

300

EAST 23RD STREET

RETAIL/MEDICAL SPACE OPPORTUNITY
11,145 SF on Two Levels



THE FEIL ORGANIZATION

7 Penn Plaza, 11th Floor, New York, NY 10001
Main: 212-279-7600
www.feilorg.com

Nicholas Dries ndries@feilorg.com 212-609-8687
Randall Briskin rbriskin@feilorg.com 212-609-8618

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EAST 23RD STREET

HIGHLIGHTS

Southeast corner of Second Avenue and East 23rd Street

Former Duane Reade

At the base of a 98-unit luxury condominium

Near major area hospitals and medical facilities including NYU Langone Medical Center, Bellevue Hospital, VA Hospital, and Mount Sinai Beth Israel

SPACE

Ground floor 6,951 SF

Lower level 4,194 SF

Total 11,145 SF

FRONTAGE

90' on Second Avenue

80' on East 23rd Street

CEILING HEIGHT

Ground 14' to slab

Lower level 12' to slab

DEMOGRAPHICS

RADIUS	.25 M	.50 M	.75 M
Population	25,046	76,049	151,236
HH's	13,550	40,569	80,882
Avg. HH Income	\$157,751	\$162,343	\$169,336

VIRTUAL TOUR

LOCATION



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Corner Location



Ground Floor



Ground Floor



Ground Floor



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Ground Floor



Ground Floor



Lower Level

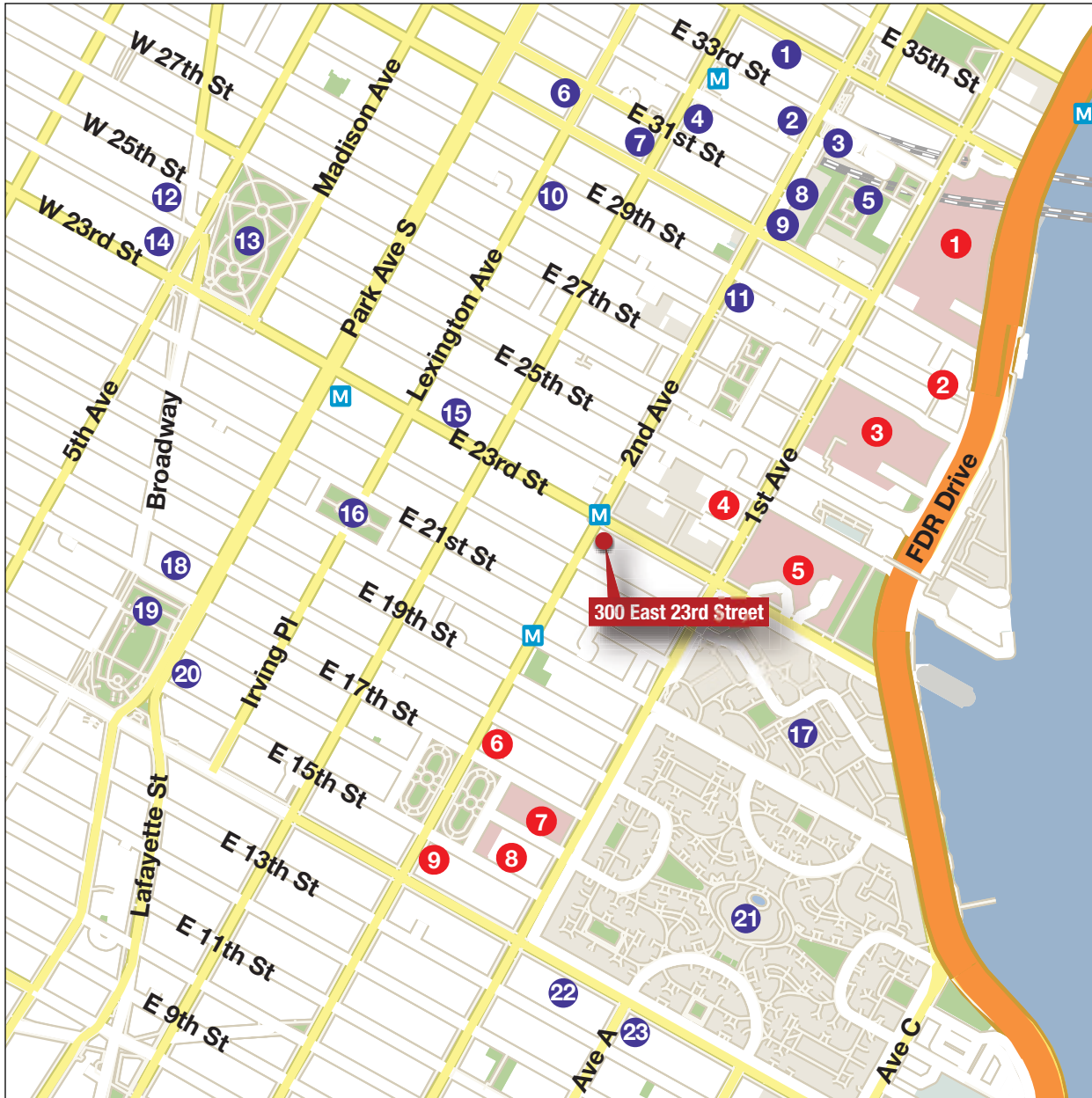


Lower Level



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Hospital and Medical Facilities

- | | |
|---------------------------------------|---|
| 1 NYU Langone Medical Center | 6 Hospital for Joint Disease |
| 2 Alexandria Center for Life Sciences | 7 Mount Sinai Beth Israel |
| 3 Bellevue Hospital | 8 High School for Health Professions and Human Services |
| 4 NYU College of Dentistry | 9 New York Eye and Ear Infirmary of Mount Sinai |
| 5 VA Hospital | |

Nearby Shopping and Destinations

- | | |
|--------------------|----------------------------------|
| 1 The Anthem | 13 Madison Square Park |
| 2 Starbucks | 14 Eataly NYC Flatiron |
| 3 Kips Bay Towers | 15 United States Postal Services |
| 4 Trader Joe's | 16 Gramercy Park |
| 5 Kips Bay Plaza | 17 Peter Cooper Village |
| 6 Hotel 31 | 18 Barnes & Noble |
| 7 Kips Bay Library | 19 Union Square Greenmarket |
| 8 Staples | 20 Raymour & Flanigan |
| 9 Fairway Market | 21 Stuyvesant Town |
| 10 Kalustyan's | 22 Trader Joe's |
| 11 Target | 23 Target |
| 12 Pet Smart | |

