

ARTIST'S RENDERING



WEST HARLEM, NY 10027

282

St. **Nicholas**  
**AVENUE**

30,445 SF Of Prime Medical Space.  
Expansive Exposure And Signage  
For Optimal Branding.

**RIPCO**  
REAL ESTATE

Grid Properties Inc.  
**GOTHAM**  
ORGANIZATION, INC.

282  
St. Nicholas  
AVENUE

WEST 125TH STREET, HARLEM

The space at 282 St. Nicholas Avenue is part of Harlem USA a 285,000 SF retail and entertainment complex on West 125th Street. This space is well configured for a range of medical uses with its size being ideal for ambulatory surgery. The three-level space is entered on St. Nicholas Avenue between 125th and 124th Streets, steps from one of the busiest subway stations in Manhattan. The second floor of the space has a commanding presence on the northeast corner of 124th Street and St. Nicholas Avenue.

West 125th Street is a revitalized retail, entertainment, and cultural destination. Besides tenants such as AMC Theaters, New York

Sports Club, Old Navy and Starbucks at Harlem USA retailers and food tenants nearby include Whole Foods, CVS, Target, Trader Joe, Marshalls, Burlington, PC Richard, DSW, Banana Republic, The Gap, Victoria's Secret, Sephora, Chick Fil A, Panda Express, and Chipotle.

Harlem, the third most visited tourist destination in Manhattan, is home to major cultural institutions including the Apollo Theater, The Studio Museum in Harlem, Harlem School of the Arts, The Cathedral of St. John the Divine, The Dance Theater of Harlem, Schomburg Cultural Center, National Black Theater, Museum of the City of New York, and El Museo del Barrio.

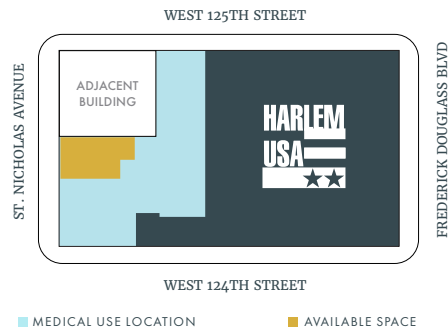


Great Location with  
High-Pedestrian,  
Vehicular, and  
Mass Transit Counts.

PRIME BRANDING  
OPPORTUNITIES

282  
St. Nicholas  
AVENUE

HARLEM USA KEY PLAN



MEDICAL SPACE OVERVIEW

Location

East side of St. Nicholas Avenue between West 124th and 125th Streets

**Total Size** 30,445 SF

**Ceiling Heights** 15 FT Floor-to-Floor

**Column Spacing** 25 FT to 36 FT

**Status** Currently Vacant

**Possession** Immediate

Mechanical Systems

The space is provided with heating and cooling using the building's condenser water. The building is served with fiber optic for voice and data.

