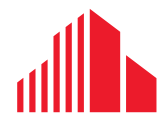


# 633

## SECOND AVENUE

BETWEEN 34TH AND 35TH STREETS

EXCLUSIVE LEASING AGENT:



**CUSHMAN &  
WAKEFIELD**



# 633

## SECOND AVENUE

**GROUND**  
1,400 SF

**LOWER LEVEL**  
1,400 SF

**FRONTAGE**  
16 FT

**POSSESSION**  
Immediate

**TERM**  
Long-Term

**LEASE TYPE**  
Direct

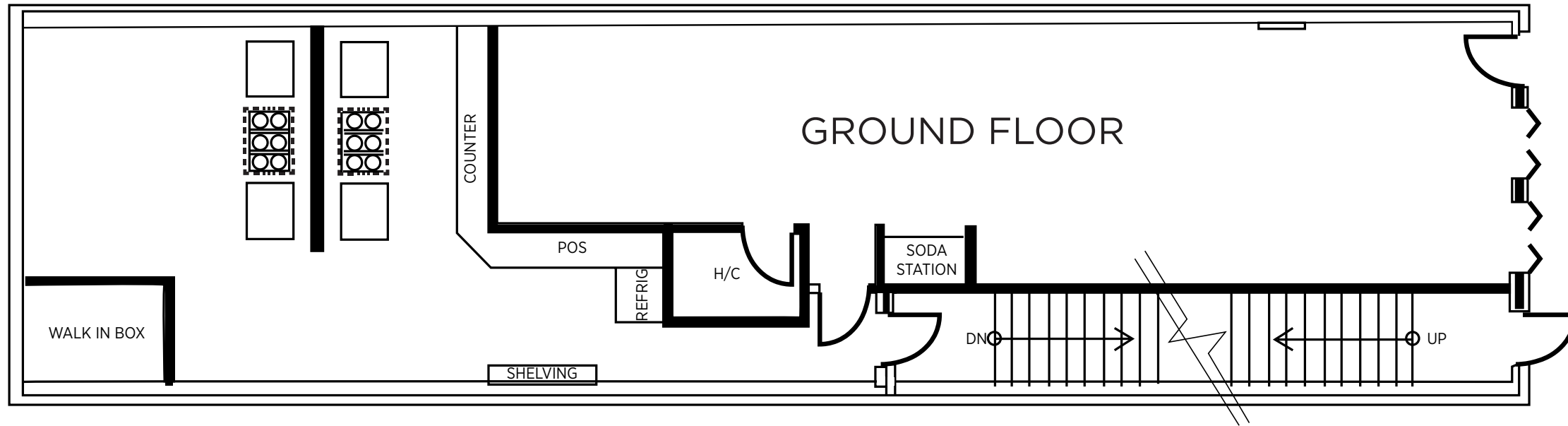
**ASKING RENT**  
Upon Request

### COMMENTS

- Perfect location for hospital lunch dine-in, pick-up and delivery
- Surrounded by dense residential development with over 600 new units, within a 1-block radius
- Fast casual build-out featuring:
  - Two black iron kitchen hoods
  - HVAC
  - Walk-in box
  - Restroom
  - Lower-level storage and prep
  - Gas available



## FLOOR PLAN



**GROUND** 1,400 SF

**LOWER LEVEL** 1,400 SF

**TOTAL** 2,800 SF



# 633

## SECOND AVENUE

### NEIGHBORHOOD

#### BUSTLING DEVELOPMENTS

##### 501 Third Ave

- 121 New Units

##### 509 Third Ave

- 229 New Units

##### 540 Third Ave

- 160 New Units

##### 609 Second Ave

- 66 New Units

##### The Copper

- 761 Units

##### View 34

- 740 Units

#### STATISTICS

**206K**

DAYTIME POPULATION

**33.4**

MEDIAN AGE

**140K**

MEDIAN HH INCOME

**895K**

MEDIAN HOME VALUE



ACCESS TO

**seastreak**

**11.3 M**

OUTPATIENT VISITS

15 MIN WALK

**34TH ST**

FERRY LANDING

**Map Details:**

- Streets:** E 36TH STREET, E 35TH STREET, E 34TH STREET, E 33RD STREET, E 32ND STREET, E 31ST STREET
- Avenues:** THIRD AVENUE, SECOND AVENUE, FIRST AVENUE, FDR DRIVE
- Businesses/Developments:**
  - Little Alley (MICHELIN STAR), Sarge's DELICATESSEN AND DINER
  - 540 (D'AG NYC)
  - FABI'S HAIR SALON, BAKER'S RECOVERY, PROFIT CHINESE RESTAURANT II
  - ST. VARTAN PARK
  - THE COPPER (761 UNITS)
  - 34TH STREET FERRY LANDING
  - E 35TH STREET: SEMICOLON, SHUYA RAMEN, bubo (509), GEMINI DINER CHEF HUANG (633 SECOND AVENUE), GARLIC NY PIZZA BAR, THAI FOOD NEAR ME, THE STATION (2ND & 34TH)
  - MARYEL SCHOOL, ST. VARTAN ARMENIAN APOSTOLIC CATHEDRAL
  - VIEW 34 (740 UNITS)
  - E 34TH STREET: DUANEreade, MEDIUM RARE
  - E 33RD STREET: insomniacookies, McDonald's, 7-ELEVEN BLANK STREET, BLUE HAVEN, LAVAN SALON, CHARLOTTE CAFE
  - E 32ND STREET: BISCUITS & BATH, Jersey Mike's, LAURENCE WEXER, Q | QQ NAILS & SPA, osaic
  - E 31ST STREET: TRADER JOE'S, YOI RAMEN AND BOBA, HILL BAY, SUBWAY, H&R BLOCK, verizon
  - SECOND AVENUE: TD Bank, AMC THEATRES, Bank of America, SHERWIN-WILLIAMS, FAIRWAY (LIKE NO OTHER MARKET)
  - FIRST AVENUE: NYU Langone Health

# 633

**SECOND AVENUE**  
BETWEEN 34TH AND 35TH STREETS

EXCLUSIVE LEASING AGENT:



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WAKEFIELD**

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