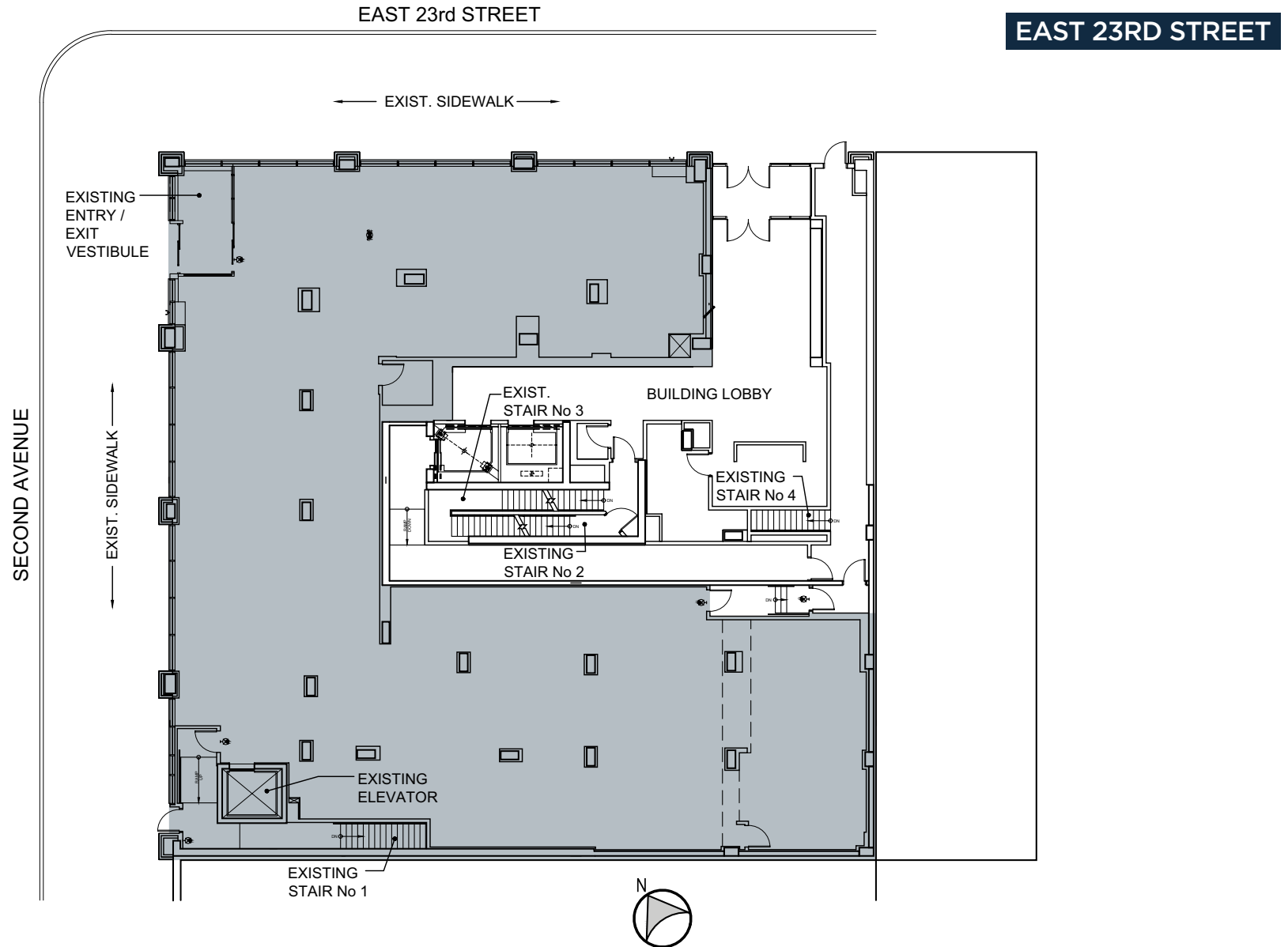


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GROUND FLOOR

6,951 SF

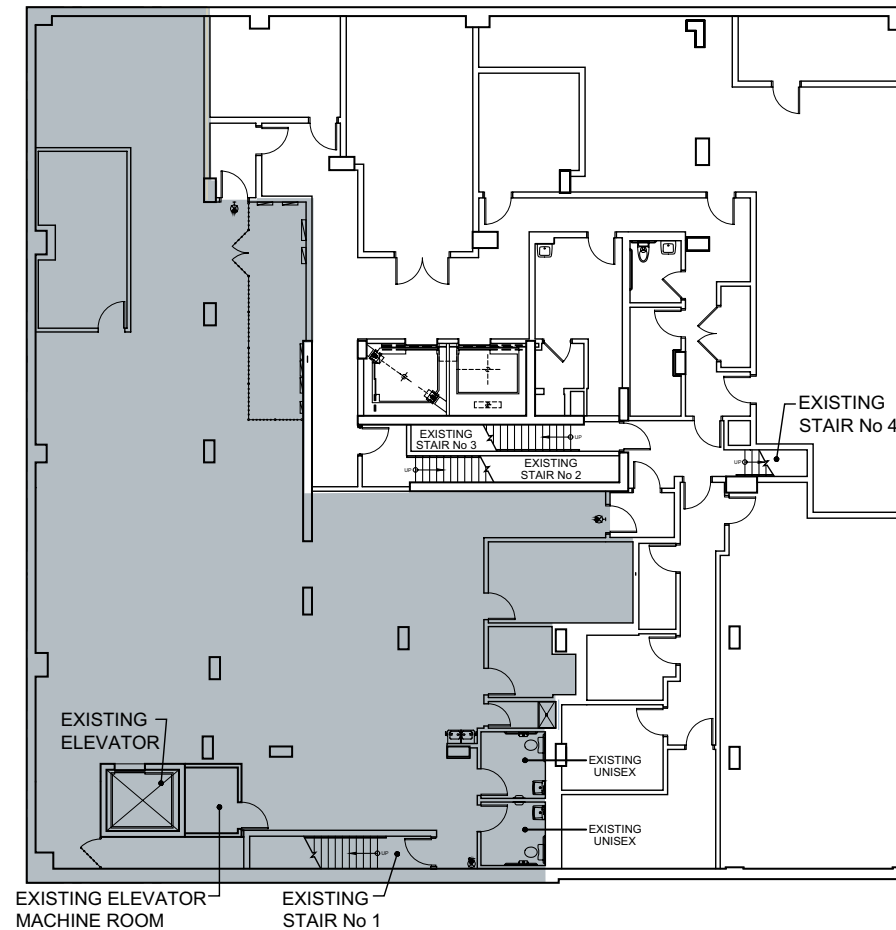


