



**650 SF**  
For Lease

**RETAIL SPACE**

# **1183 SECOND AVENUE** at The Treadwell

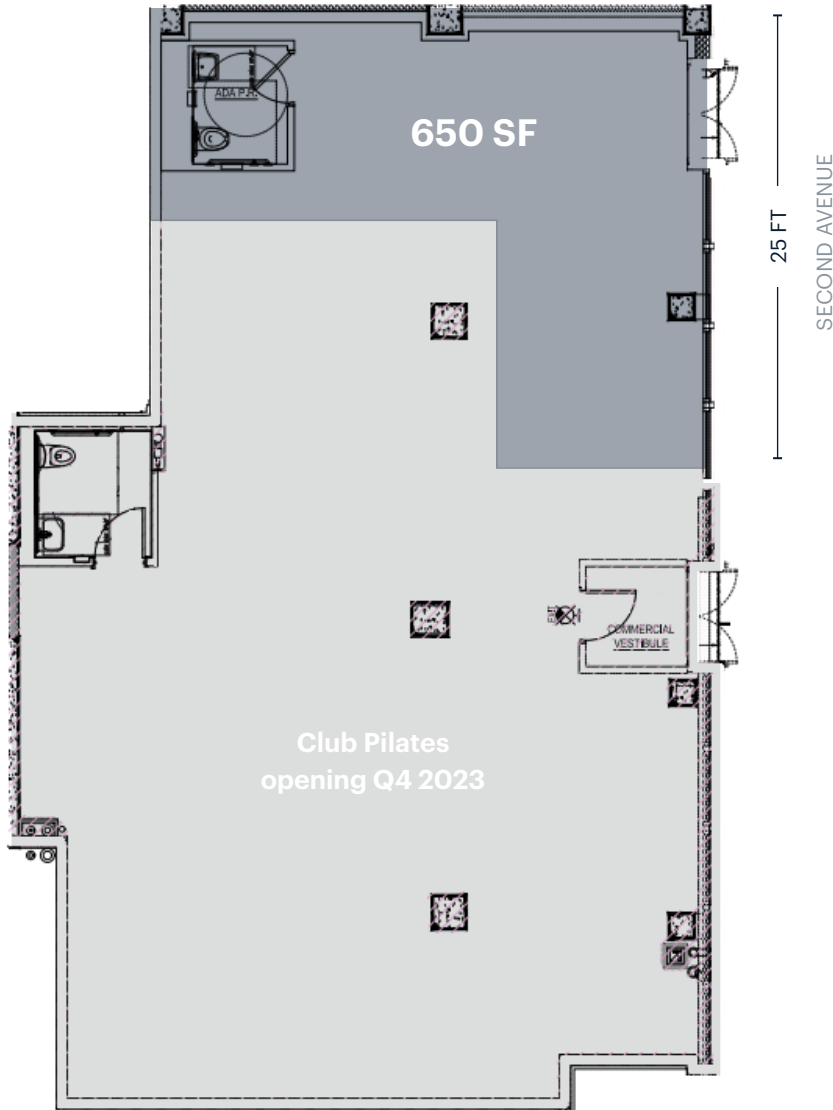
Between East 62nd and 63rd Streets

**UPPER EAST SIDE**  
MANHATTAN | NY

**RIPCO**  
REAL ESTATE

# SPACE DETAILS

## GROUND FLOOR



### LOCATION

Second Avenue between East 62nd and 63rd Streets

### SIZE

Ground Floor 650 SF

### FRONTAGE

Second Avenue 25 FT

### CEILING HEIGHTS

Ground Floor 20 FT

### POSSESSION

Q4 2023

### TERM

Negotiable

### RENT

Upon request

### NEIGHBORS

Club Pilates opening Q4 2023, Duane Reade, Veterinary Emergency Group, Barry's Bootcamp, The Health Nuts, CVS, Housing Works, Chase Bank, Invite Health

### COMMENTS

- Delivery Condition will include an ADA Bathroom and fully demised storefront
- At the base of a 66-unit, new construction condo building designed by critically-acclaimed INC Architect & Design
- A distinctive 21st-century apartment house with subtle references to New York's iconic Art Deco and Neoclassical architectural history
- Fluted terracotta details and bronze accents enhance the building's beautiful vertical silhouette

### TRANSPORTATION 2021 Ridership Report

Lexington Ave/63rd St



Annual	3,129,478
Weekday	9,988
Weekend	10,947

Lexington Ave/59th St



Annual	7,397,107
Weekday	23,695
Weekend	25,324

### AREA FOOT & CAR TRAFFIC August 1, 2022 - July 31, 2023

1183 Second Avenue Vicinity (250 SF radius) 2.2M people per day

### AREA DEMOGRAPHIC INFORMATION

Average Household Income: \$220,393

Median Household Income: \$142,194

Average Home Value: \$1,152,077

Consumer Spending: \$320,063,555 on food away from home

Total Population: 71,647





## ABOUT THE DEVELOPMENT TEAM

### DART INTERESTS

#### Developer

Dart Interests is a U.S. real estate development and investment firm solely owned by the Dart Family. Dart Interests has a growing portfolio of more than \$2 billion currently invested in real estate projects across eight states. With an emphasis on long-term value creation, our structure enables the firm to be flexible as well as purposeful in developing leading-edge properties in both urban and resort settings. Our combination of available capital and industry expertise gives the organization the freedom to take calculated risks and produce meaningful results. Based in Dallas, Dart Interests also has regional offices in Orlando, Charlotte, and Salt Lake City.

