

EAST RIVER PLAZA

520 EAST 117TH STREET, NEW YORK, NY



AVAILABILITY

MAIN BUILDING

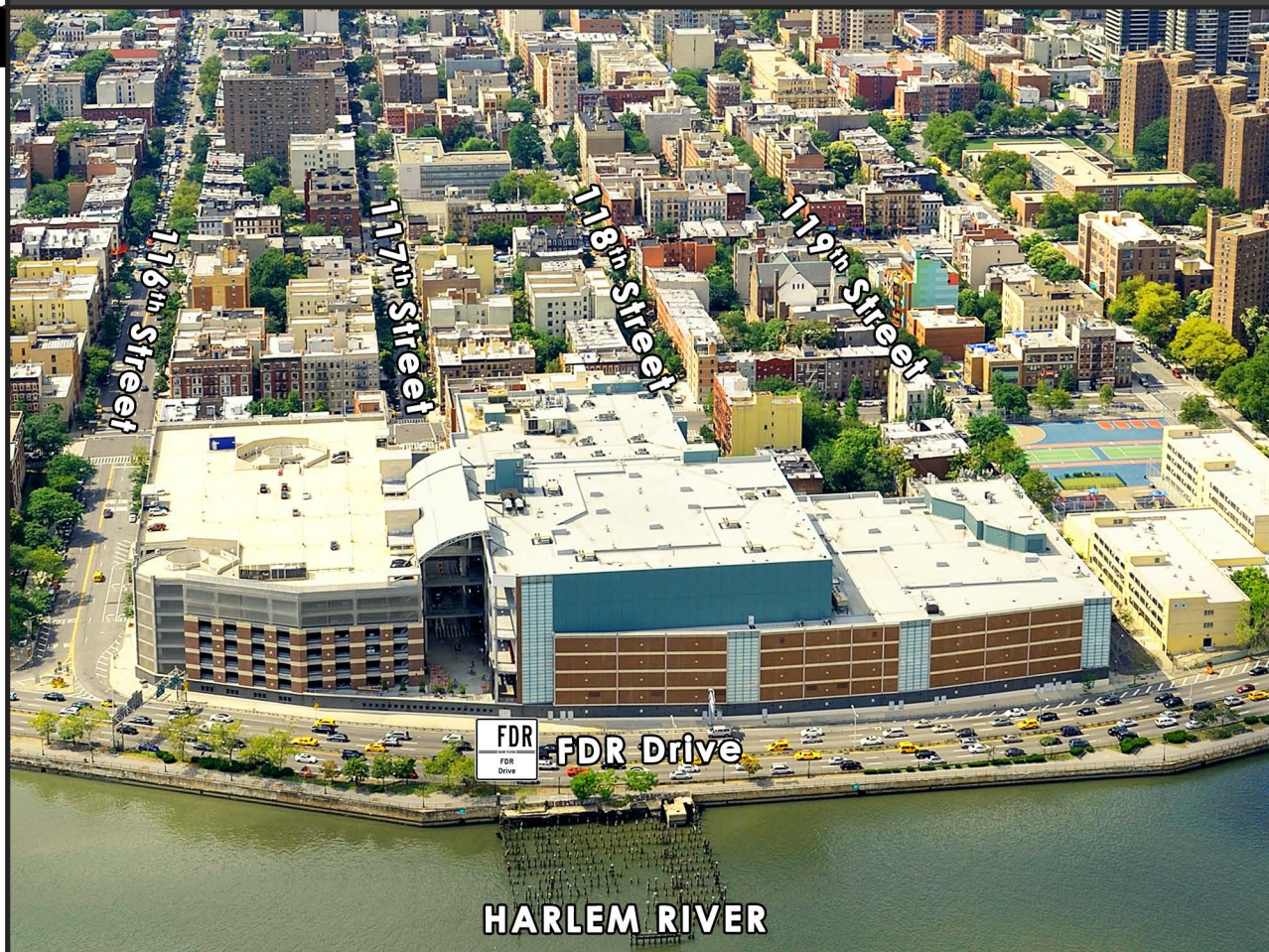
	CEILING HEIGHT	AREA
LEVEL FDR	+/-15'-0"	16,998 SF.
LEVEL FDR	+/-15'-0"	37,670 SF.
LEVEL 2	+/-24'-0"	3,000 SF.
LEVEL 2	+/-24'-0"	126,219 SF.
LEVEL 3	+/-22'-6"	54,927 SF.

FREE STANDING PAD SITE (FORMER RESTAURANT)

LEVEL 1	+/-9'-0" AND 18'-0"	7,115 SF.
LEVEL 1 MEZZ.	+/-9'-0"	2,347 SF.

