

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"	130,664 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.
LEVEL 2	+/-16'-6"		3,458 SF.

RADIUS



1 MILE
3 MILE
5 MILE

POPULATION



112,017
1,300,000
2,900,000

AVERAGE
HOUSEHOLD
INCOME



\$50,936
\$115,890
\$102,460

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

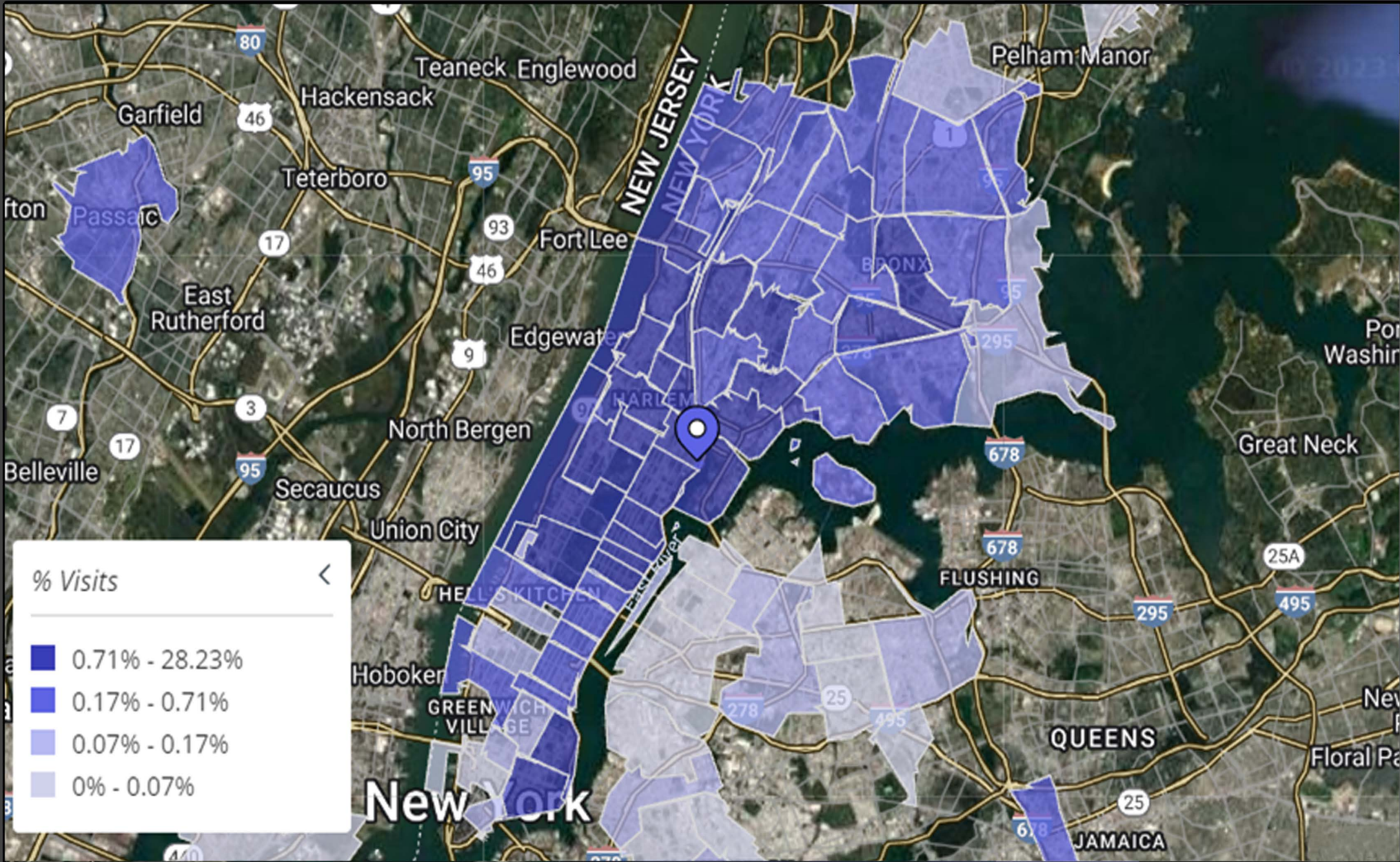


DIRECTLY ON THE FDR DRIVE