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LOWER LEVEL 4,194 SF

EAST 23RD STREET



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POTENTIAL GROUND FLOOR DIVISION 1

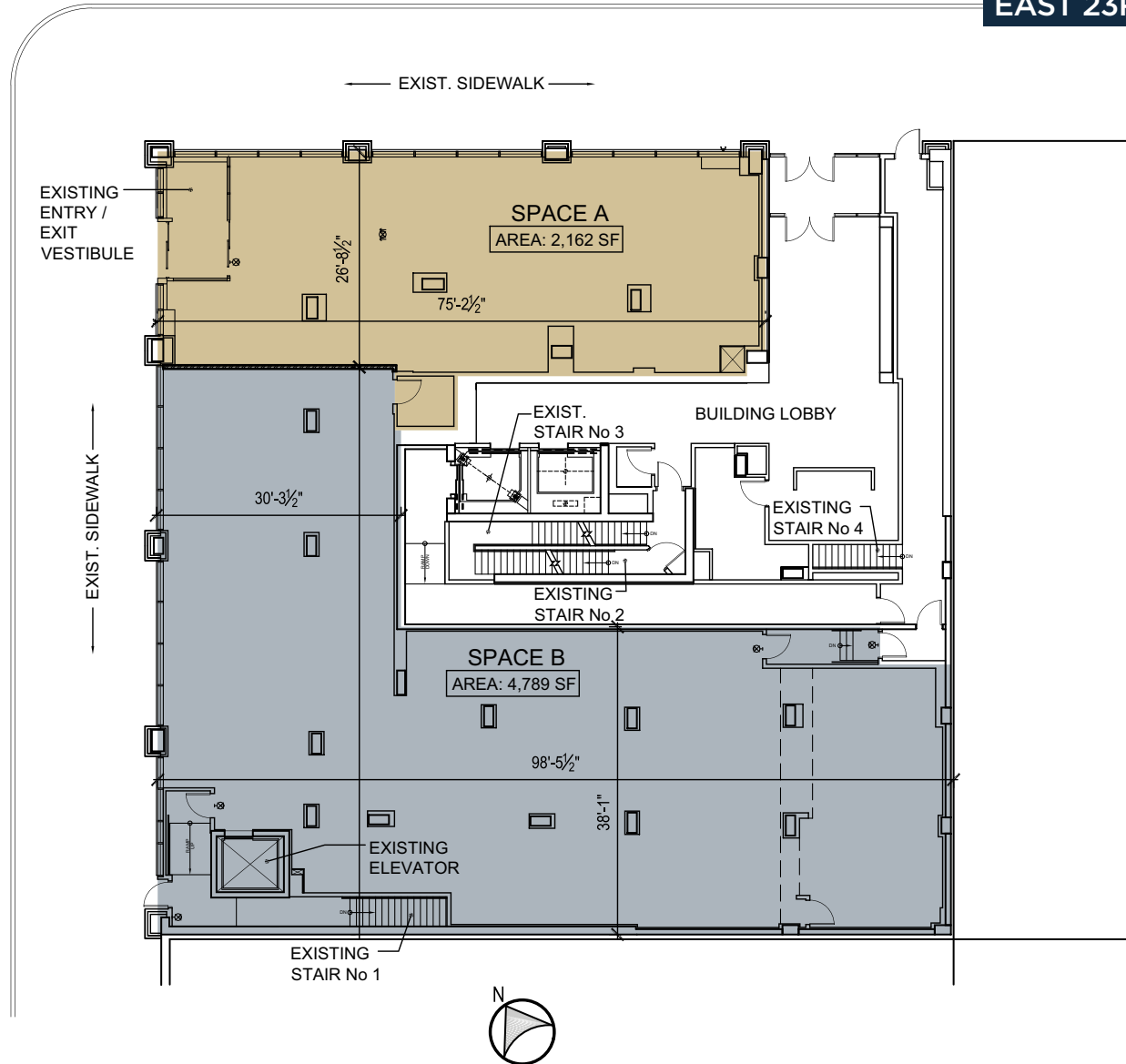
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EAST 23RD STREET

EAST 23rd STREET

SPACE A	2,162 SF
SPACE B	4,789 SF
FULL FLOOR	6,951 SF

SECOND AVENUE



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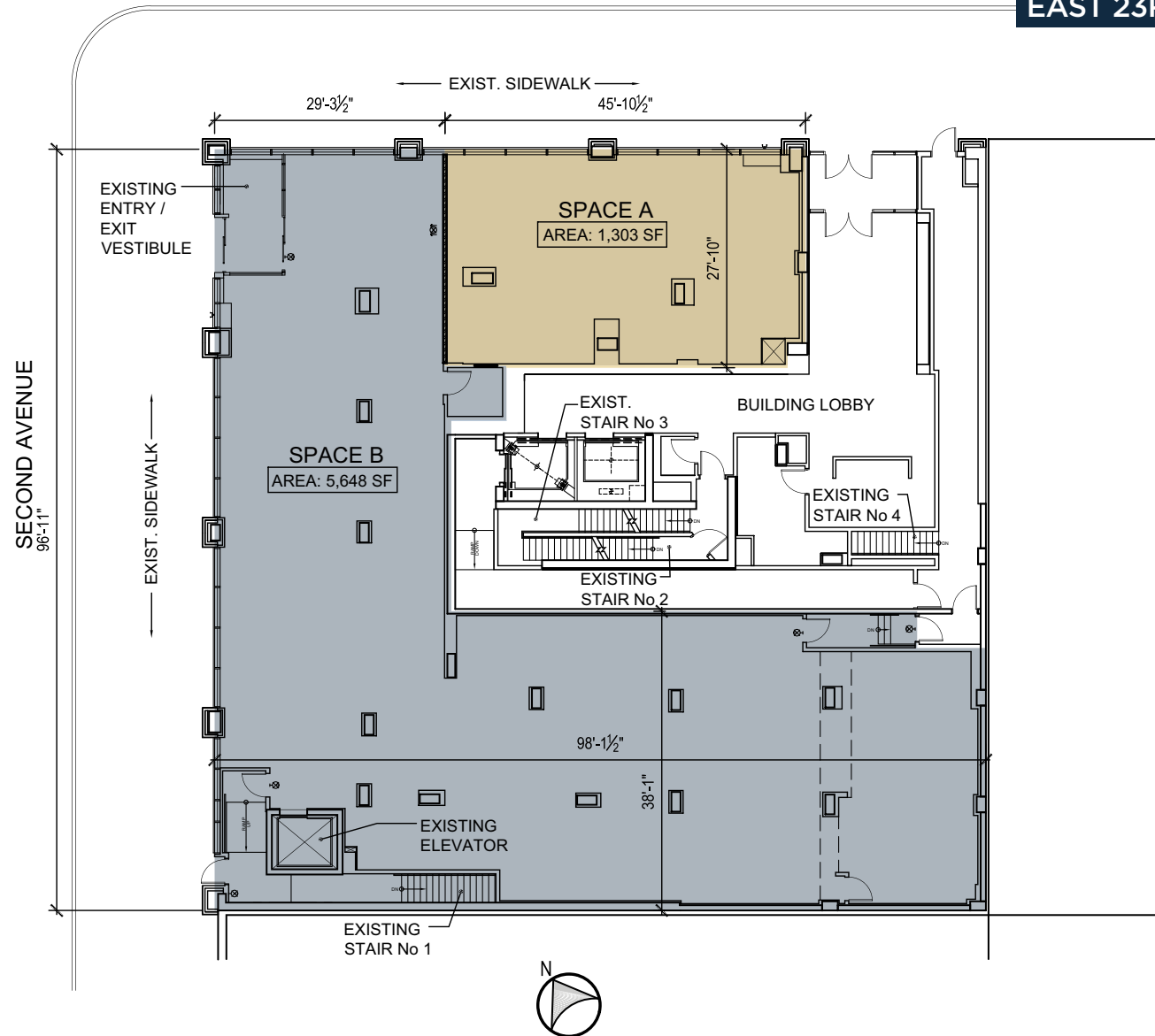
POTENTIAL GROUND FLOOR DIVISION 2