Loading and Trash Removal

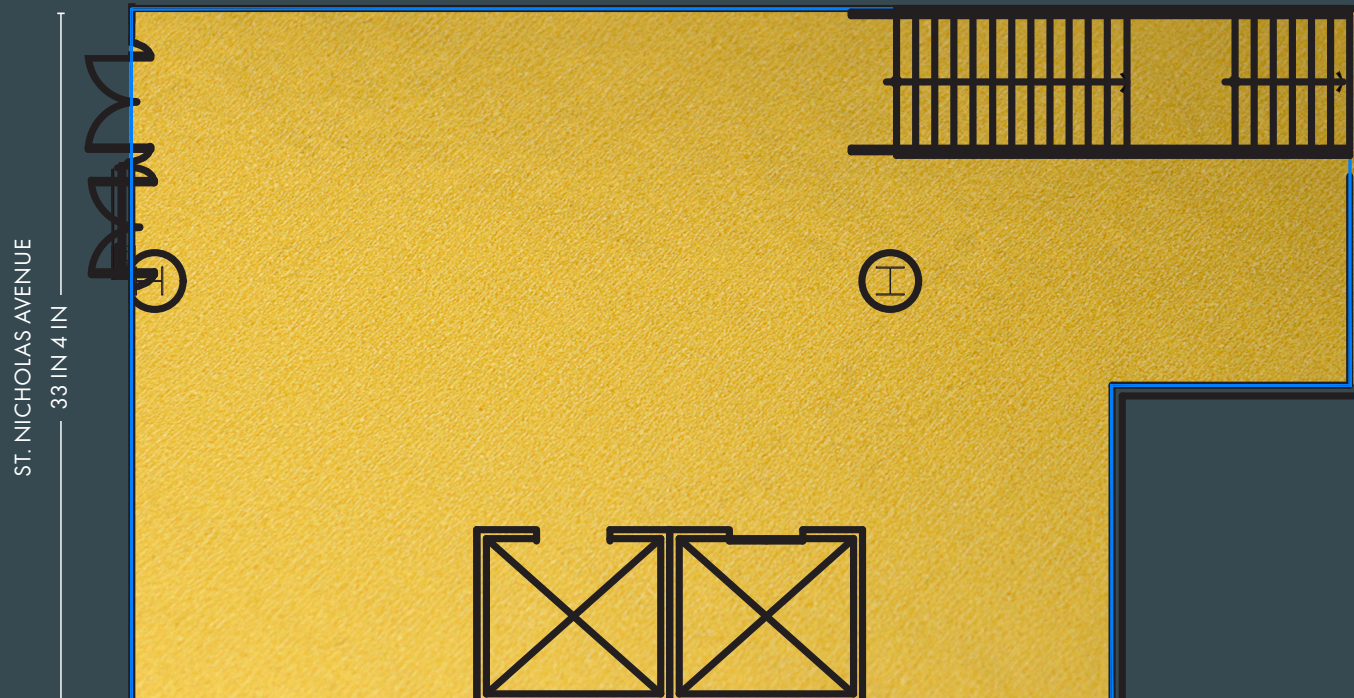
The space is directly accessible to four loading bays on West 124th Street for deliveries and trash removal.

Vehicular Access

Vehicular drop offs and ambulance access are through the front entry to the space on St. Nicholas Avenue.

# FLOOR PLANS

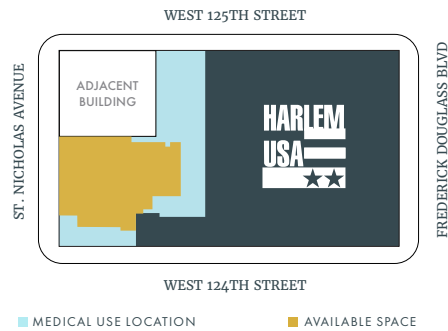
## 1,825 SF



Ground Level Space Details: **Size** 1,825 SF | **St. Nicholas Frontage** 33FT 4IN

