

REINTRODUCING

THE RETAIL AT THE BUCHANAN

770 Third Avenue | New York, NY 10017

ENTIRE WEST BLOCK BETWEEN EAST 47TH & 48TH STREETS



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Property Overview

HIGHLIGHTS

- Entire west block between East 47th and 48th Streets
- At the base of The Buchanan, a luxury 286 unit residential building
- New glass façade installed
- All non-competing uses considered
- Space H can be vented
- Space B can be vented through precipitary
- Spaces can be combined if necessary

POSSESSION
Immediate

TERM
Long Term

CEILINGS
9'+



NEIGHBORS

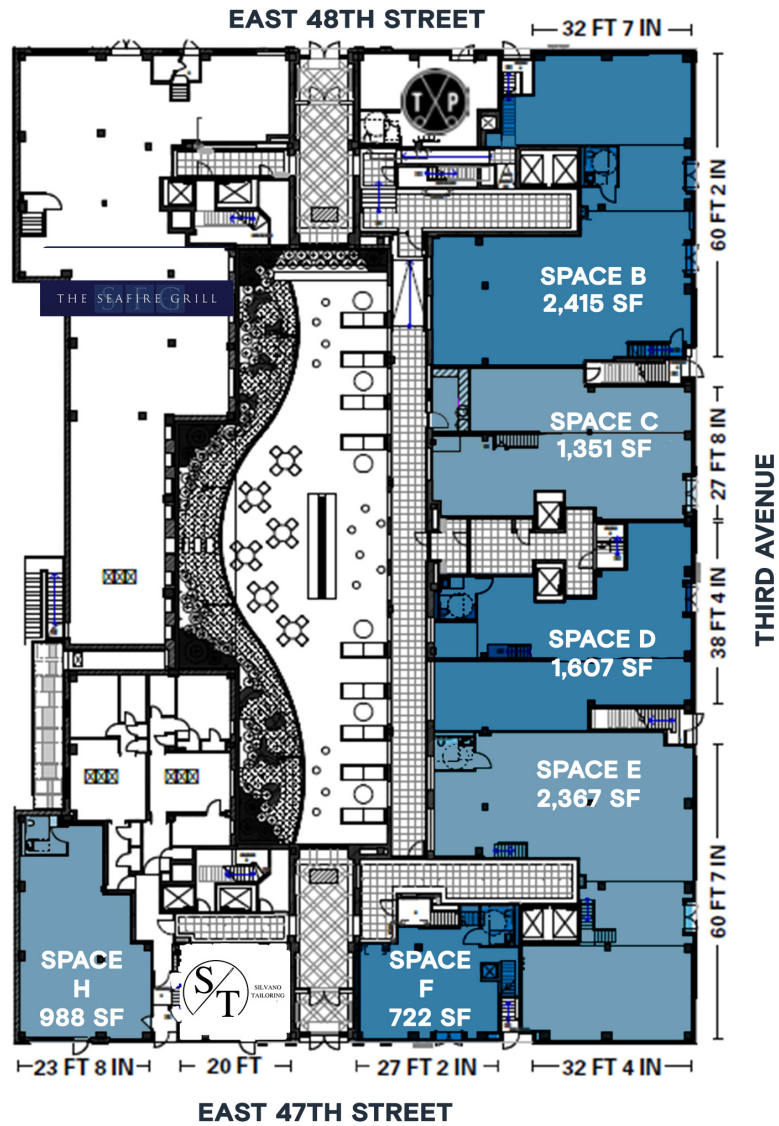
- Sea Fire Grill,
- Avra 48th Street,
- Serafina Express (coming soon),
- Chop't
- Smith & Wollensky,
- Le Pain Quotidien
- Walgreens
- CVS Pharmacy
- The Lexington Hotel
- Bank of America
- Citibank
- Just Salad
- 10000 Coffee
- Super Runners Shop

DEMOGRAPHICS

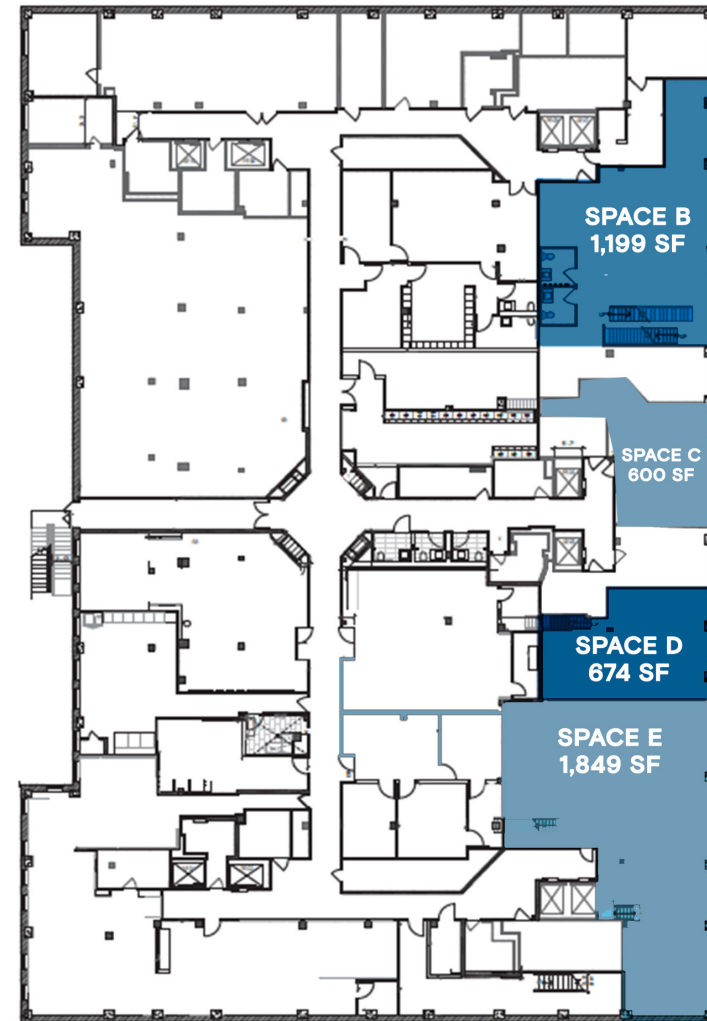
	0.25 Mile	0.5 Mile	0.75 Mile
POPULATION	12,752	45,355	94,740
HOUSEHOLDS	7,900	28,276	58,316
EMPLOYEES	115,651	397,809	633,806
AVERAGE HH INCOME	\$202,477	\$213,196	\$222,822