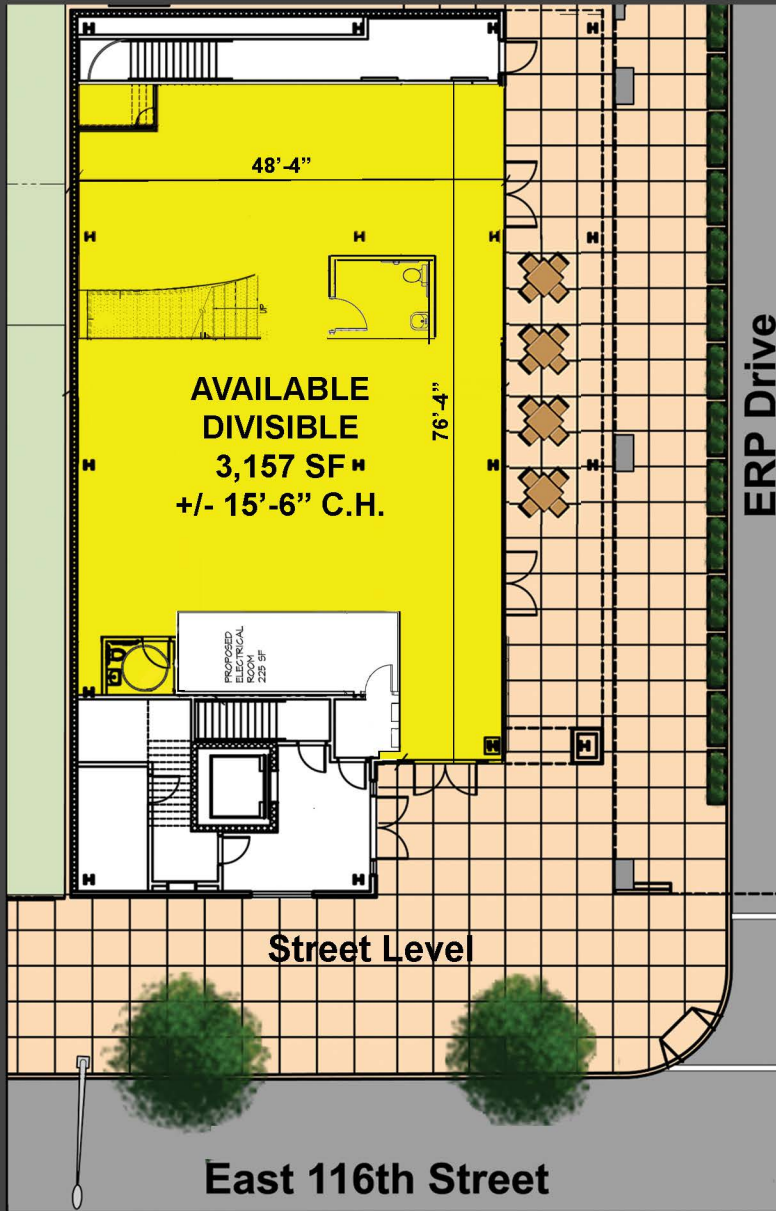
FDR Drive



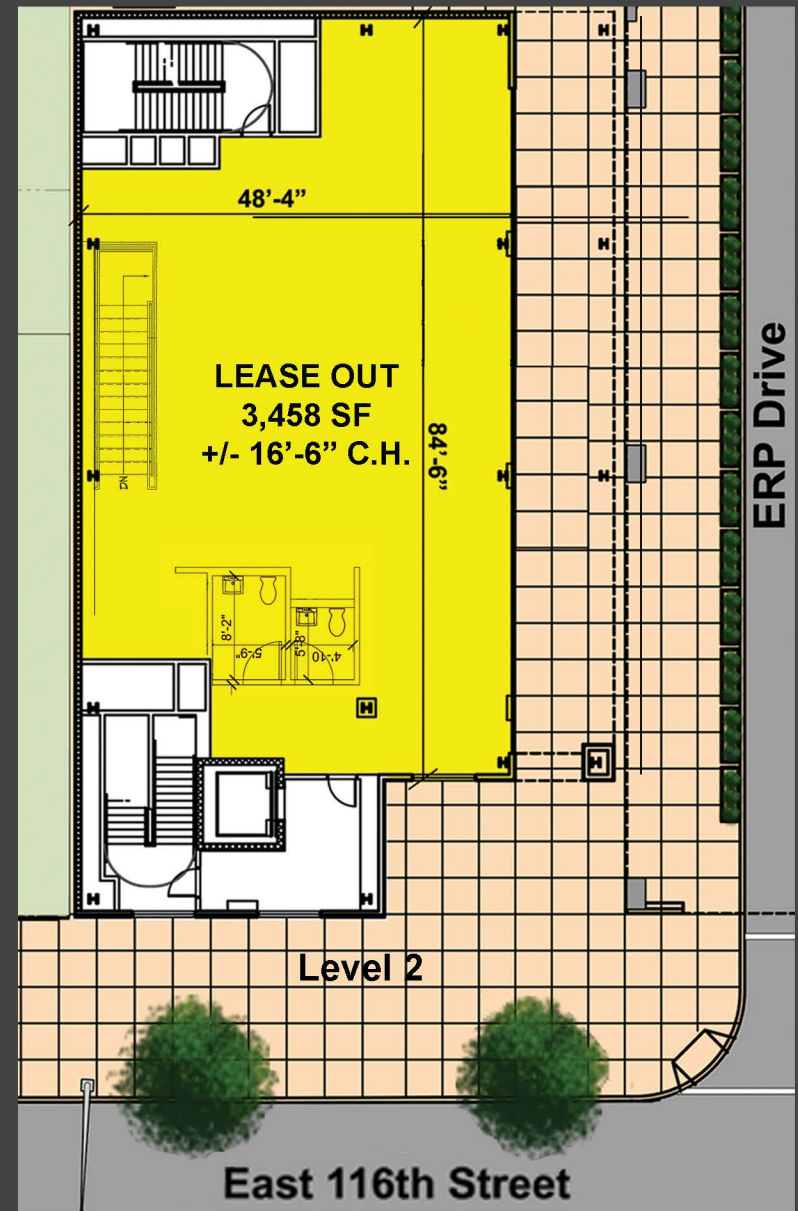




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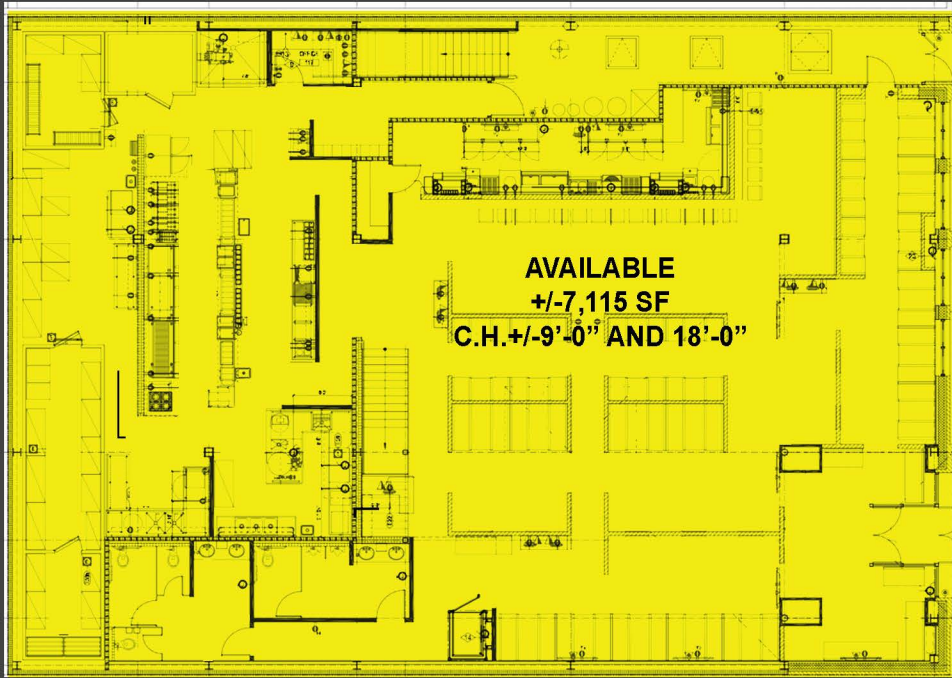