282  
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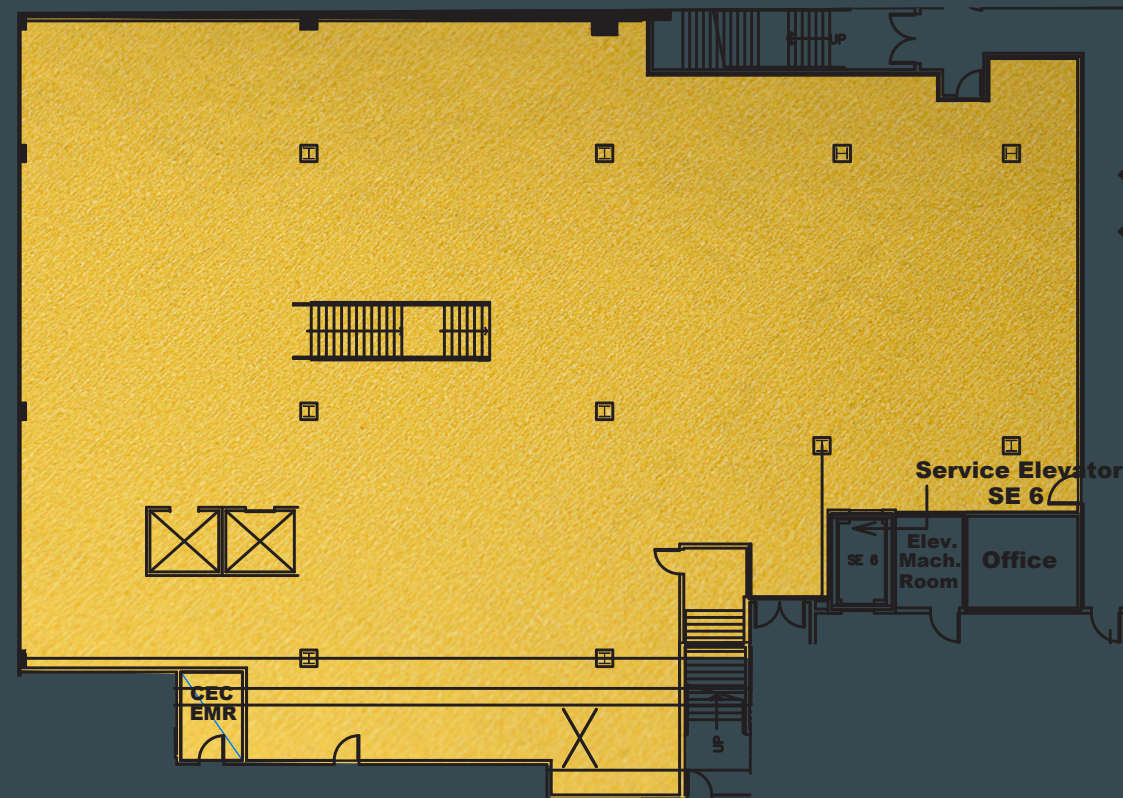
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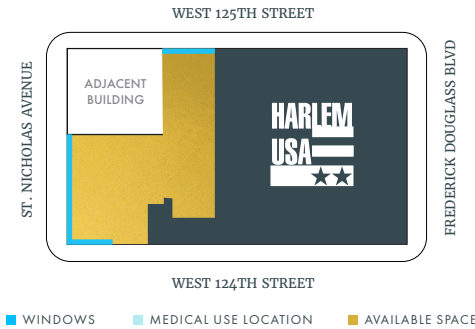
## 10,090 SF



