

# 1456

## FIRST AVENUE

BETWEEN EAST 75TH & EAST 76TH STREETS

UPPER EAST SIDE, MANHATTAN



monga

# FLOOR PLANS

1456 FIRST AVENUE

## GROUND FLOOR

2,329 SF

## LOWER LEVEL

1,792 SF

## CEILING HEIGHTS

### GROUND FLOOR

13 FT 4 IN

### LOWER LEVEL

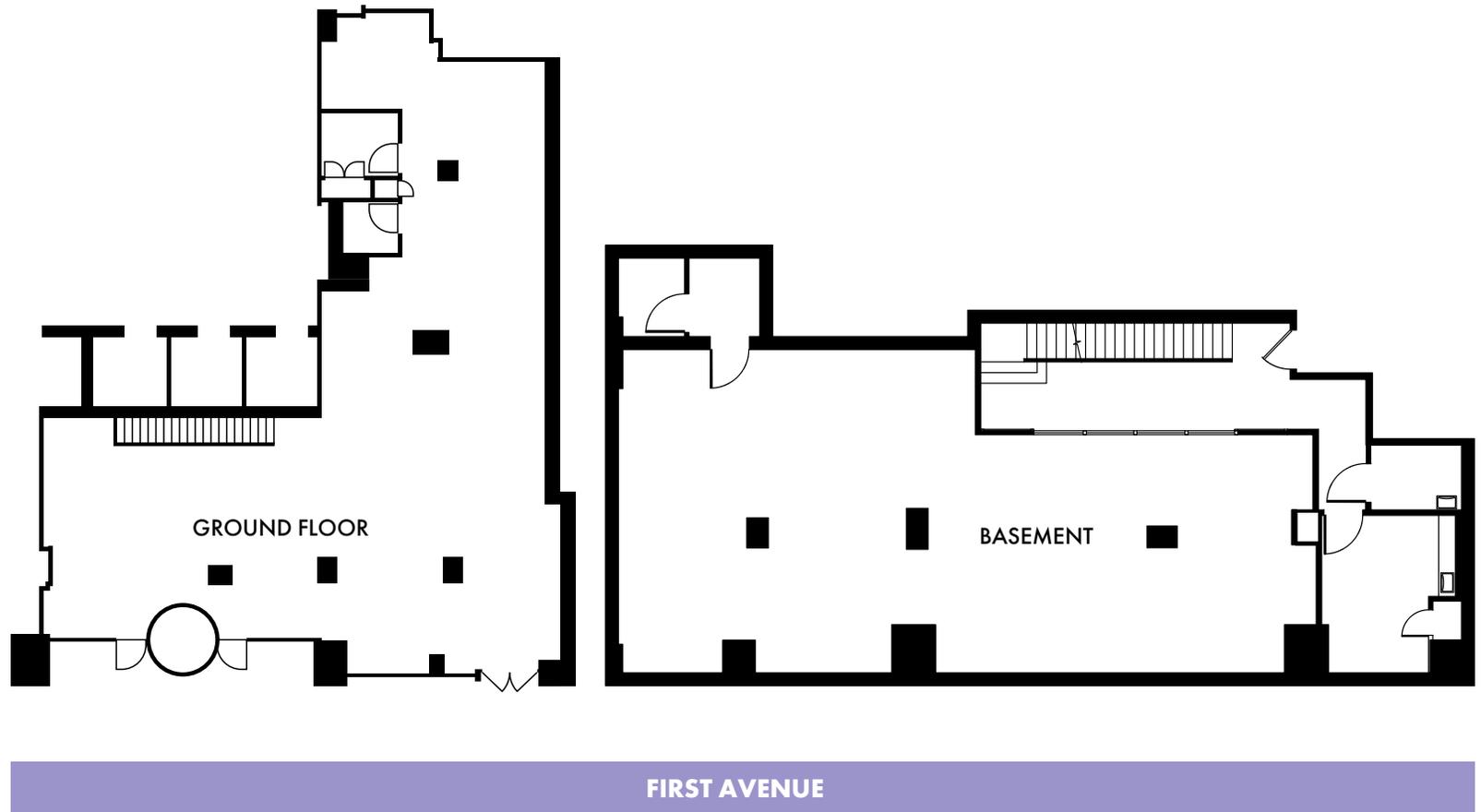
9 FT 6 IN

## POSSESSION

IMMEDIATE

## FRONTAGE

APPROXIMATELY  
56 FT ON  
FIRST AVENUE.



DIVISION SCENARIO  
AVAILABLE.

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# HIGHLIGHTS & DEMOGRAPHICS

1456 FIRST AVENUE

- Formerly House of Jai Yoga.
- Strong opportunity for affluent neighborhood-focused retailers.
- Retail unit can be leased in its entirety or divided into Spaces A and B.
- Spacious selling Lower Level.
- All uses considered.

## NEIGHBORHOOD POPULATION:

205,887

## MEDIAN HOUSEHOLD INCOME:

\$137,878



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# MAP

## 1456 FIRST AVENUE

### NEARBY PUBLIC TRANSIT:

Q @ 72ND STREET – AVERAGE WEEKDAY RIDERSHIP: **19,294**

6 @ 77TH STREET – AVERAGE WEEKDAY RIDERSHIP: **17,507**

M15 @ 1ST AVENUE & EAST 65TH STREET

### NEIGHBORING RETAIL TENANTS

- STARBUCKS
- ACE HARDWARE
- MANHATTAN SCHOOLHOUSE
- DOMINO'S PIZZA
- TD BANK
- 2ND AVE DELI
- MIGRANT KITCHEN
- NUMERO 28 PIZZERIA
- OSLO COFFEE

78TH STREET		
 BARREL TO BOTTLES	 QUALITY EATS  NationalDental SPICE	ITALIAN VILLAGE PIZZA  DUNKIN' DONUTS TAROO
77TH STREET		
 ZAZZY'S  PICK A BAGEL  AARON EMANUEL SALON	 TD THE MEATBALL SHOP BOQUERIA  NYSC	THE COMPRESSION STORE  MOMOKAWA HEX&CO.
76TH STREET		
 PBteen  Starbucks  Chenille Cleaners	2ND AVENUE  Gristle  Starbucks ACE Hardware ACE Hardware	MANHATTAN SCHOOLHOUSE  1456 FIRST AVE THE PONY BAR
75TH STREET		
 THE REP  DUNKIN' DONUTS EQUINOX  DERMATOLOGY SPECIALISTS FACE GYM.	2ND AVENUE  Laser Away  RIPPED  NUMERO 28	1ST AVENUE 2ND AVE DELI  OSLO  Domino's
74TH STREET		
 ALA TURCA  SUSHI GAMA	 SEDGECOOD SEFTON BARK PLACE NYC FINNEGANS WAKE	CAMPAGNOLA BOMBAY CHOWK  VANGUARD
73RD STREET		
 UPS JAVELINA	 CVS  NORTH EAST COMMUNITY BANK	 PETALUMA THE YORK CITY



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