CORNER BUILDING LEVEL 1

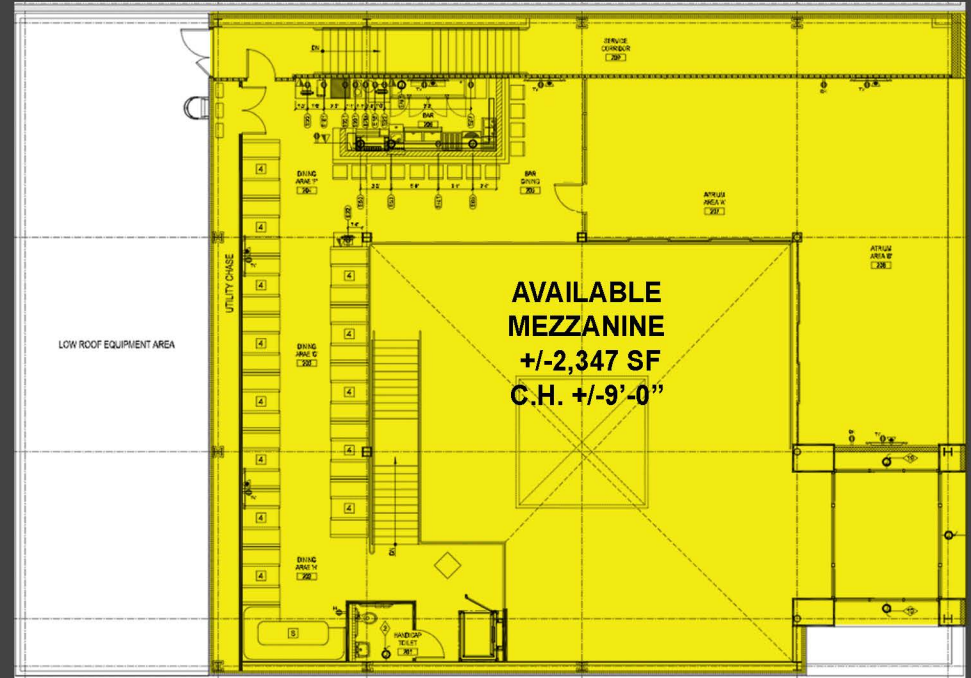


CORNER BUILDING LEVEL 2





FREE STANDING PAD SITE (FORMER RESTAURANT) FIRST FLOOR

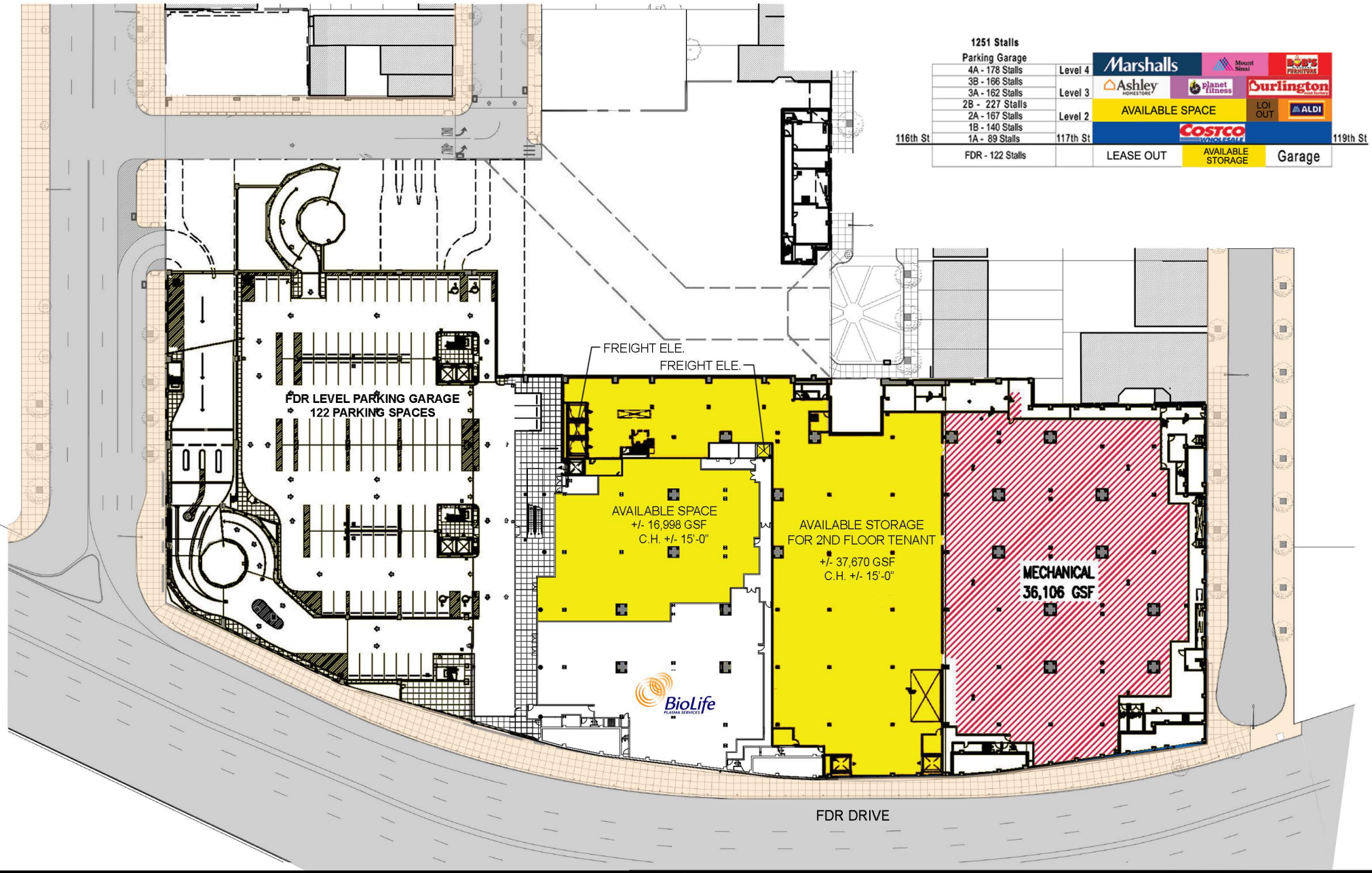


