

# 1566 THIRD AVENUE NEW YORK, NY

## UPPER EAST SIDE

- Modified white box available for immediate occupancy
- Located on the corner of Third Avenue and 88th Street
- Two levels of retail space
- 2,950sf in total
  - Ground: 1,650sf
  - Lower Level: 1,300sf
- Over 100ft of frontage
  - 22' on Third Avenue
  - 82' on 88th Street

## WHY THIS LOCATION?

### UNPARALLELED LOCATION

Fixed on the corner of Third Avenue and 88th Street in Manhattan's Upper East Side, 1566 Third Avenue upholds an unparalleled location in a booming retail sector. Among great company on the Third Avenue retail corridor, 1566 Third Avenue will convenience a well-to-do clientele and be visible to considerable crowds perusing the neighborhood. With gourmet giant, Whole Foods Market opening up directly across the street, 1566 Third Avenue guarantees prosperity for any retailer.

## HIGHEST PERFORMANCE RETAIL

The Upper East Side caters to the wealthy occupants of the idyllic brownstones and beautiful pre-war buildings prominent in the neighborhood. Convenient shops include luxury boutiques, local cafes, numerous restaurants, bookstores, wine shops, jewelry stores, and beauty salons as well as retailers Modell's, AMC Loews, Fairway Market, Banana Republic, Lush, Urban Outfitters, The Children's Place, Gap, Athleta, and many more.

## HIGHLIGHTS

### DYNAMIC LAYOUT

A two level mixed-use property consisting of approximately 2,950sf of combined ground and lower level retail, 1566 Third Avenue promises ultimate branding potential in the Upper East Side. Built in 1920, featuring 22' of frontage on Third Avenue and 82' on 88th Street, the property garners attention from multiple directions and will stop pedestrian traffic in its tracks.

### PUBLIC TRANSPORTATION HUB

1566 Third Avenue is just a few blocks away from multiple subway lines and bus routes. The Upper East Side also offers vehicular access for commuters and residents. With nearby local parks, museums, and shopping, the neighborhood allows for easy and accessible transportation in an eclectic and sophisticated area.

### DENSELY POPULATED

Perhaps of the wealthiest neighborhood in the world, The Upper East Side neighborhood quarters many prosperous, sophisticated, and refined residents. With some of the most prominent New York families, as well as celebrities and tourists enjoying the convenience the neighborhood offers, the Upper East Side will forever be a New York City attraction popular among New Yorkers and tourists alike.

25 West 39th Street  
New York, NY 10018  
Phone (212) 529-5055  
FAX (212) 460-5362  
THOREQUITIES.COM



# 1566 THIRD AVENUE

NEW YORK, NY

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88TH STREET	
LE PAIN QUOTIDIEN BLOOM NAILS & SPA THAIS CLOTHING NATURE'S GIFTS BOCADO CAFE	<b>1566 THIRD AVENUE</b>
GING PESCE PASTA ANDRE ARLETTE DRY CLEANERS TINY THAI DUANE READE	WHOLE FOODS MARKET
87TH STREET	
ELI ZABAR TEAVANA JAMBA JUICE NYSC	STEVE MADDEN VERIZON VICTORIA'S SECRET SPRINT THE CHILDREN'S PLACE COHEN'S FASHION OPTICAL
STARBUCKS IT'SUGAR LOWES MOVIE THEATER CAPITAL ONE	MAISON KAYSER MODELL'S BANANA REPUBLIC
86TH STREET	
BANK OF AMERICA KOFFEECAKE CORNER	H&M SEPHORA SHAKE SHACK BARNES & NOBLE L'Occitane ALDO
HSBC NINE WEST EASY SPIRIT	AT&T ATHLETA URBAN OUTFITTERS GAP
85TH STREET	
STARBUCKS JACK RABBIT RADIO SHACK CVS PHARMACY	TD BANK LILI'S ASIAN CUISINE EAST SIDE HEALTH FOOD ANN TAYLOR LOFT
HIGHLANDS CAFE RESTAURANT FANTASTIC KIDS TOYS MAKE MEANING MCDONALDS CHIPOTLE S. CAVALLO MIRROR FAIR ANTIQUES JANOVIC	
84TH STREET	
DUANE READE D'AGOSTINO	STARBUCKS DRAMATICS NYC JUICE GENERATION THE UPS STORE SOUL CYCLE
DUANE READE VINTAGE GRAPE EXCEED PHYSICAL CULTURE PHOTO OP JUST SALAD	
83RD STREET	
DIVA OPTYX LYRIC HI-FI DOLVE VITS CAFE & BAKERY CALISTA SUPERFOODS EL AGUILA	A-I INTERIOR CARPETS TEJANI LIVI'S THE FOOD EMPORIUM
COFFEE BEAN & TEA LEAD BRASSERIE MAGRITTE METROPOLITAN GRAPHIC ART GALLERY BLOW BAR EXPRESS BY VALERY JOSEPH DYLAN MURPHY'S 7-11	
82ND STREET	
SUBWAY HAIR ESPIRIT YUMMY MUMMY ANINE STYLES H.L. PURDY OPTICIANS	ASIAN STATION BISTRO MAD RIVER BAR & GRILLE SUREFOOT BOOM FITNESS LENSRAFTERS
CITI GOOD FOR LIFE DELI	
81ST STREET	
BONNE NUIT LA MARQUEZA BEAUTY SPA F.H. COIN & COLLECTIBLES TULIP SALON & SPA GENTS	GOBO NATURAL FRONTIER MARKET SHALEZAH LORENZO & MARIA'S KITCHEN THE SOURCE DIANE B SOES
BEYOGLU EAT SUNNY CHINESE CUISINE APPLE TREE UNLIMITED CLEANER ROSETTA RADIOLOGY	
80TH STREET	
BANK OF AMERICA	AMBER PARMA LARRY & JEFF'S BICYCLES PLUS JENNY CRAIG SCOTTRADE AT&T CORRADO BREAD & PASTRY
FULL HOUSE ANTIQUES SERENITY SPA NY MURREY'S CHASE	
79TH STREET	
FIRST REPUBLIC BANK LEXINGTON FARM HALE & HEARTY VERIZON WRAP-N-RUN GRILL PASTRAMI QUEEN	VIVALDI PAIGE VANISTAN CLEANERS MARK JOSEPH RICKY'S SHANGHAI PAVILION RESTAURANT JUST FOOD
CRUMBS H&R BLOCK SPROUT CHILDREN'S BOUTIQUE SOFT SERVE FRUIT COHEN'S FASHION OPTICAL FRESH	
78TH STREET	
STARBUCKS SECOND CHANCE PETS ON LEX LENOX HILL GRILL ALLSTATE PICK A BAGEL	WELLS FARGO CHARLES SCHWAB FIDELITY
GRISTEDES JUDITH & CHARLES ANIK DELFINO VINCE CAMUTO	
77TH STREET	
HOT & CRUSTY SOUP BURG BLEU SUR BLEI DUANE READE	HSBC TEDDY ALICE NYC SPLENDID CLEANERS TAROO GYMBOREE WINK
MCCABES WINES & SPIRITS VERIZON ATLANTIC GRILL Z'BABY COMPANY YUMI KIM	

LEXINGTON AVENUE

THIRD AVENUE