Lower Level Space Details: Size 10,090 SF

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HARLEM USA KEY PLAN



MEDICAL SPACE OVERVIEW

Location

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**Total Size** 30,445 SF

**Ceiling Heights** 15 FT Floor-to-Floor

**Column Spacing** 25 FT to 36 FT

**Status** Currently Vacant

**Possession** Immediate

Mechanical Systems

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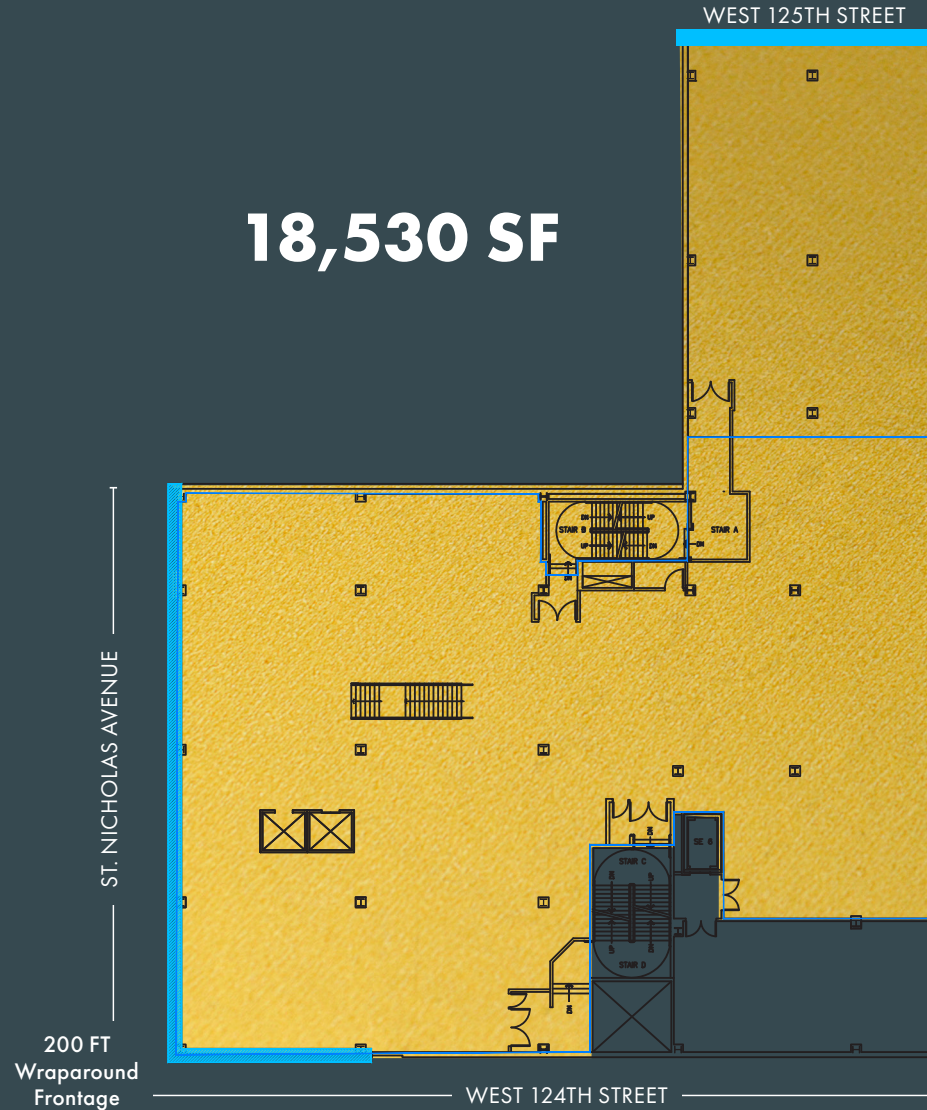
Loading and Trash Removal

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Vehicular Access

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# FLOOR PLANS



Second Level Space Details: **Size** 18,530 SF | **Wraparound** 200 FT

# IN THE CENTER OF IT ALL



# Demographic Information

Manhattan above 72nd Street has approximately 800,000 residents of which 600,000 live north of 96th Street in Upper Manhattan. Upper Manhattan, with 80,645 residents per square mile has a population density greater than any US city including New York where the overall density is 29,729 residents per square mile.

More than 225,0000 residents are with a ten-minute walk to this location. Daily pedestrian traffic counts on this portion of 125th Street average around 40,000 per day. Fifteen million people use the subway stations annually on west 125th Street to access subway lines that connect the rest of Manhattan and the Bronx to this location. It is only one stop from this location to Columbus Circle.

Upper Manhattan has an income density of \$3.35 billion per square mile which is significantly greater than any city in the United States. By comparison New York City's overall income density is \$1.14 billion per square mile.

The number of Upper Manhattan residents who have obtained bachelor's degrees and higher is impressive at 96,575.

Various estimates indicate that 150,000 people work in Upper Manhattan daily for businesses, retail establishments, government agencies, and not-for-profit organizations.