FREE STANDING PAD SITE (FORMER RESTAURANT) MEZZANINE

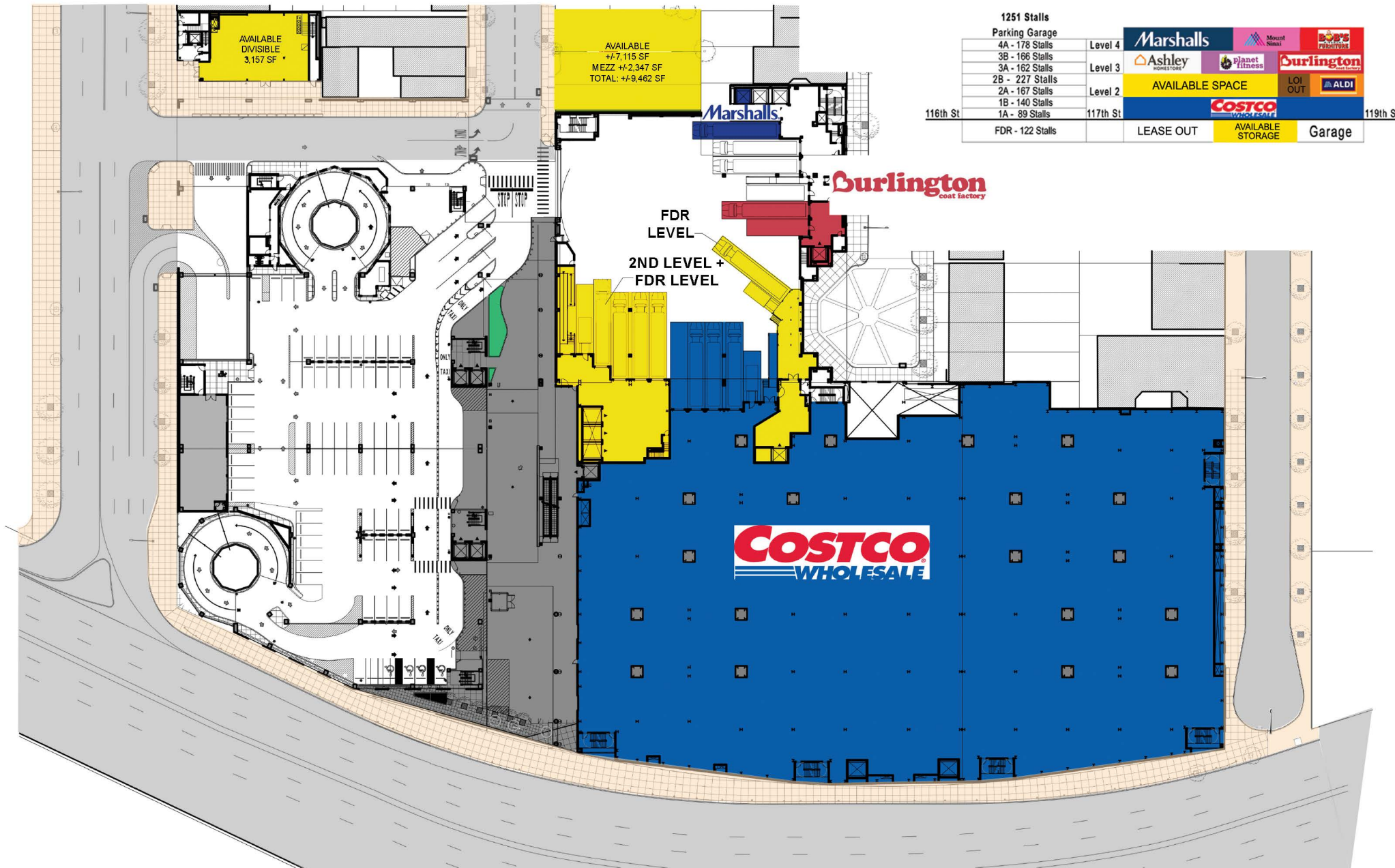


EAST RIVER PLAZA

Brookfield

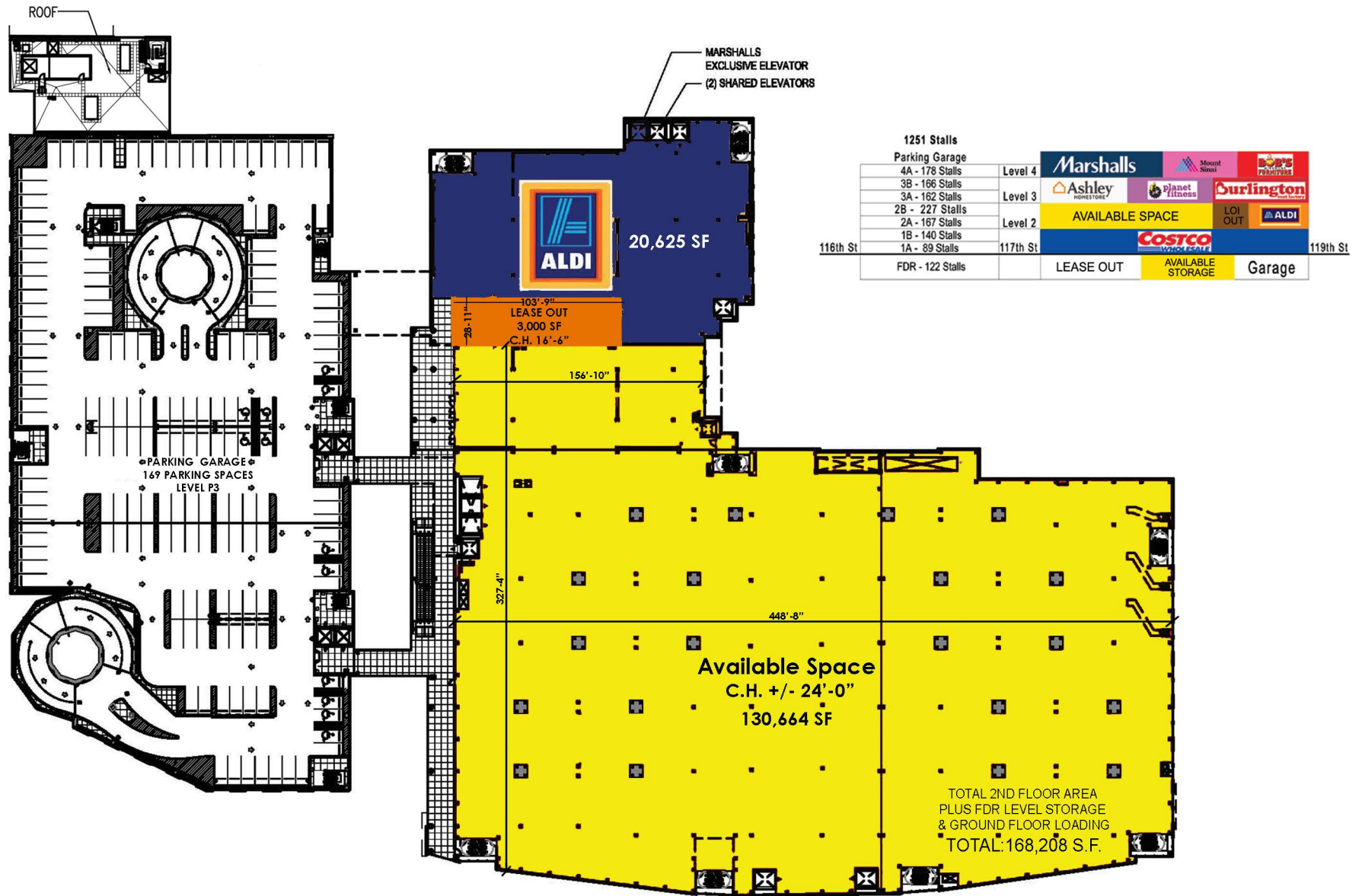


MAIN BUILDING - FDR LEVEL

