

# ***Prominent East Village Corner Available***

***54 Second Avenue***

***N/E/C of East 3<sup>rd</sup> Street***

***1,355 Square Feet Ground***

***High Ceilings on Ground***

***752 Square Feet Basement***

***Previously The Bean cafe***

***Asking Rent Upon Request***

***Prominent Corner Location***

Amazing corner retail in the heart of the East Village. High tin ceilings, wood floors, exposed brick and a non-cooking infrastructure in place. Landlord will consider venting for a qualified operator. Great storage basement with walk-in, storage, etc. Very strong corner in great neighborhood. Potential for a sidewalk café and all uses are considered.

*Neighbors Include:*

***Rosie's ♦ Kona Coffee ♦ Bar Verde ♦ Black Ant ♦ Brick Lane Curry ♦ Bank of America  
Mighty Quinn's ♦ Blue Ribbon Fried Chicken ♦ DIA ♦ TD Bank ♦ Whole Foods Market***



***For More Information Please Contact***

**Jeffrey Angel  
212-719-7017**



The information contained herein has been provided by sources that we deem reliable. However, no expressed or implied warranties are made as to the accuracy of the information and it should not be relied upon in any way. All information contained herein should be independently verified prior to anyone entering into an form of legal binding agreement to purchase, lease or otherwise procure the premises or situation presented herein. Information is subject to change or withdrawal without notice and may contain errors and/or omissions.

# Neighborhood Info

## 54 Second Avenue

Zip code 10003

**2<sup>nd</sup> Avenue Station** 

Avg Weekday Ridership 2018 – 15,995

Avg Annual Ridership 2018 – 5,034,358

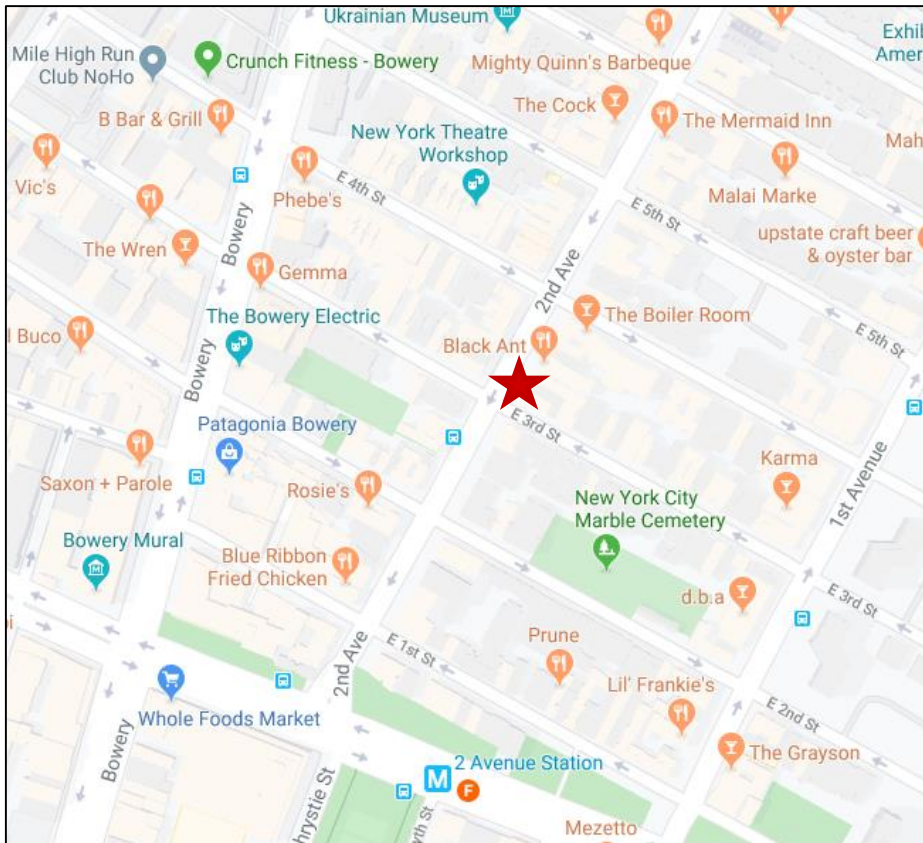
Avg Weekend Ridership 2018 – 17,776

### Population Demographics

Total population	57,068
Female population	52.1%
Male population	47.9%
Median age	32.2
Male median age	33.8
Female median age	30.9

### Economic/Employment

Average household income	\$156,983
White collar	97.6%
Blue collar	2.4%



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