

RETAIL
SPACE
FOR
LEASE

2764 BROADWAY

NEW YORK, NEW YORK

COFFEE SHOP

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

The **Stahl**
Organization

- **Ground Floor:** 1,100 SF
- **Lower Level:** 500 SF
- **Frontage:** 20 FT
- At the base of 175-unit building
- Walking Distance from both the 103rd Street and 110th Street subway stations: 1 subway line – servicing 5.1M+ annual riders (2023) M104 Bus Stop is directly in front of the property
- All non-vented uses considered

- Bank of America
- MAMA's TOO
- Hashi Market
- Gristedes
- Lenscrafters
- Luckin Coffee
- Laseraway
- Six Corners Market Place
- (Coming Soon)

	0.25 MILES	0.5 MILES	0.75 MILES
POPULATION	25,313	66,228	118,288
HOUSEHOLDS	11,736	28,316	52,398
EMPLOYEES	4,820	25,381	39,128
AVERAGE HH INCOME	\$183,865	\$179,529	\$186,822



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