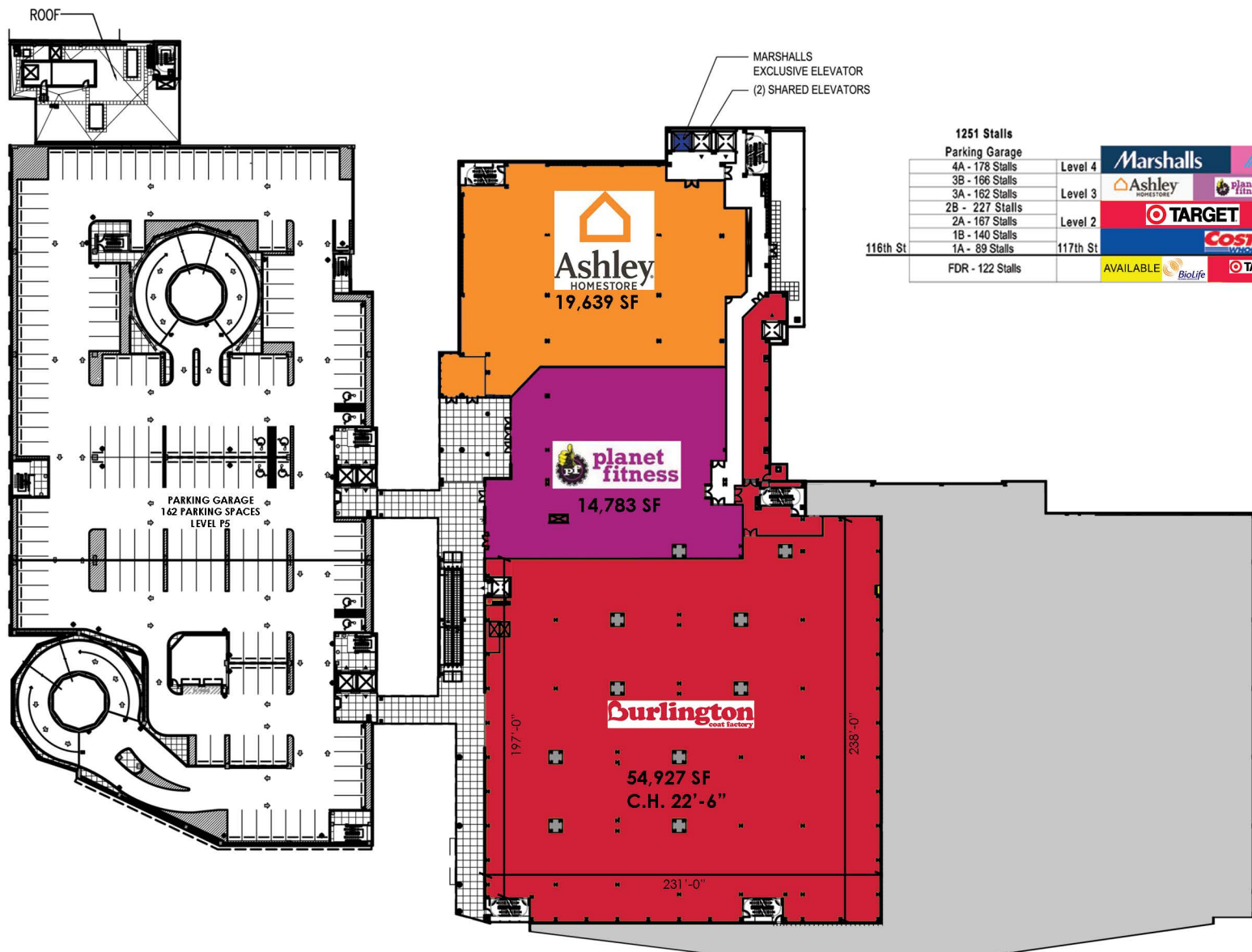


1251 Stalls		Parking Garage	
Level 4	4A - 178 Stalls	Marshalls	Mount Sinai
Level 3	3B - 166 Stalls	Ashley HOMES TO GO	planet fitness
Level 2	3A - 162 Stalls	AVAILABLE SPACE	
116th St	2B - 227 Stalls	LOI OUT	
	2A - 167 Stalls	ALDI	
	1B - 140 Stalls	COSTCO WHOLESALE	
	1A - 89 Stalls	LEASE OUT	AVAILABLE STORAGE
	FDR - 122 Stalls	Garage	