CORNER BUILDING

LEVEL 1	+/-15'-6"	DIVISIBLE 3,157 SF.
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HARLEM RIVER

RADIUS



1 MILE
3 MILE
5 MILE

POPULATION



110,019
1,200,000
2,900,000

AVERAGE
HOUSEHOLD
INCOME



\$56,070
\$126,488
\$112,916

SHOPPER
MEDIAN
AGE



36
36
36

VISITS
PER YEAR



3.4 M



60%
OF CUSTOMERS
COME FROM THE
UPPER EAST SIDE

+/- 500,000 SF
VERTICAL
URBAN RETAIL
CENTER

1,251 PARKING SPACES

29 MINS FROM GRAND CENTRAL

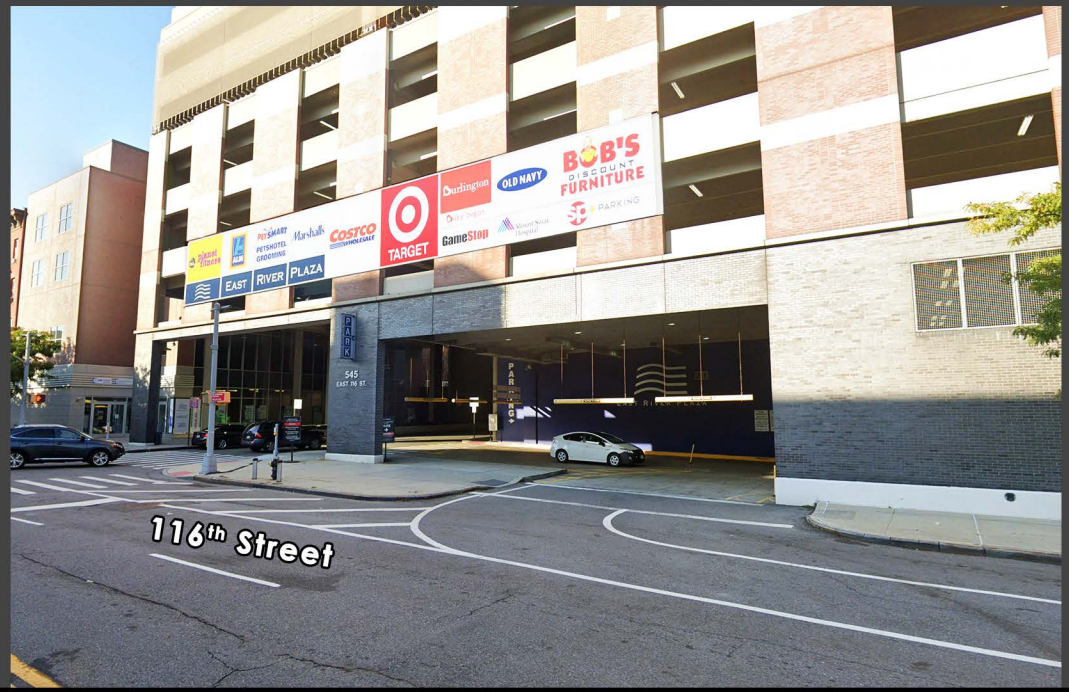
