

RETAIL OPPORTUNITIES AT THE BASE OF A
420-UNIT LUXURY RESIDENTIAL TOWER



WEST SIDE BETWEEN EAST 55TH STREET
AND EAST 56TH STREET





HIGHLIGHTS

- Introducing the retail opportunities at 1011 First Avenue in the heart of Midtown East's established First Avenue corridor
- At the base of an incoming, repositioned 26-story tower with 420 luxury residences and state of the art amenities
- Full space configuration available for up to 7,346 SF with logical divisions accepted
- Seeking neighborhood amenities – Food & Beverage, Grocery, Fitness, Personal Services, General Retail, Medical – most upscale uses considered
- Ceiling heights between 14' 4" – 17' 2.5"
- All spaces can be vented via precipitator and storefront louvers for cooking uses
- Outdoor seating available (division-specific) on the repositioned First Avenue and East 55th Street plaza area
- Lower Level storage available depending on configuration and access to the commercial loading dock on East 55th Street
- Opportunity for blade signage for expanded visibility along the Avenue

101

FIRST AVENUE

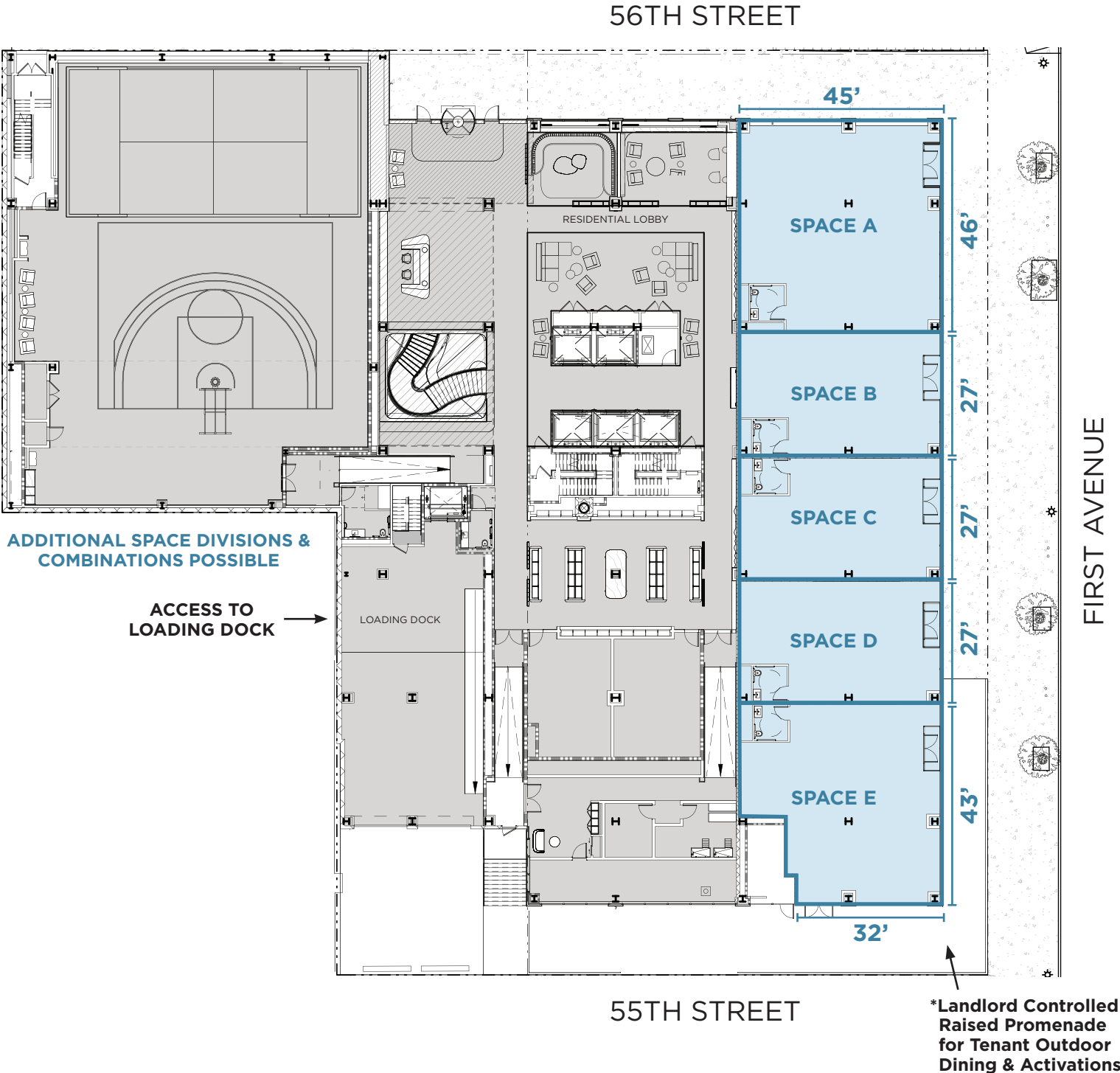
5-TENANT SCENARIO

	FLOOR SIZE	FRONTAGE	CEILING HEIGHT
SPACE A	2,048 SF	45' - E 56th St 46' - First Ave	15' 6"
SPACE B	1,196 SF	27'	14' 4"
SPACE C	1,184 SF	27'	17' 2.25"
SPACE D	1,186 SF	27'	17' 1.5"
SPACE E	1,732 SF	32' - E 55th St 43' - First Ave	17' 2.5"

TOTAL 7,346 SF

POSESSION Q4 2026
 LEASE TYPE DIRECT
 LEASE TERM LONG TERM
 ASKING RENT UPON REQUEST

Lower Level Storage Available Depending on Configuration



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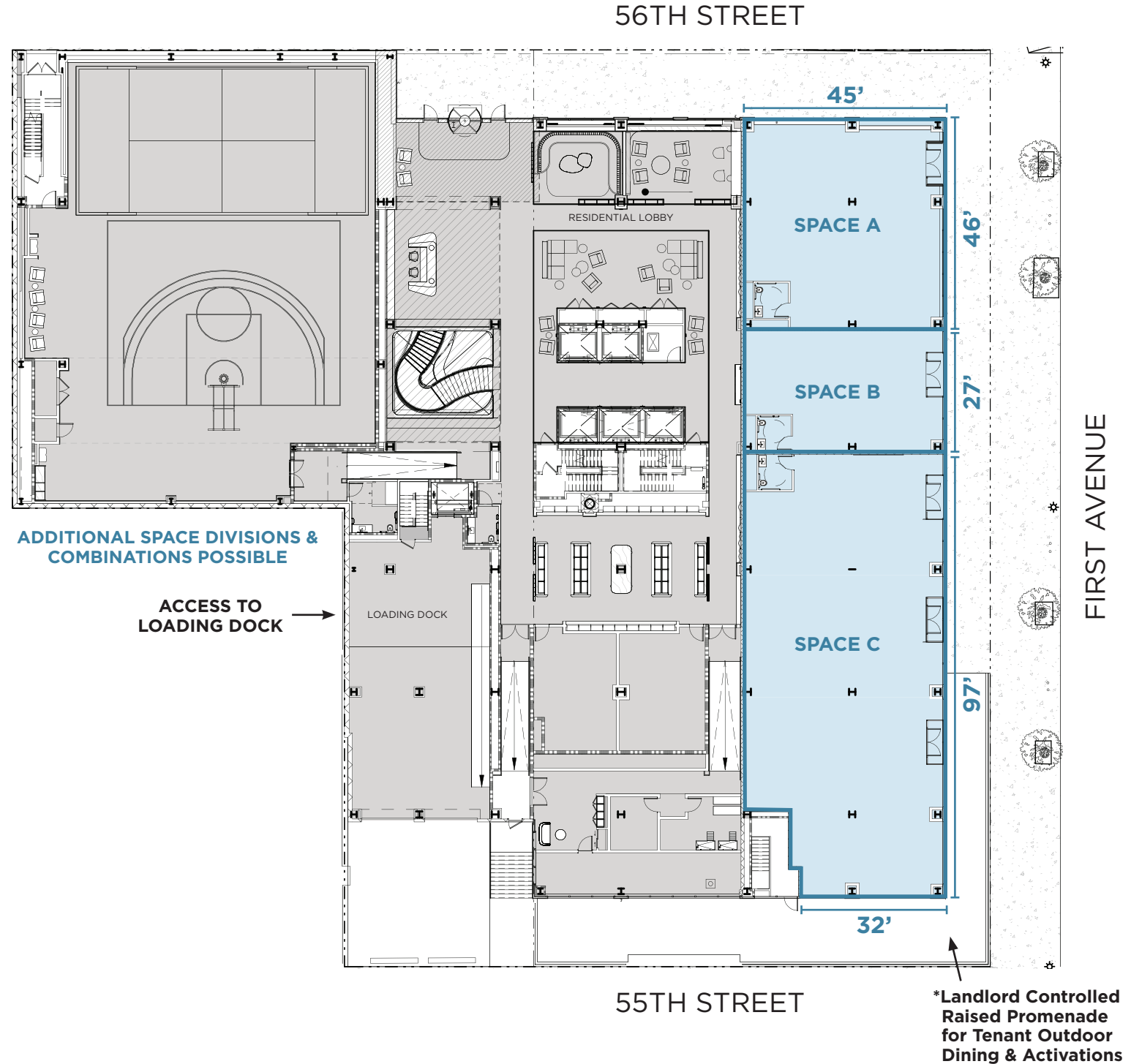
FIRST AVENUE