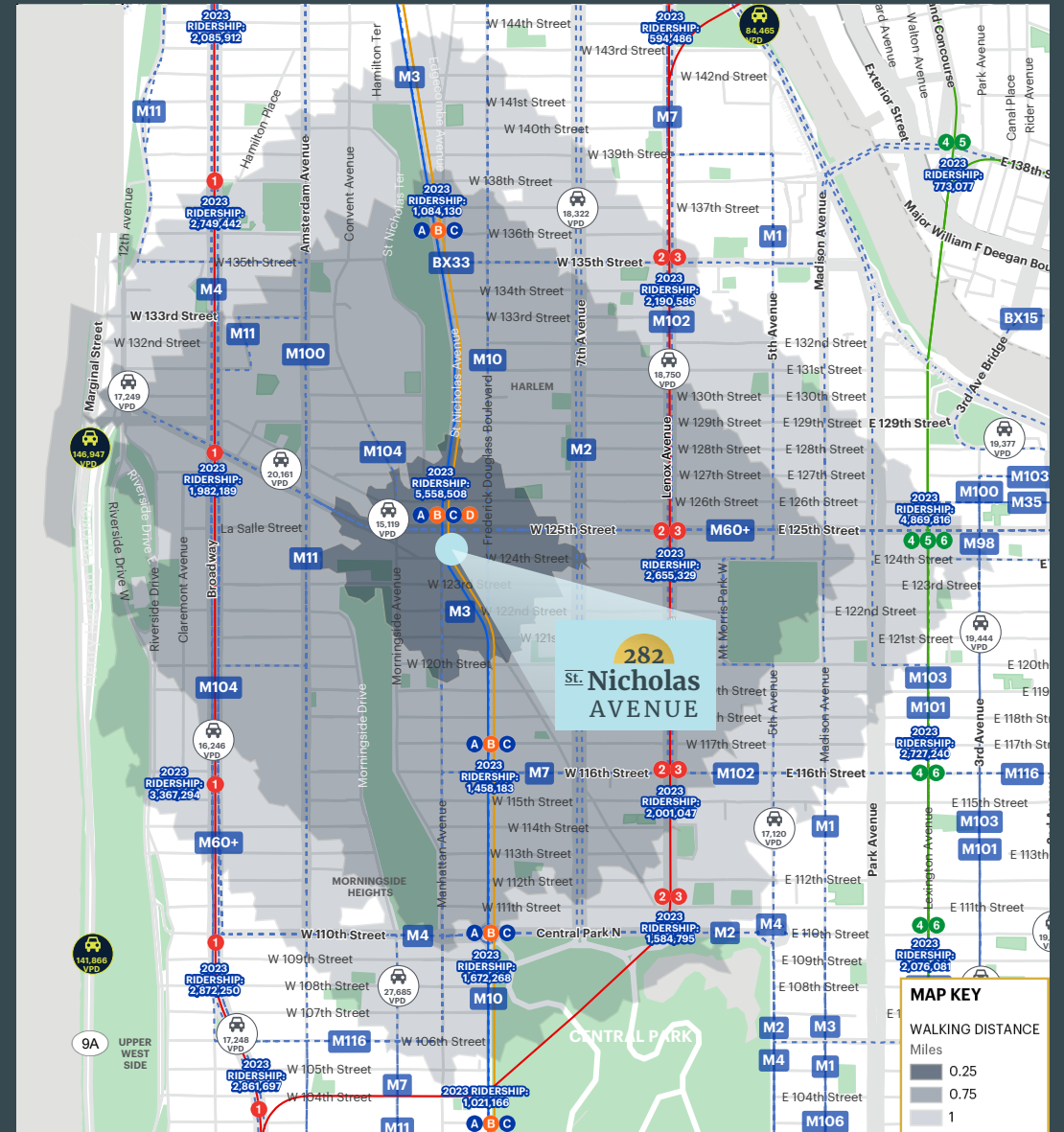
Upper Manhattan is home to several major medical centers including Mt. Sinai Medical Center, New York Presbyterian Hospital - Columbia University Irving Medical Center and Harlem Hospital which bring enormous numbers of patients and visitors to Harlem daily.

Upper Manhattan is home to 26 institutions of higher education. Columbia University has more than 31,000 students and approximately 30,000 faculty members and employees. The City College of New York has approximately 16,000 students and 1,400 faculty members.

## AREA DEMOGRAPHICS

	.25 MILES	.50 MILES	1 MILE
Total Population	14,163	63,303	224,675
Total Households	6,174	26,687	95,702
Family Population	68%	62%	61%
Population By Age	36 Yrs.	35 Yrs.	36 Yrs.
Average HH Income	\$93K	\$95K	\$96K

## WALKTIME AND TRANSPORTATION MAP



WEST HARLEM, NY 10027

282

St. **Nicholas**  
**AVENUE**

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Please visit us at [ripcony.com](http://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.

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