39 MINS FROM PENN STATION

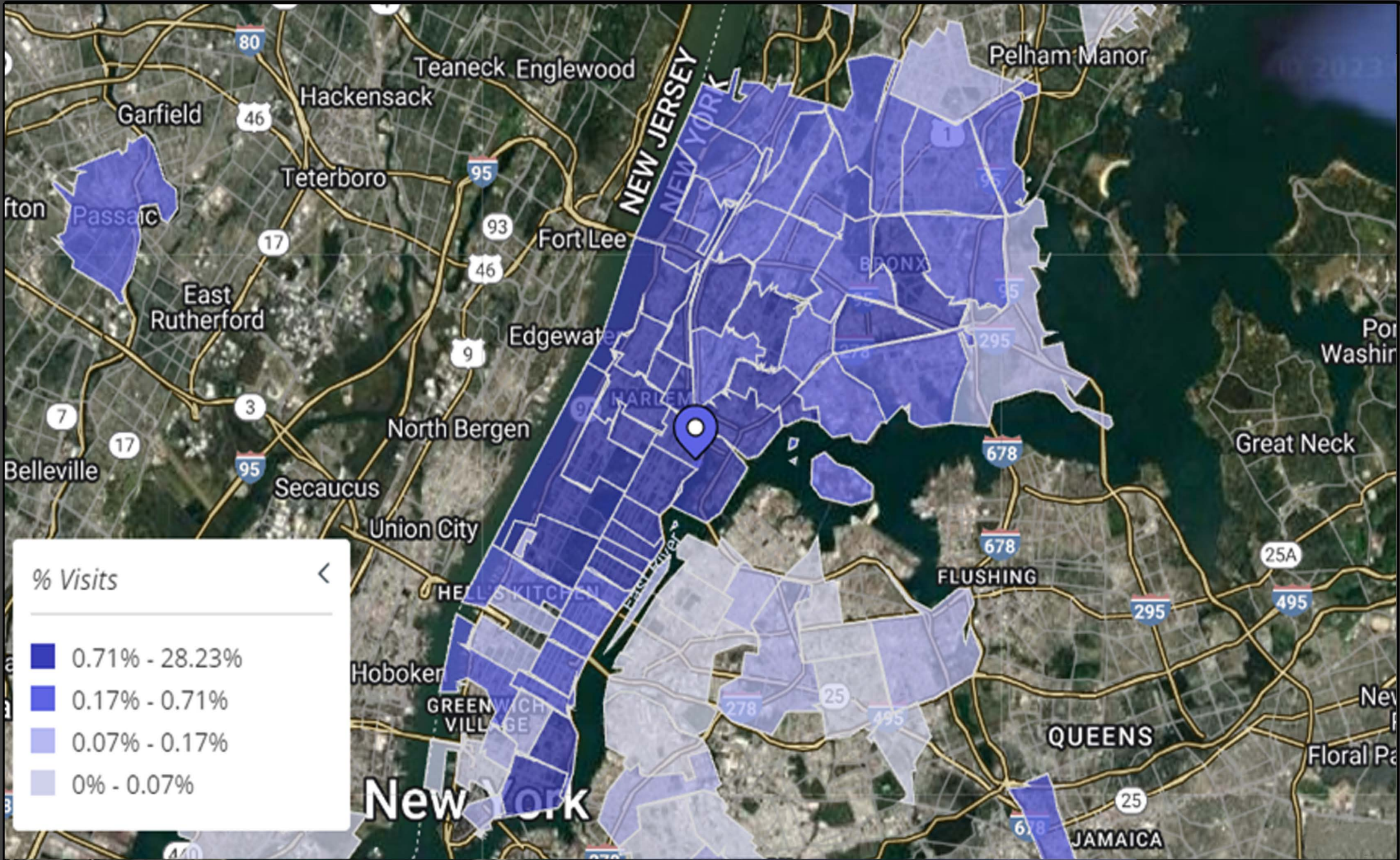


DIRECTLY
ON THE FDR
DRIVE

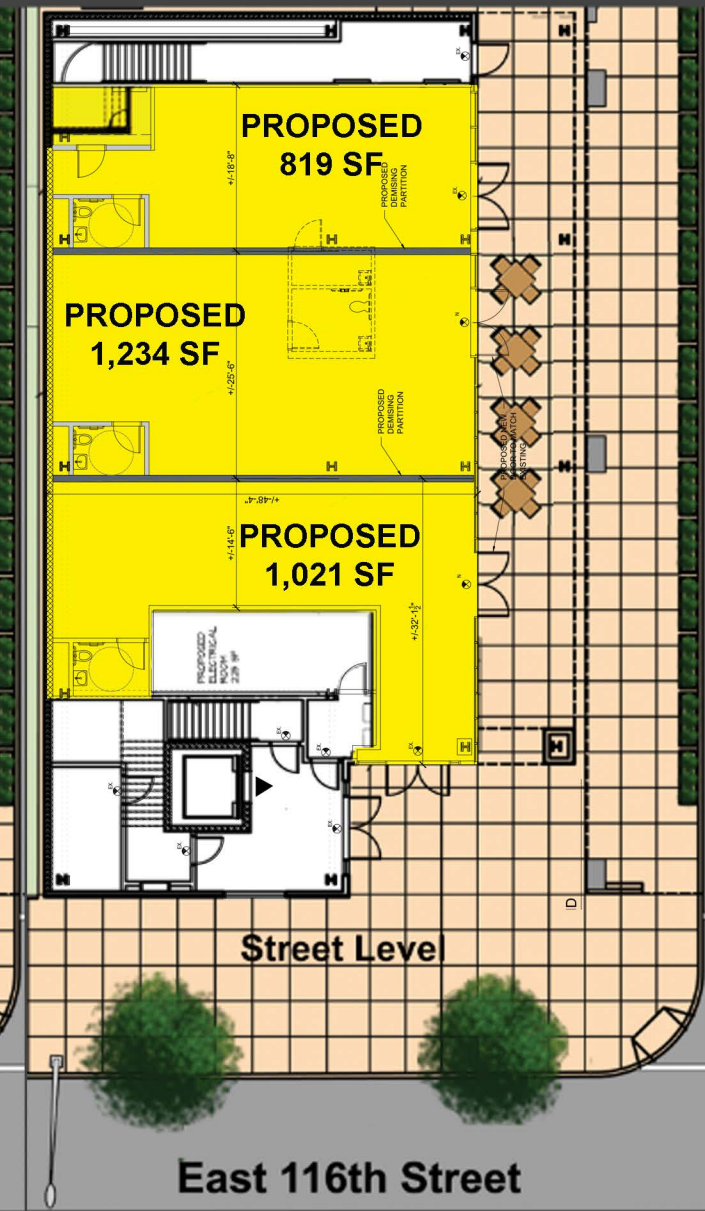
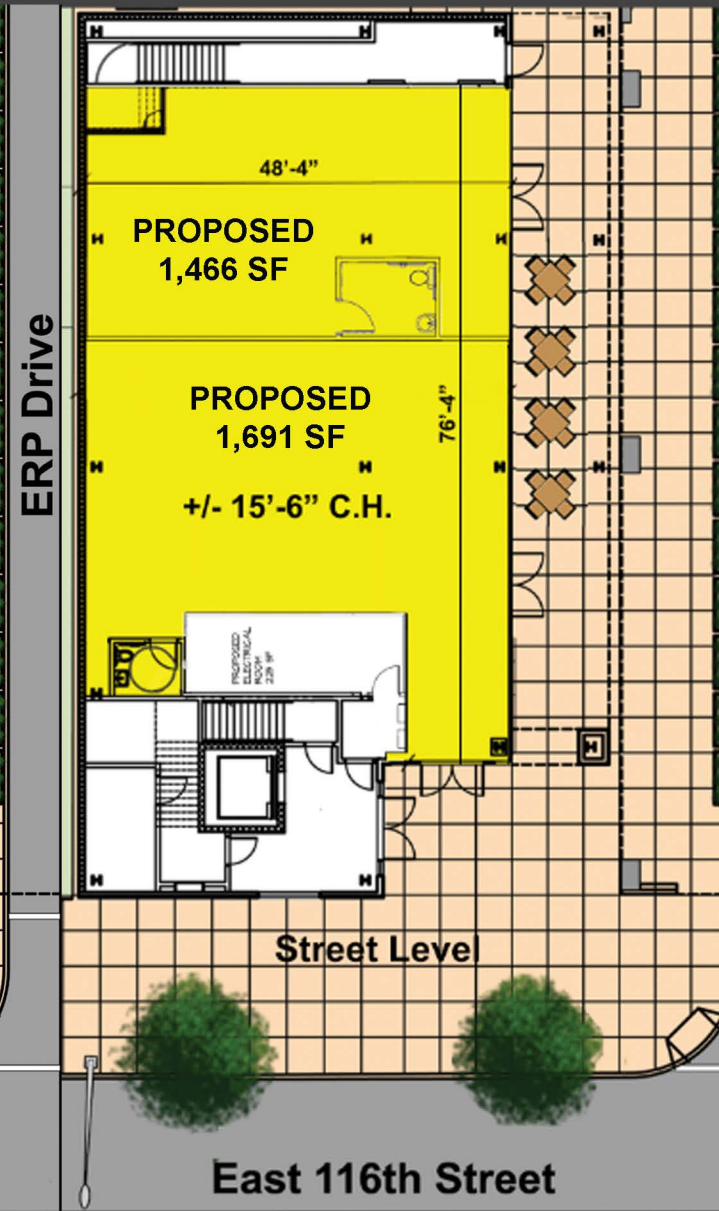
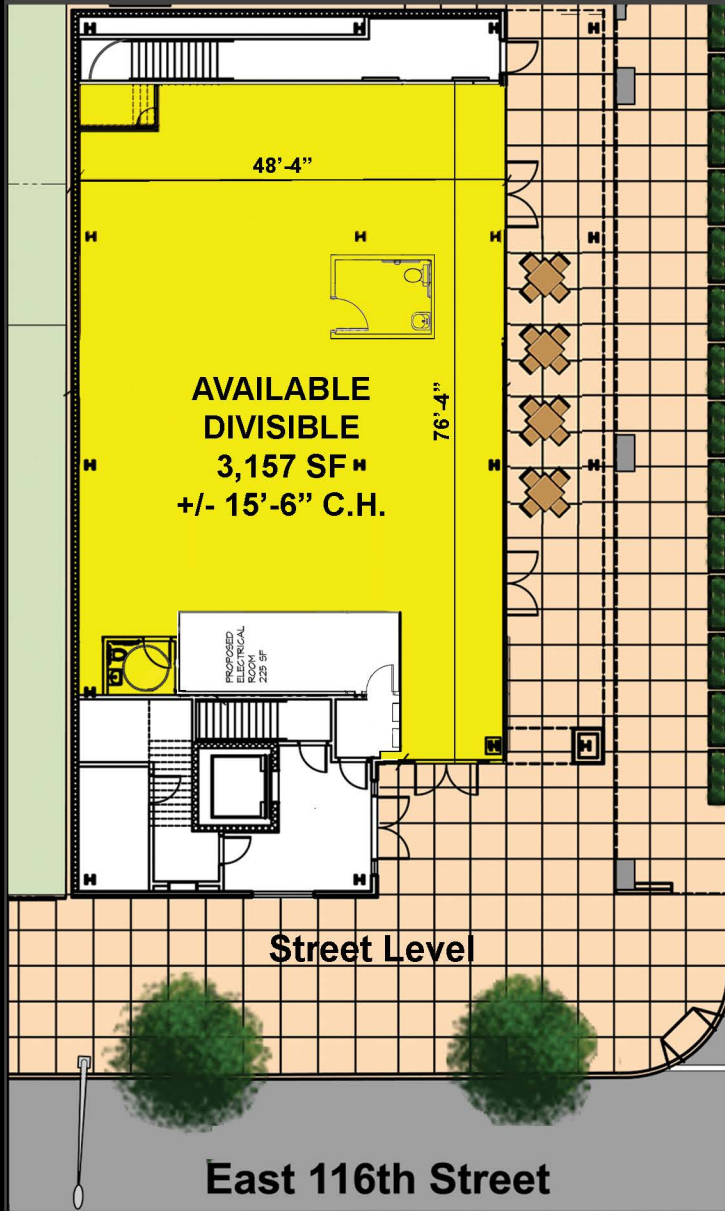
FDR
NEW YORK
FDR
Drive