3-TENANT SCENARIO

	FLOOR SIZE	FRONTAGE	CEILING HEIGHT
SPACE A	2,048 SF	45' - E 56th St 46' - First Ave	15' 6"
SPACE B	1,196 SF	27'	14' 4"
SPACE C	4,076 SF	32' - E 55th St 97' - First Ave	17' 1-2"
TOTAL	7,346 SF		

POSSESSION Q4 2026
 LEASE TYPE DIRECT
 LEASE TERM LONG TERM
 ASKING RENT UPON REQUEST

Lower Level Storage Available Depending on Configuration



1011
FIRST
AVENUE

NEIGHBORING CO-TENANTS



FIRST AVENUE

TRAMWAY DINER
BLUE & GOLD DELI
ADYAR ANANDA BHAVAR
TENZ ESPRESSO
GO NOODLE
SUSHI GINZO

AU ZA'ATAR
AMERICAN FIRST LIQUORS
BROOKLYN PIZZA MASTERS
ROMANTIC CHOCOLATE
MANHATTAN ROYAL CARPET
57 ST CORNER CONVENIENCE
ORANGE MOON

MORTON WILLIAMS
TD BANK

REME'S OGGI PETS
BOOBA COLOR BAR HAIR SALON
CRUMBLY CAFÉ & BAKERY
SOLIN FLORIST
JIMBO'S HAMBURGER PLACE
SOFIA'S PIZZA SHOPPE
MARINARA PIZZA

THE GREATS OF CRAFT
TRES BIEN NAIL & BEAUTY
TAL BAGELS
EAGLE COSMETICS
MATTO ESPRESSO
STARBUCKS
MADISON RESTAURANT

PARNELL'S PUB
QQ NAILS & SPA
DNY HAIR SALON
FINE WINES ON FIRST

60TH ST

TRADER JOE'S

QUEENSBORO BRIDGE

TJ MAXX

59TH ST

JEAN CLAUDE BISTRO
SUTTON BAR ROOM
NY BELLA NAIL

58TH ST

BISCUITS AND BATH
SMOKE PLUS
PERFECT BROWS
PHARMACY
DUANE READE
DAWN TO DUSK

57TH ST

BLUEMERCURY
MARATHON COFFEE
UPS
HOPE SPA
J'S CLEANERS
SUTTON CAFÉ
56TH CONVENIENCE DELI

56TH ST

PLAZA
CLAIRMONT & NICHOLS OPTICIANS
ECHO NAIL AND SPA
CORE BURN PILATES
DUNKIN DONUTS

55TH ST

HEALTH SOURCE PHARMACY
SMOKE STARS
VERIZON WIRELESS
CHASE
L.SIMCHECK & CO.
CORBY CHEMISTS
FIRST AVENUE VITNER

54TH ST

D'AGOSTINO

53RD ST

HEAVENLY MARKET
PERIWATER LTD.

SUNSHINE FLORIST

52ND ST

DEMOGRAPHICS WITHIN 1/2 MILE OF PROPERTY

60,890

POPULATION

35,488

HOUSEHOLDS

\$304,342

AVERAGE HOUSEHOLD INCOME

WALK TIME FROM 1011 FIRST AVE

10 min

TO UNITED NATIONS HQ

8 min

TO LEXINGTON AVENUE/
53RD STREET SUBWAY

2 min

TO 57TH STREET BUSES



AU ZAATAR



RIVER CLUB OF NY



OPHELIA LOUNGE



TOMI JAZZ



CRUNCH FITNESS

111
FIRST
AVENUE

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**CUSHMAN &
WAKEFIELD**



**VANBARTON
GROUP**