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### ZECKENDORF DEVELOPMENT

#### Co-Development Manager

Zeckendorf Development is a privately owned real estate firm led by Arthur, William and Artie Zeckendorf and Co-Development Manager of The Treadwell, with Dart Interests. Responsible for some of the most successful projects in New York history, this team brought to life some of Manhattan's most exclusive addresses including 15 Central Park West, 18 Gramercy Park, 520 Park Avenue, 50 UN Plaza and 115 East 55th Street.

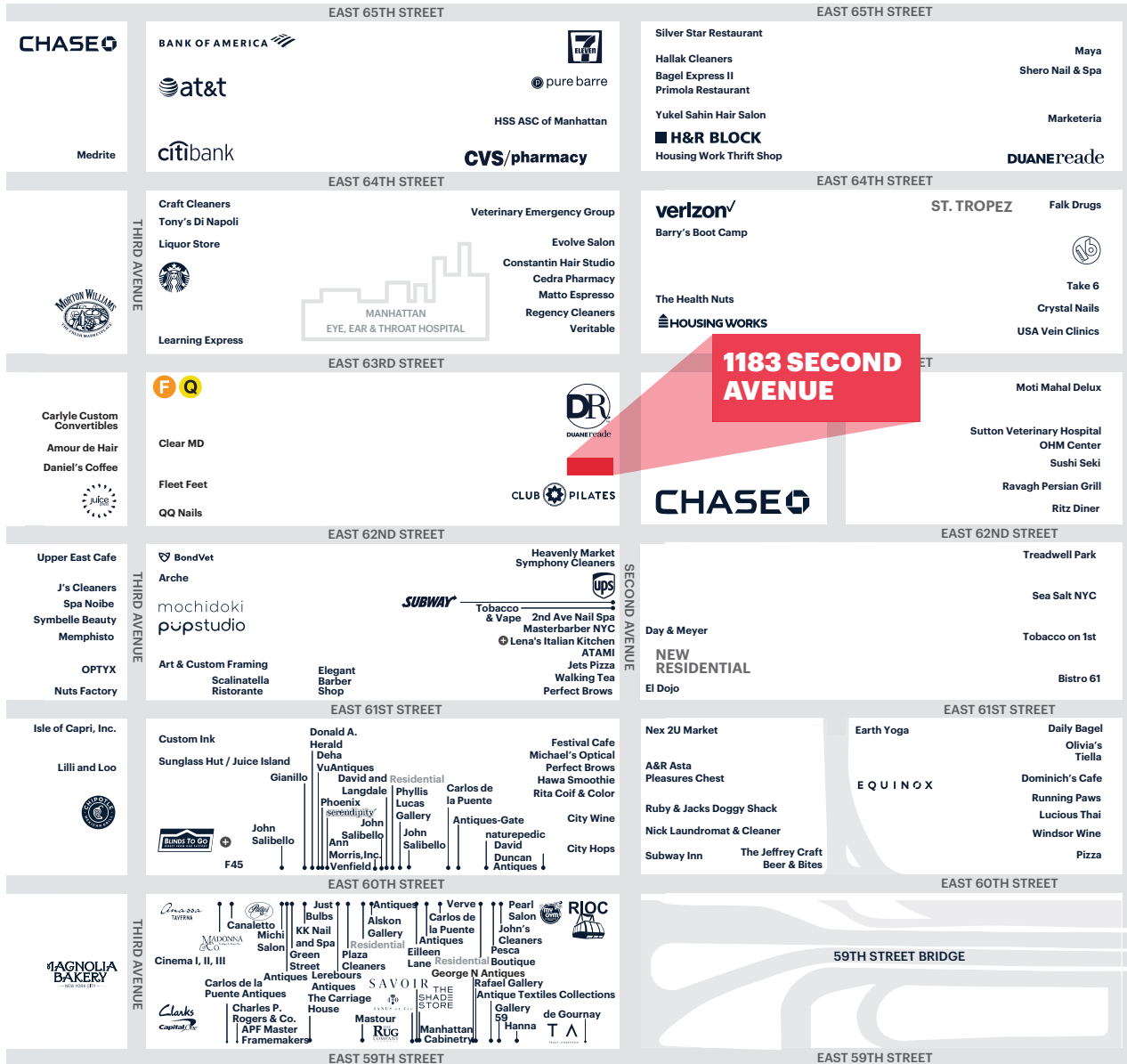
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### INC ARCHITECTURE & DESIGN

#### Design Architect and Interior Architect

Founded in 2006, INC is a passionate, open-source, multi-disciplinary architecture and interior design studio dedicated to sustainable and context-driven innovation. With roots in high-end residential design in urban and rural contexts alike, INC's award-winning portfolio of commercial, hospitality, and wellness projects lends a unique perspective on multifamily projects, across multiple residential towers and ground-up condominiums at the forefront of multifamily housing design in New York City, from Columbus Circle to Park Slope. Led by partners Adam Rolston, Drew Stuart, Gabriel Benroth, Hilary Kroll, and Tyler Kleck, the Soho-based studio is best known for their work at 1 Hotel Brooklyn Bridge, TWA Hotel, and the renovation and master plan of the iconic Rockefeller Center Rink Level, alongside projects similarly attuned to their environmental, geographic, historic, and social contexts.

# AREA RETAIL



## CONTACT EXCLUSIVE AGENTS

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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.