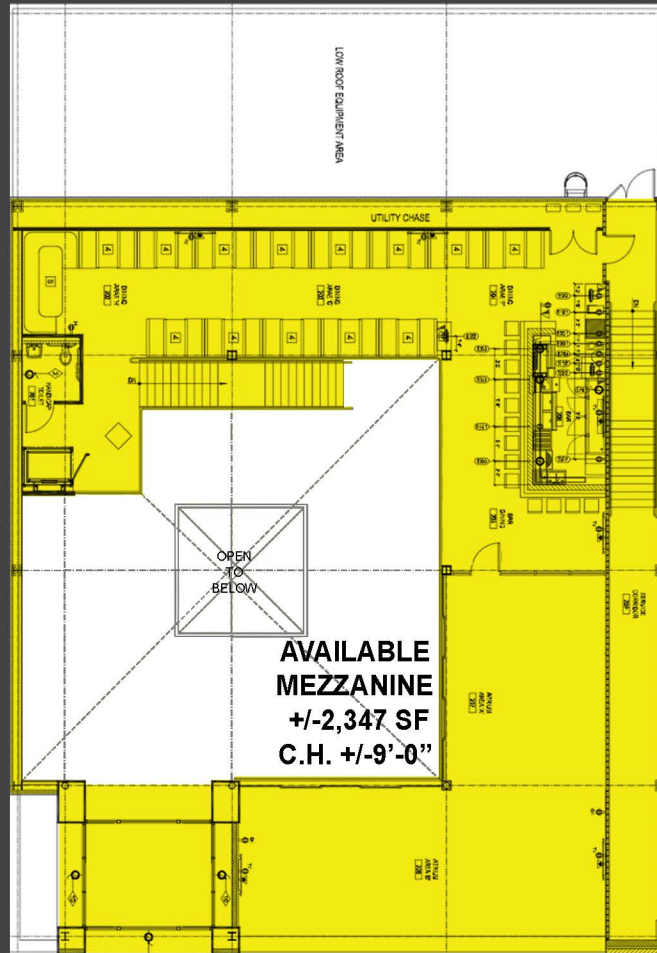
EAST RIVER PLAZA



CORNER BUILDING LEVEL 1

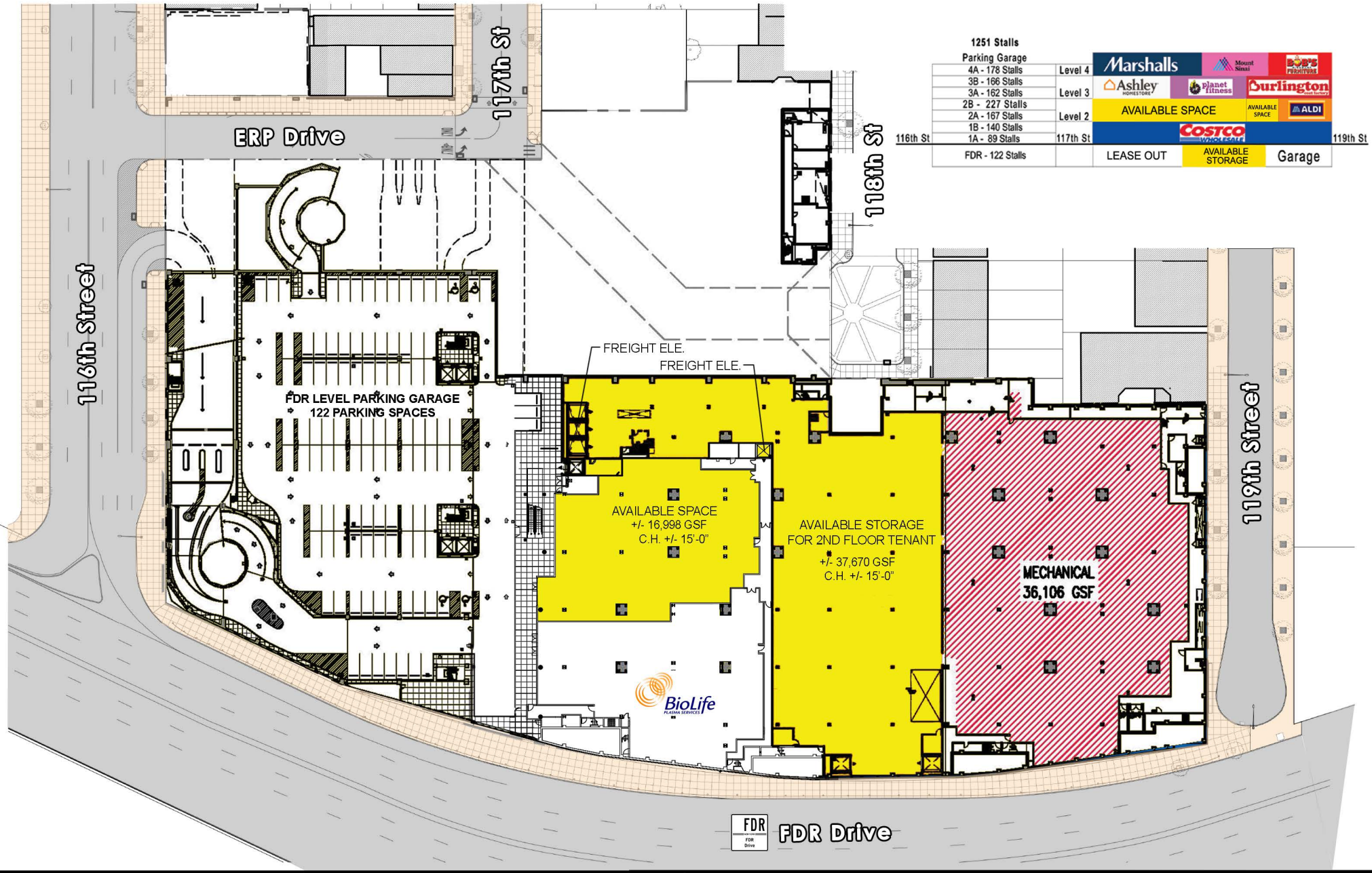


**FREE STANDING PAD SITE
(FORMER RESTAURANT) FIRST FLOOR**

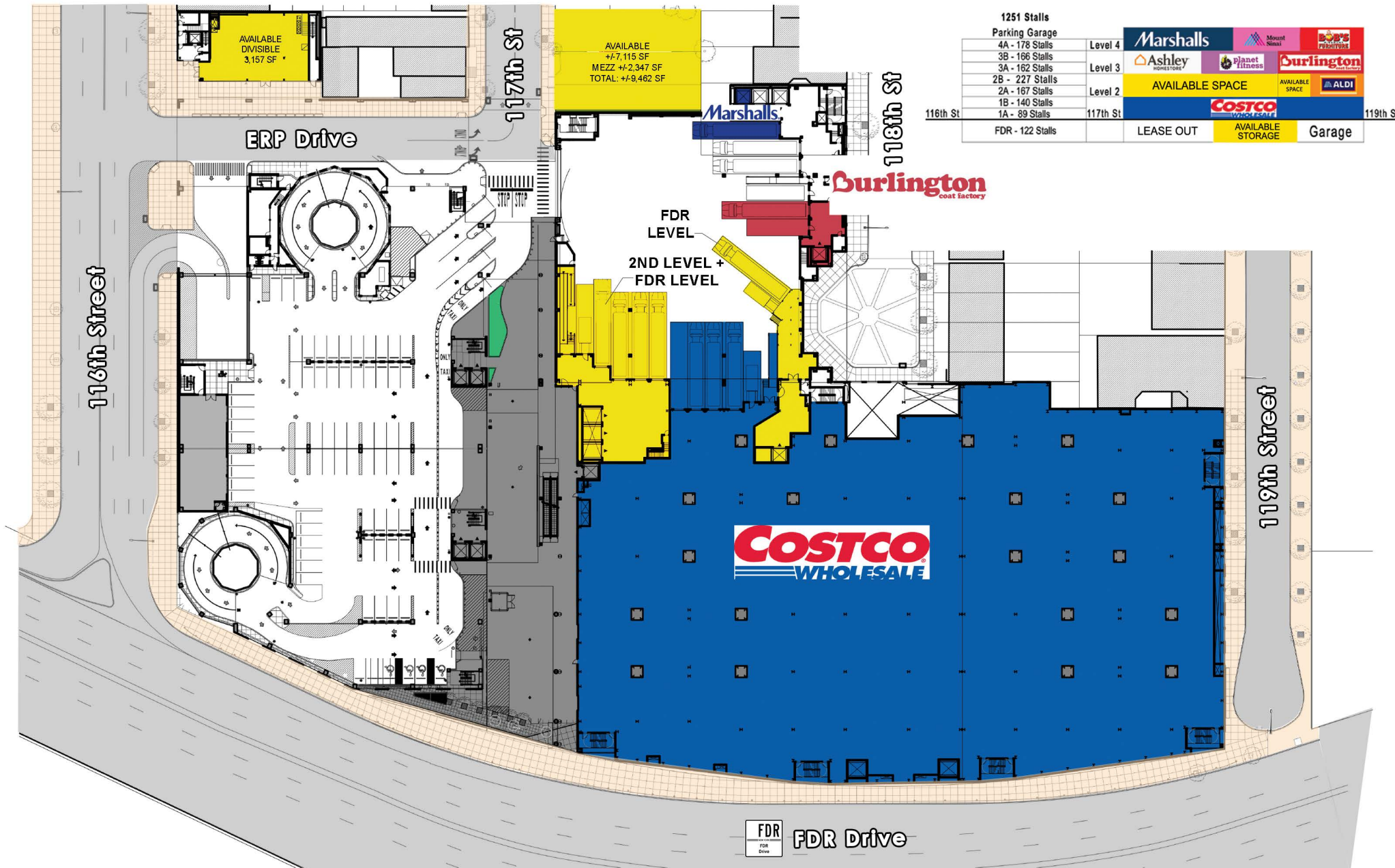


**FREE STANDING PAD SITE
(FORMER RESTAURANT) MEZZANINE**

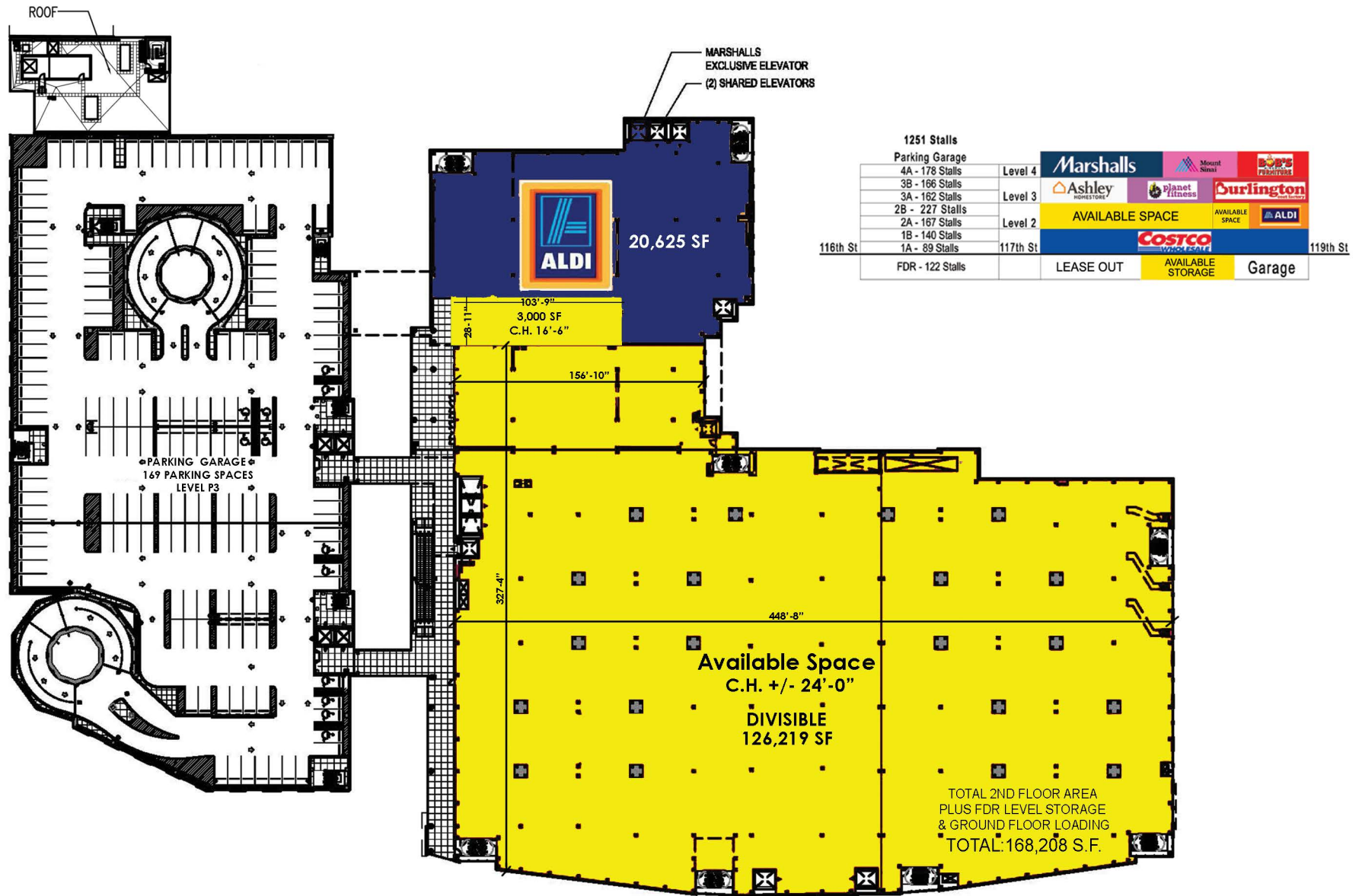




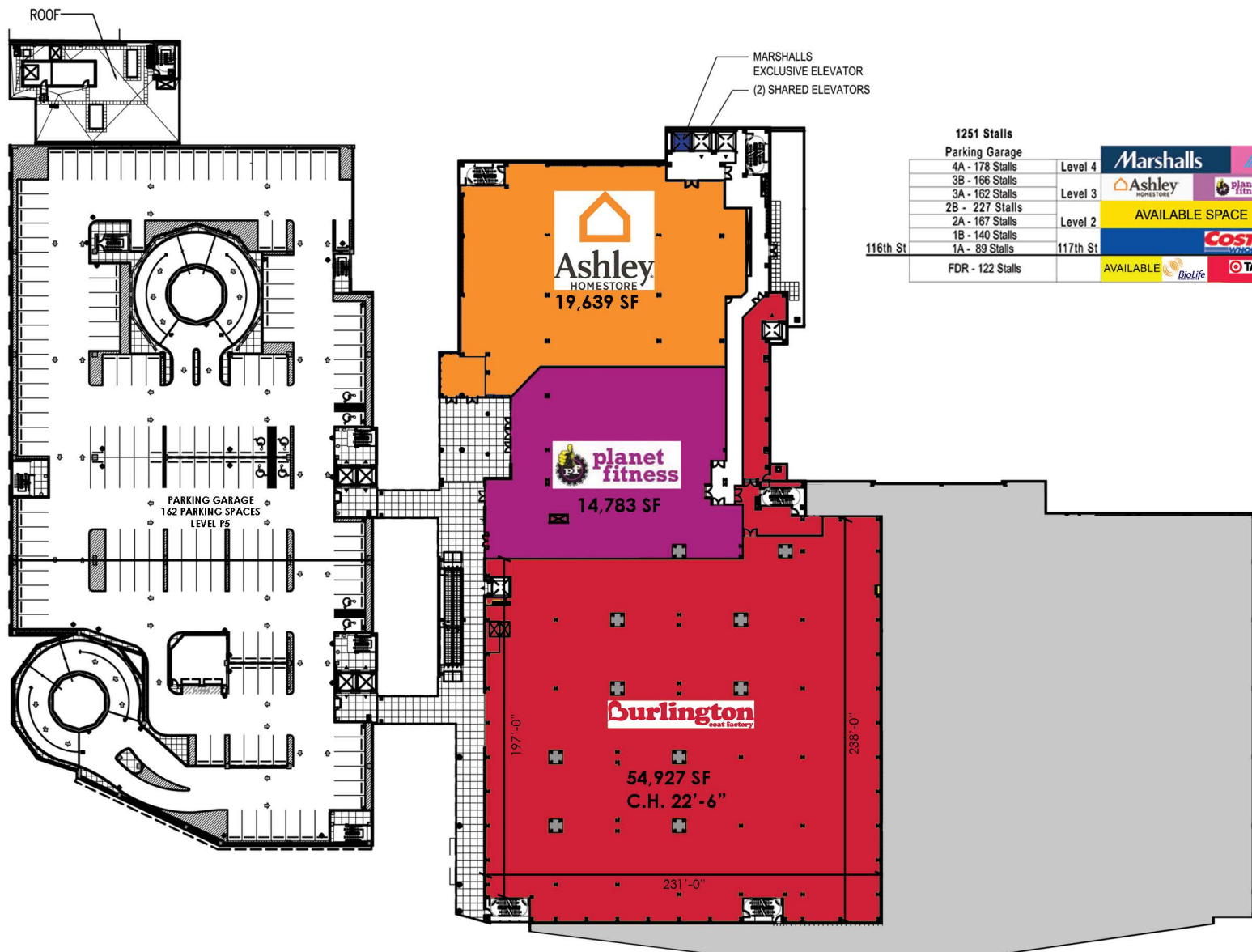
MAIN BUILDING - FDR LEVEL



MAIN BUILDING - LEVEL ONE



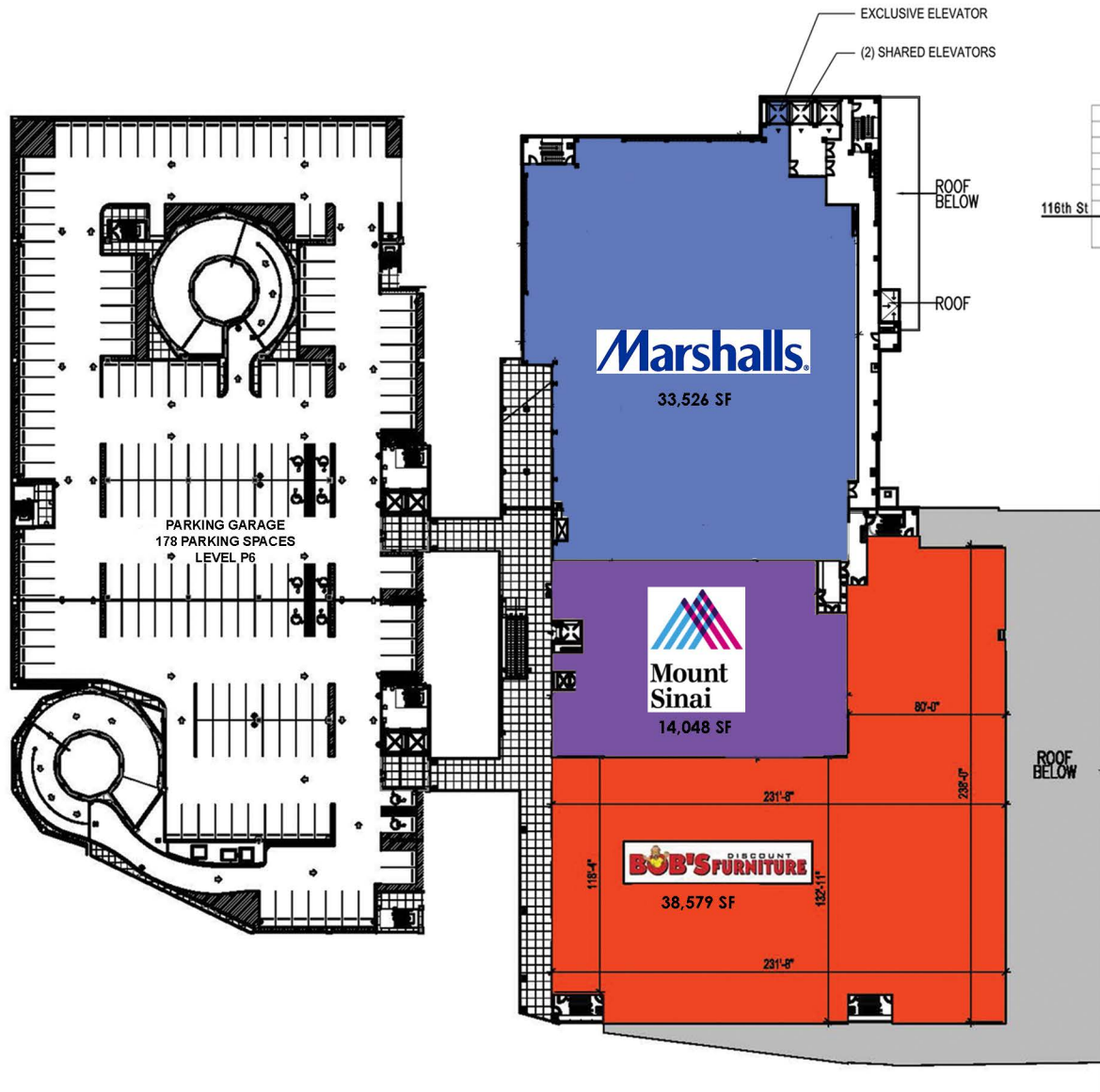
MAIN BUILDING - LEVEL TWO



1251 Stalls	
Parking Garage	
4A - 178 Stalls	Level 4
3B - 166 Stalls	
3A - 162 Stalls	Level 3
2B - 227 Stalls	
2A - 167 Stalls	Level 2
1B - 140 Stalls	
1A - 89 Stalls	117th St
FDR - 122 Stalls	

116th St	AVAILABLE SPACE	AVAILABLE SPACE	Garage	119th St
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MAIN BUILDING - LEVEL THREE



1251 Stalls	
Parking Garage	
4A - 178 Stalls	Level 4
3B - 166 Stalls	
3A - 162 Stalls	Level 3
2B - 227 Stalls	
2A - 167 Stalls	Level 2
1B - 140 Stalls	
1A - 89 Stalls	117th St
FDR - 122 Stalls	

Marshalls	Mount Sinai	BOB'S DISCOUNT FURNITURE
Ashley HOME STORE	planet FITNESS	Burlington
AVAILABLE SPACE	AVAILABLE SPACE	ALDI
116th St	Costco WHOLESALE	119th St
AVAILABLE	BioLife	TARGET
		Garage

MAIN BUILDING - LEVEL FOUR



MANHATTAN'S ONLY: