

208 EAST 87TH STREET NEW YORK, NY 10128

EXCLUSIVE RETAIL SPACE FOR LEASE

YOU ME CLEANERS
Wash & Fold
Free pickup
& Delivery
Free Storage
210 E 87th St 212-534-6766
212-534-6766

RETAIL FOR LEASE

IPRG BRANDON EFAP 917.312.0291 WWW.IPRG.COM | @IPRG_NY

IPRG



TABLE OF CONTENTS

03 EXECUTIVE SUMMARY

06 NEIGHBORHOOD OVERVIEW

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Brandon Efap

Director of Retail Leasing
718.360.4761
befap@iprg.com

Joseph Sobolov

Retail Associate
718.416.6140
jsobolov@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

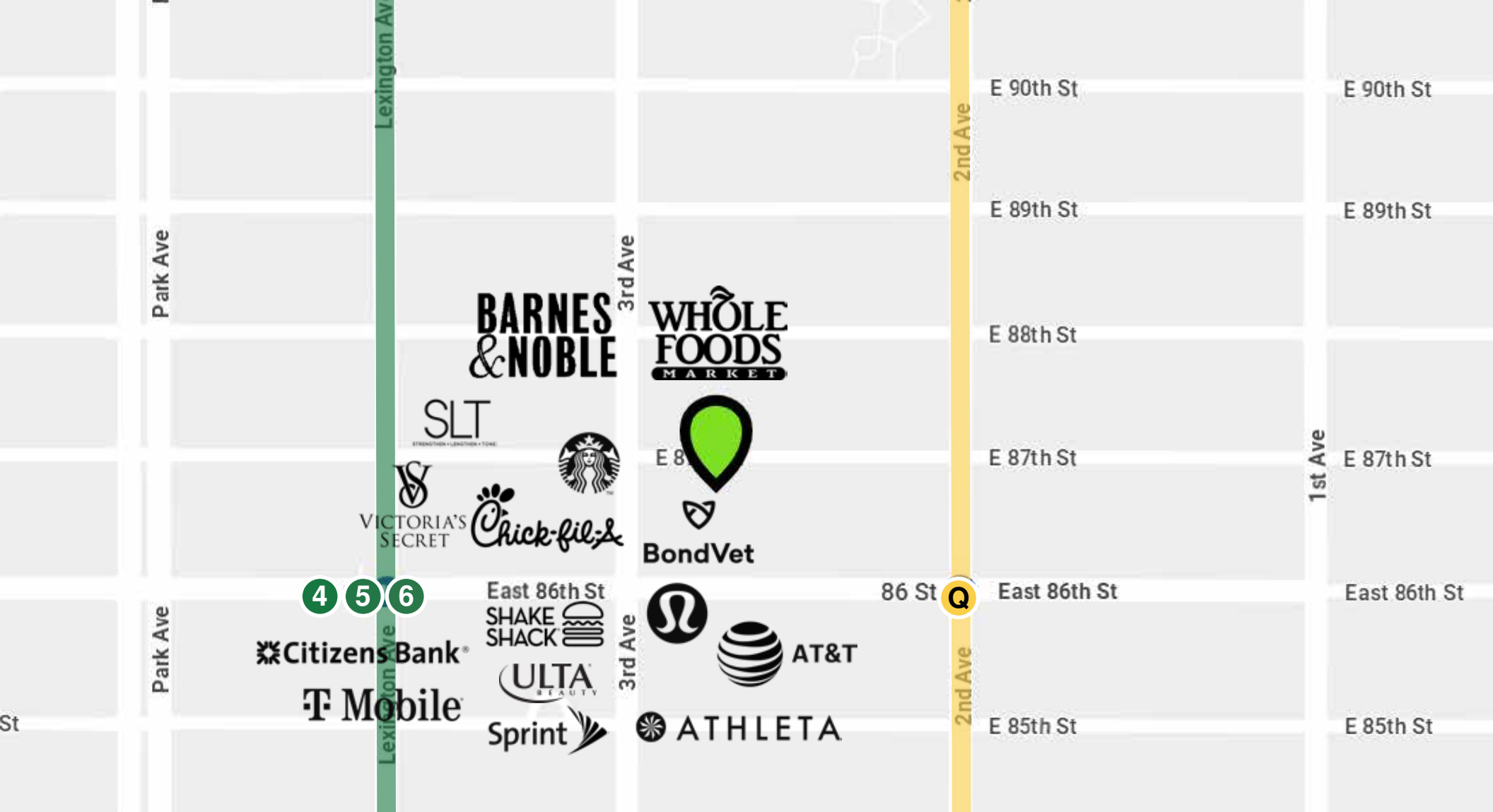
2 | www.iprg.com

IPRG

EXECUTIVE SUMMARY

208 EAST 87TH STREET





Neighbors:

BondVet, Starbucks, Chick-Fil-A, Barnes & Noble, Whole Foods, Bluemercury, SLT, ULTA, Lululemon, Athleta, AT&T, Citizen's Bank, T-Mobile, Sprint, Shake Shack, Victoria's Secret



ASK

\$3,500/Month

LEASE HIGHLIGHTS

350 SF
Size

8'
Ceiling Heights

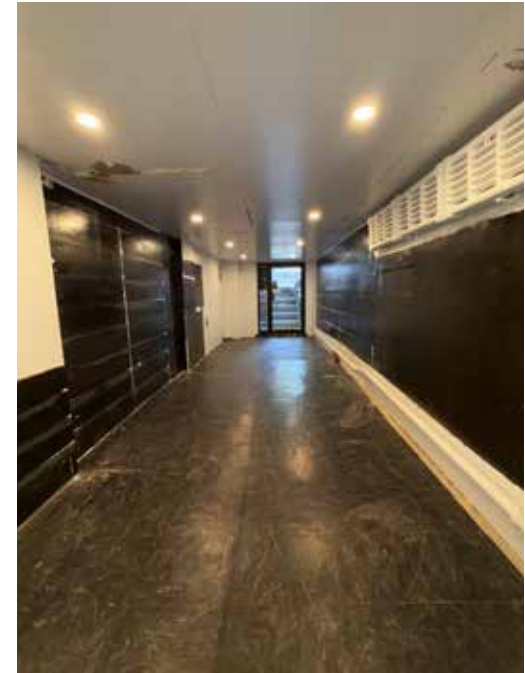
10'
Frontage

Immediate
Possession

COMMENTS

- Prime Upper East Side Retail Space
- Bathroom Currently in Place
- Directly across from a 419 Unit Building
- Surrounded by Several National Credit Tenants

ADDITIONAL SPACE PHOTOS



IPRG

NEIGHBORHOOD OVERVIEW

208 EAST 87TH STREET



LOCATION HIGHLIGHTS

Prime Positioning: Located near the intersection of East 87th Street and 3rd Avenue, your storefront benefits from high visibility and foot traffic. 3rd Avenue is a bustling commercial corridor with a mix of national retailers (e.g., Starbucks, H&M, Best Buy) and local businesses, ensuring steady pedestrian flow. The proximity to the 86th Street subway station (4, 5, 6, and Q lines), one of NYC's busiest, enhances accessibility for customers and employees alike.

Affluent Customer Base: The UES is known for its high-net-worth residents, offering a customer base with significant disposable income. This makes the area ideal for upscale retail, boutique fitness, specialty food, or premium services like salons, spas, or medical offices.

Co-Tenancy Opportunities: Your storefront is surrounded by established brands, such as Shake Shack, Ulta Beauty, and Petco, creating a vibrant retail ecosystem that draws shoppers. The nearby Gotham Condominium, a mixed-use luxury building, adds to the area's appeal with its residential density and retail synergy.

Pedestrian Friendly Environment: The location benefits from wide sidewalks and easy access to public transit, with the 86th Street subway station less than a block away. This ensures high foot traffic, particularly during peak commuting and shopping hours.

DEMOGRAPHICS/ANALYTICS

- Total Population 210,062
- Median Age 42
- Median Household Income \$133,158
- Number of Households 20,000-30,000

Nearby Residential Developments: The area surrounding 208 East 87th Street features prominent luxury residential buildings, such as the Gotham Condominium at 200 East 87th Street and Park Avenue Court at 120 East 87th Street.

Proximity to Major Institutions: The storefront is near prestigious institutions like the Metropolitan Museum of Art and the Guggenheim Museum, part of Museum Mile, approximately 0.5-1 mile south.

Transportation Hubs: Located less than a block from 86th Street subway station (4, 5, 6 and Q lines), one of NYC's busiest transit hubs, the storefront benefits from exceptional accessibility.

Cultural and Recreational Landmarks: The storefront is steps from Central Park (0.3 miles west), a global recreational landmark, and Museum Mile, home to world-renowned institutions like the Met and Guggenheim.

NOTABLE ATTRACTIONS

Central Park



Guggenheim Museum



Museum of Modern Art





IPRG

208 EAST 87TH STREET
NEW YORK, NY 10128

BRANDON
EFAP

718.360.4761

befap@iprg.com

JOSEPH
SOBOLOV

718.416.6140

jsobolov@iprg.com