

BRIXTON MANOR
REAL ESTATE

FOR LEASE
223-225 EAST 86TH STREET
UPPER EAST SIDE | NEW YORK, NY

RETAIL

RETAIL



Enrique Constante

Retail Real Estate Broker
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917-362-3553

AVAILABLE

Ground: +5,542 SF | Lower Level: +2,873 SF

Divisions considered

FRONTAGE: OVER 44' ON 86TH ST

LOCATION

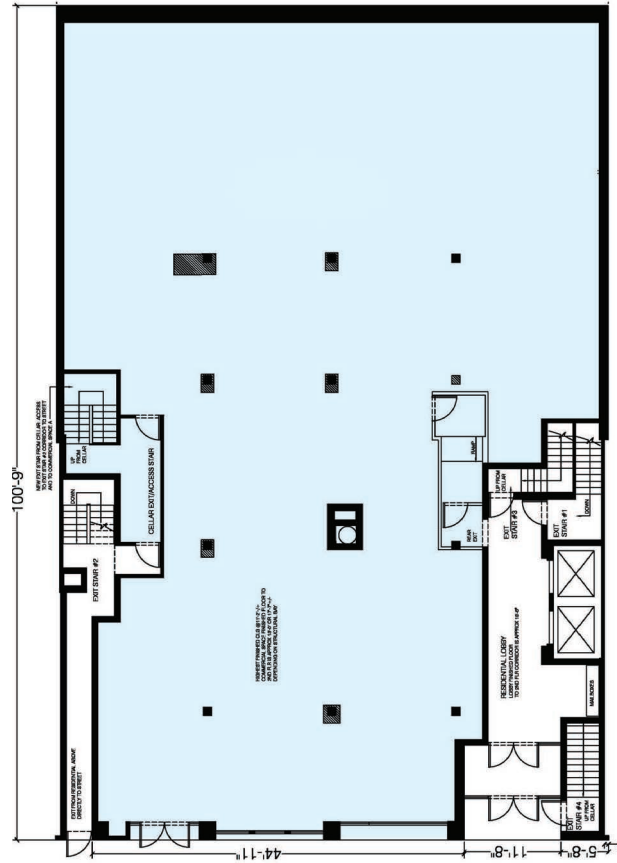
- Dominant retail corridor
- Steps from new 2nd Ave subway **Q** train
- New market additions:
 - Baked by Melissa
 - Chick-fil-A (coming soon)
 - Old Navy (coming soon)
 - Rumble Boxing
 - ULTA Beauty
- Food uses considered

RENT: AVAILABLE UPON REQUEST

SUBWAY RIDERSHIP

- **4 5 6** 86th & Lexington
- Weekday: 45,882 Weekend: 48,187
- Annual: 14,277,369
- **Q** (New) 86th & 2nd Ave
- Average Daily: 155,000 - 63rd Street to 96th Street
- Weekday: 23,722 Weekend: 30,782
- Annual: 7,693,260

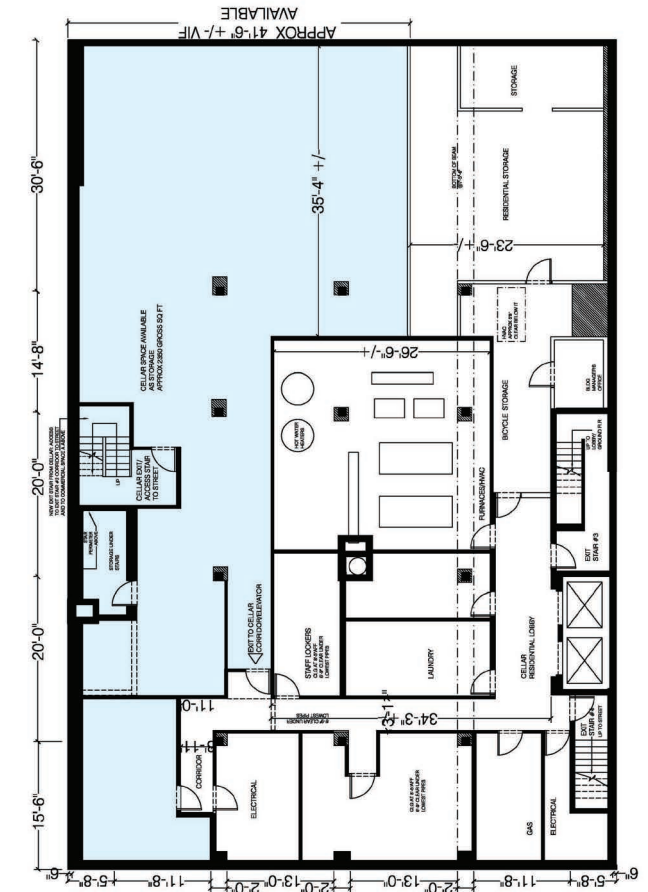
SITE | HIGHLIGHTS & PLANS



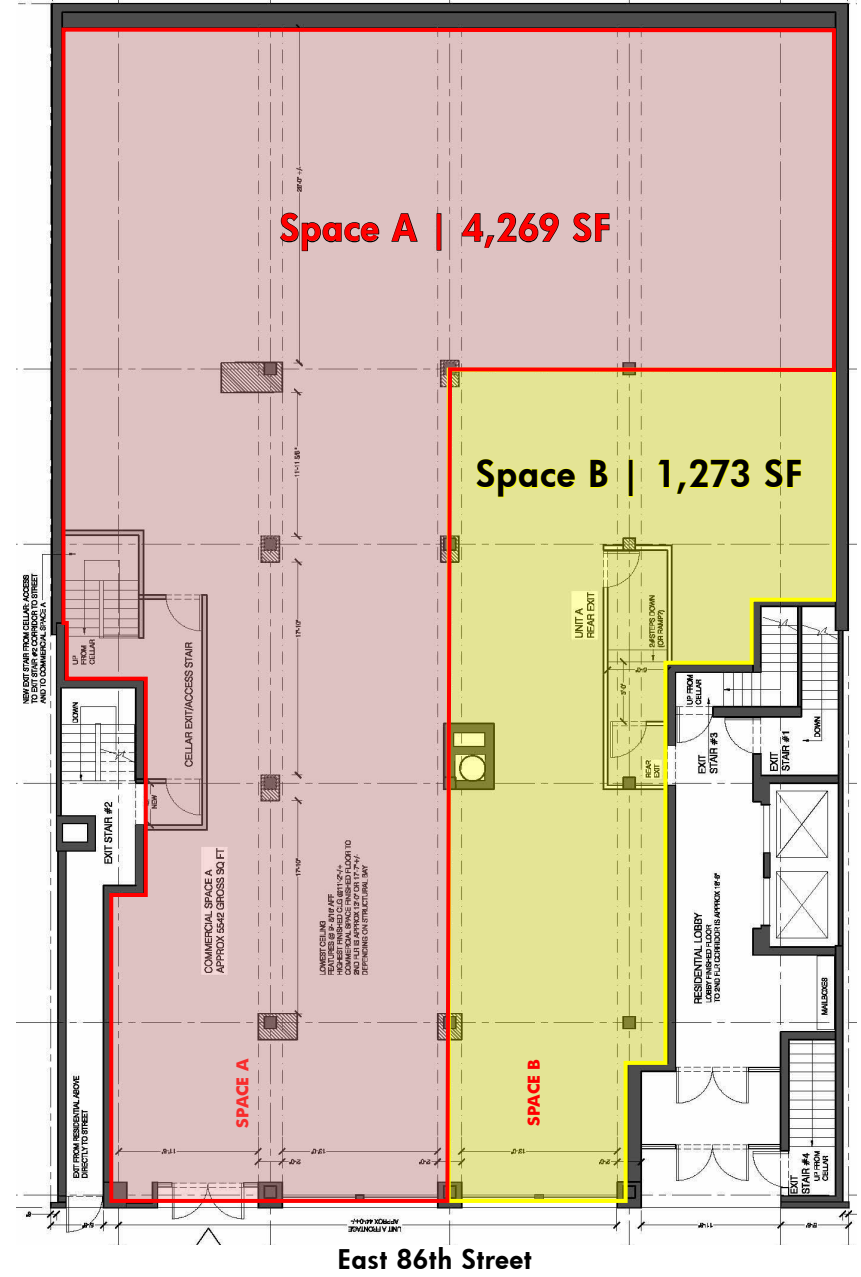
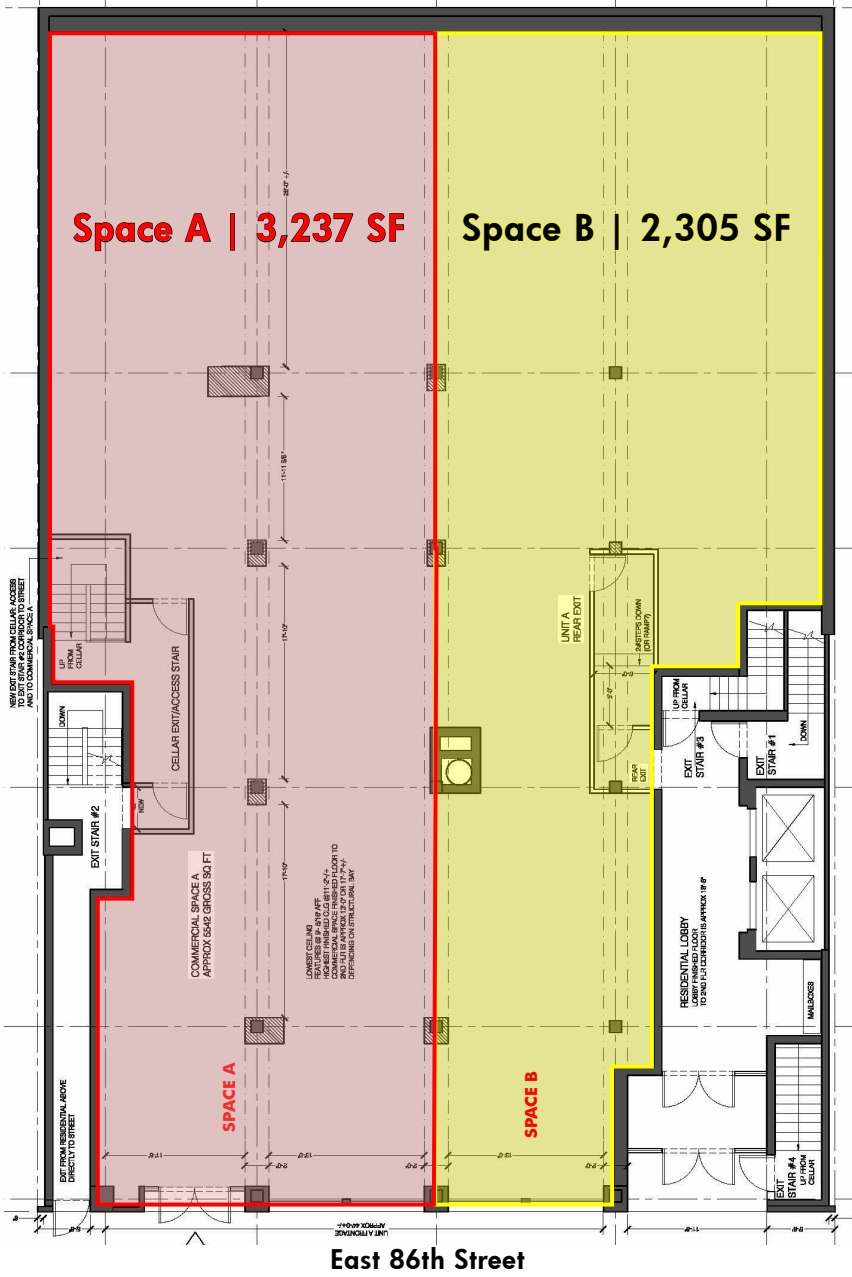
LOWER LEVEL
±2,873 SF

GROUND FLOOR

± 5,542 SF



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SITE PLAN | POTENTIAL DIVISIONS

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