300

EAST 23RD STREET

EAST 23rd STREET

SPACE A	1,303 SF
SPACE B	5,648 SF
FULL FLOOR	6,951 SF



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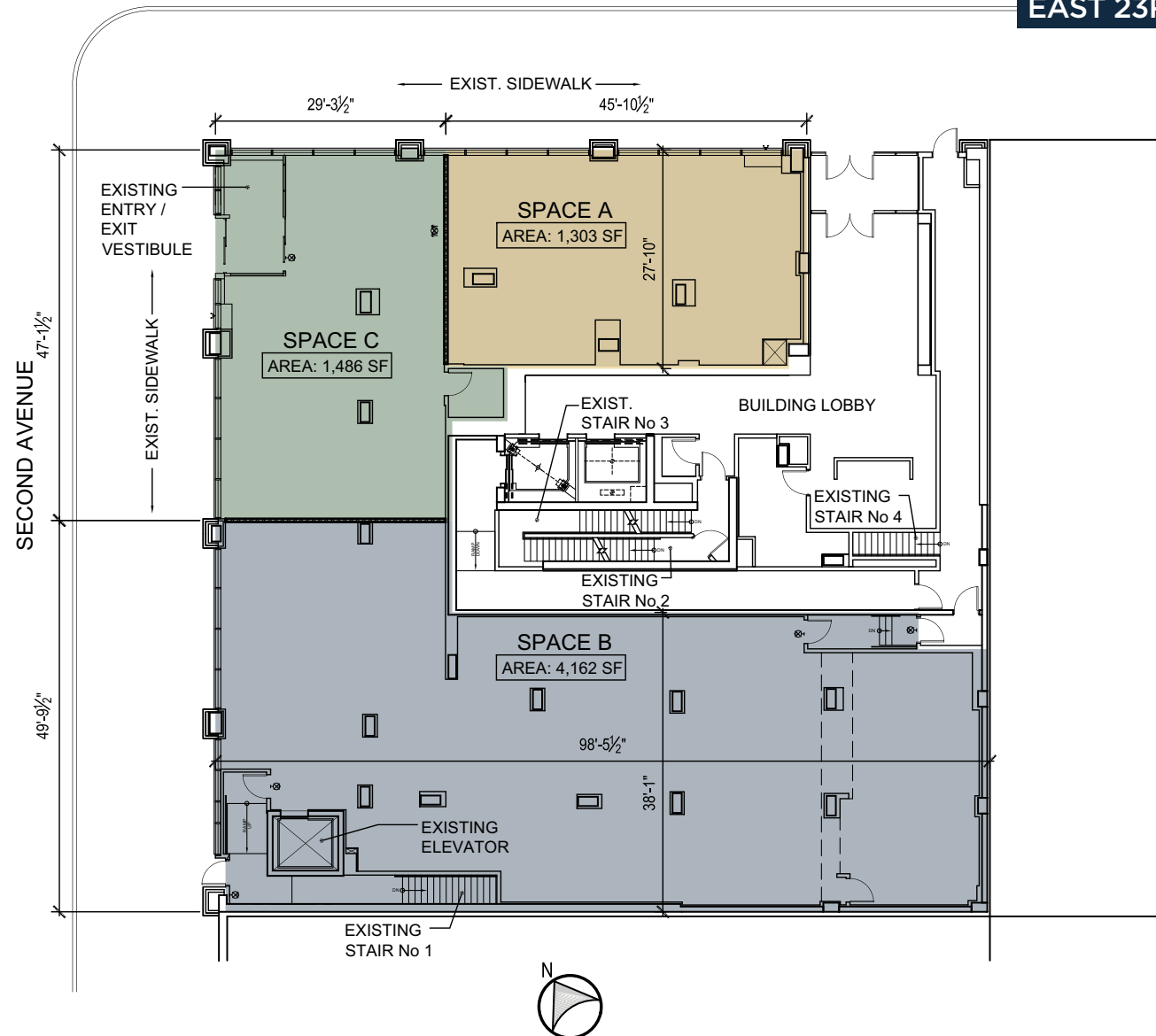
POTENTIAL GROUND FLOOR DIVISION 3