MAIN BUILDING - LEVEL ONE

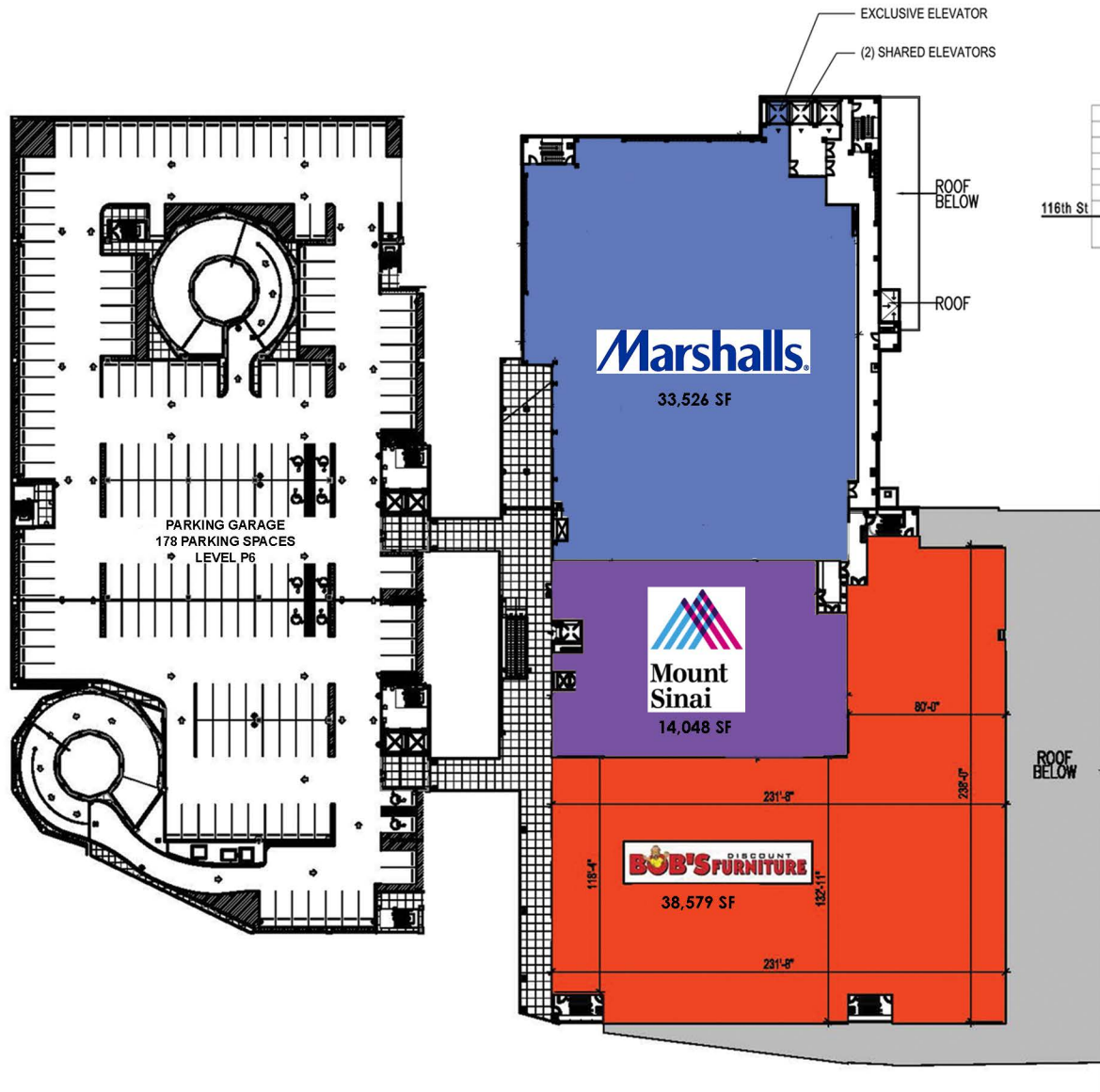


MAIN BUILDING - LEVEL TWO



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	Garage

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	

116th St	Level 4	Marshalls	Mount Sinai	BOB'S DISCOUNT FURNITURE
	Level 3	Ashley HOME FURNITURE	planet FITNESS	Burlington
	Level 2	TARGET	LOI OUT	ALDI
		COSTCO WHOLESALE		
		AVAILABLE	BioLife	TARGET
				Garage

MAIN BUILDING - LEVEL FOUR



MANHATTAN'S ONLY: