

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



RETAIL
SPACE
FOR
LEASE

2625 BROADWAY

NEW YORK, NY

UPPER WEST SIDE MANHATTAN

26.3K

POPULATION

12.8K

HOUSEHOLDS

22.2K

EMPLOYEES

\$223K

AVERAGE HH INCOME



DATA REFLECTS DEMOGRAPHIC INFORMATION 25 MILES FROM SITE

PROPERTY OVERVIEW

- Prime Broadway location steps from both the 96th Street and 103rd Street Subway Stations
- Up to 660 SF ground floor and 8,900 SF selling lower level with both a dramatic open staircase and a customer elevator
- Striking signage opportunity along Broadway
- Divisions will be considered for the Lower level
- Positioned at the base of the 32-story, 74-unit Ariel West luxury condominium building and directly across the street from the 39-story, 64-unit Ariel East luxury condominium building
- All uses considered

NEIGHBORING TENANTS

- | | |
|---|-------------------|
| • New York Sports Club | • Spectrum |
| • Landmark West Metro Theater
<i>(coming soon)</i> | • AT&T |
| • Northwell GoHealth | • Verizon |
| • CityMD | • T-Mobile |
| • Ben & Jerry's | • Duane Reade |
| • Starbucks | • Walgreens |
| • Paris Baguette | • Chase Bank |
| • Dunkin'/Baskin Robins | • Citibank |
| • Popeyes | • Bank of America |
| • Wingstop | • TD Bank |
| • Chipotle | • FedEx |
| • Auntie Anne's/Carvel | • UPS |
| • Serafina | • Metro Diner |
| | • Manhattan Diner |



103rd Street Station

1
2,892,314 annual riders
Ranked #114 in NYC

96th Street Station

1 2 3
7,856,393 annual riders
Ranked #23 in NYC

GROUND LEVEL

660 SF

⋮ one medical



Janovic
The Color Authority

LOWER LEVEL

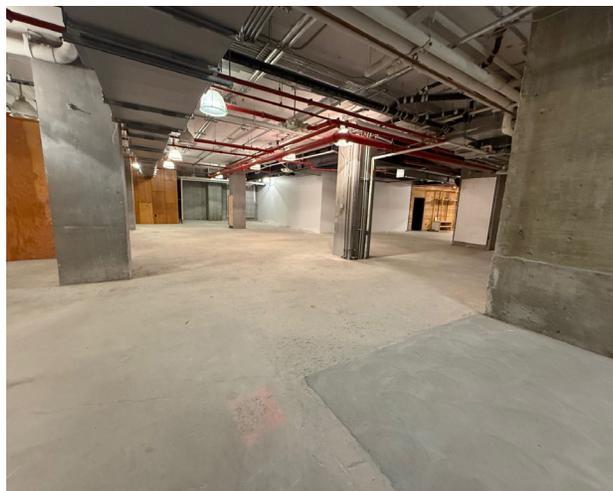
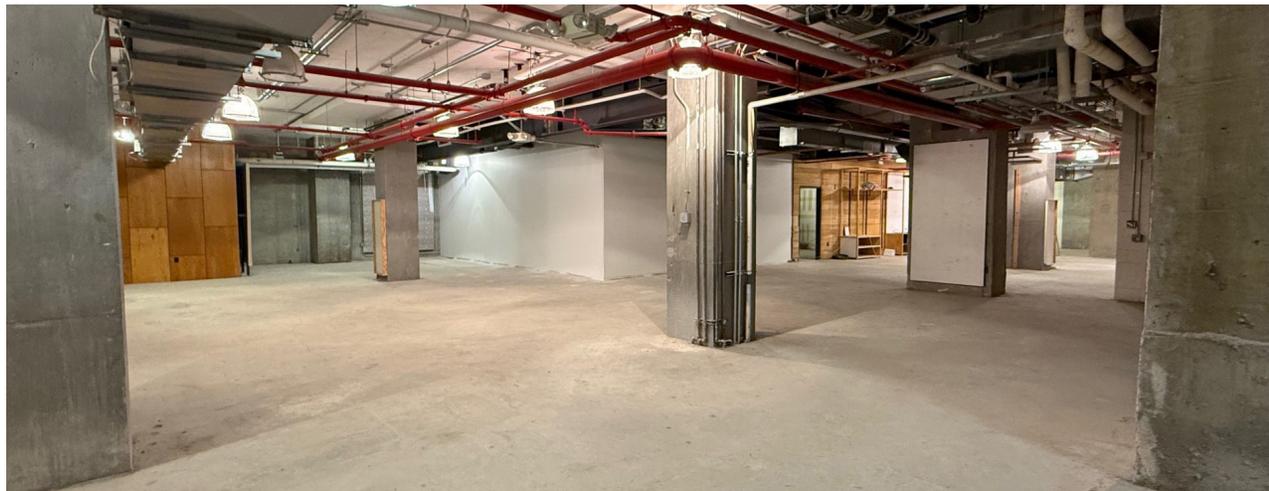
8,900 SF



**DIVISIONS CONSIDERED*

GROUND FLOOR
660 SF

LOWER FLOOR





2625 BROADWAY

TJ-maxx
SEPHORA
Burlington

five
BELOW

HomeGoods

WHOLE
FOODS
MARKET

TARGET

For More Information
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