION DENSITY MAP

## NEW + NOTABLE AREA DEVELOPMENTS

	SELECT DEVELOPMENTS	ADDRESS	UNITS
1	Harlem Headquarters	180 East 125th Street	479
2	One East Harlem	201 East 125 Street	404
3	2211 Third Avenue	2211 Third Avenue	124
4	Cl Tower	203 East 121st Street	60
5	2205 Third Avenue	2205 Third Avenue	64
6	202 East 120th Street	202 East 120 Street	139
7	2182 Third Avenue	2182 Third Avenue	91
8	2183 Third Avenue	2183 Third Avenue	58
9	Embelesar 118	152 East 118th Street	58
10	165 East 118th Street	165 East 118th Street	77
11	Friendly Hands Apartments	225 East 118 Street	73
12	The Palm	333 East 119 Street	70
13	Acacia Gardens	409 East 120 Street	179
14	The Kalahari	40 West 116th Street	249
15	Sendero Verde	50 East 112 Street	348
16	The Carolina	1465 Park Avenue	400
17	315 E 102nd Street	315 East 102 Street	259
18	The Aspen	1955 First Avenue	232
19	1510 Lexington	1510 Lexington Avenue	298
20	One Carnegie Hill	215-17 East 96 Street	454



# THE RETAIL AT EAST RIVER PLAZA

## CONTACT EXCLUSIVE AGENTS

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