300

EAST 23RD STREET

EAST 23rd STREET

SPACE A	1,303 SF
SPACE B	4,162 SF
SPACE C	1,486 SF
FULL FLOOR	6,951 SF



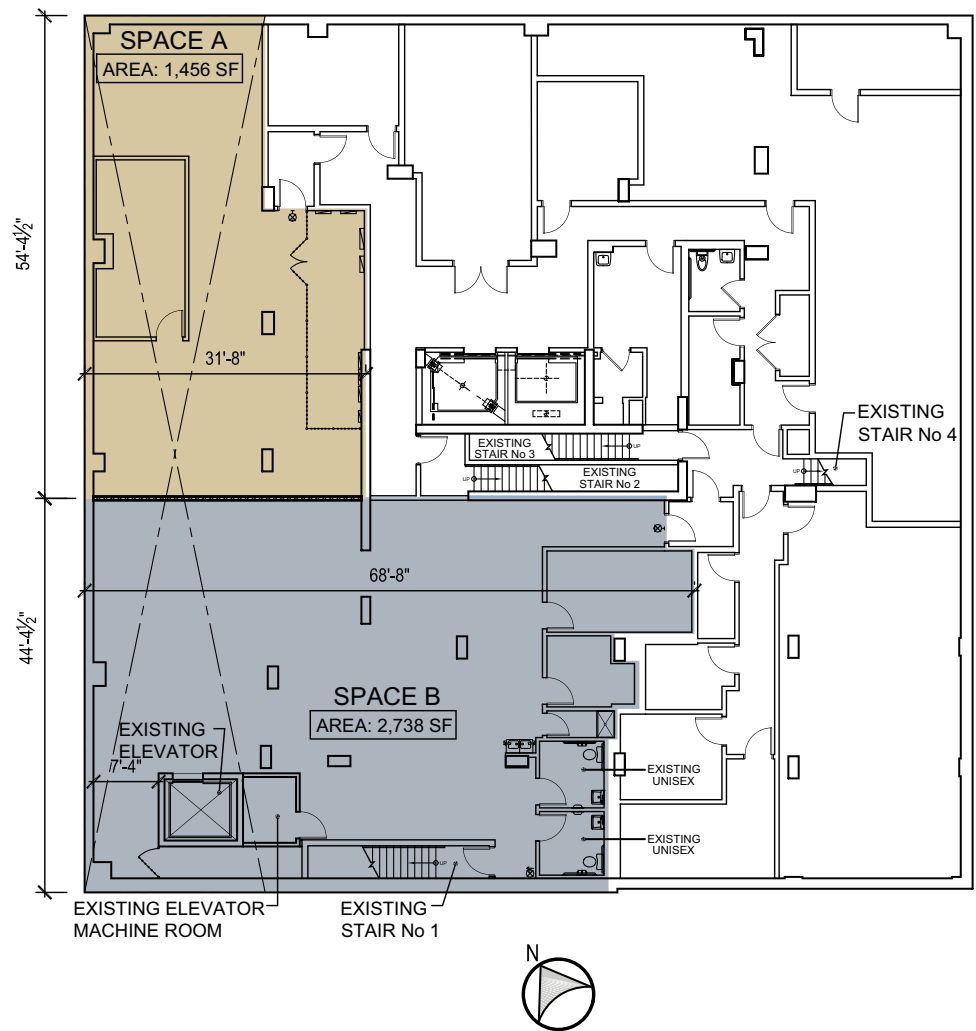
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POTENTIAL LOWER LEVEL DIVISION

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EAST 23RD STREET

SPACE A	1,456 SF
SPACE B	2,738 SF
FULL FLOOR	4,194 SF



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EAST 23RD STREET



THE **FEIL** ORGANIZATION

**NOTHING BEATS
65 YEARS OF STABILITY.**

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