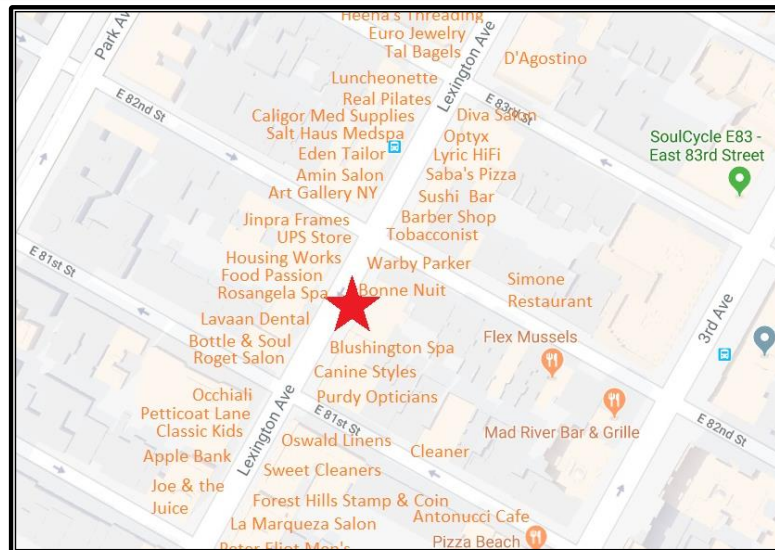


Upper East Side Store

1207 Lexington Avenue

Between 81st & 82nd Streets

<i>Neighborhood</i>	Upper East Side
<i>Approximate Size</i>	1,500 sf + exclusive rear yard for mechanicals
<i>Approximate Frontage</i>	25 feet
<i>Rent</i>	\$12,500/month
<i>Features</i>	Newly white boxed Former dry cleaner Good frontage Strong demographics
<i>Restrictions</i>	All quality users considered
<i>Possession</i>	Immediate



For More Information Contact Exclusive Agent:

Rafe B. Evans • rafeevans@walkermalloy.com • 212.712.6186 • 917.701.4059

ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.

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