GROUND FLOOR

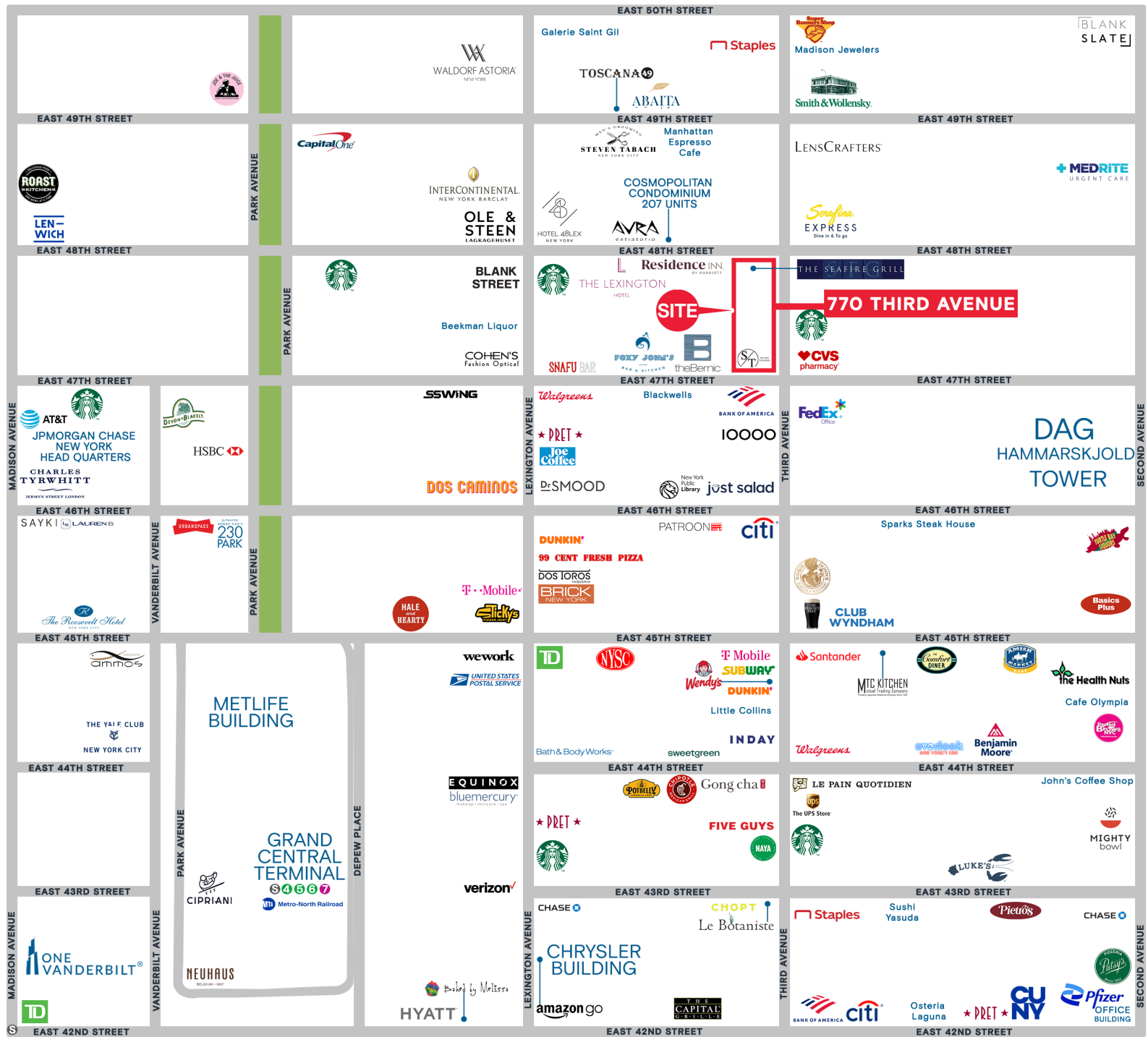


BASEMENT



AVAILABILITIES

	SPACE B	SPACE C	SPACE D	SPACE E	SPACE F	SPACE H
SIZE	2,415 SF	1,351 SF	1,607 SF	2,367 SF	722 SF	988 SF
FRONTAGE	60 FT 2 IN	27 FT 8 IN	38 FT 4 IN	60 FT 7 IN	27 FT 2 IN	23 FT 8 IN
BASEMENT	1,199 SF	600 SF	674 SF	1,849 SF	N/A	N/A





For More Information
Please Contact
Exclusive Brokers:

Daniel D. DePasquale
VICE PRESIDENT
ddd@katzretail.com
212.257.4996

David Yablon
DIRECTOR
davidyablon@katzretail.com
Call/Text 212.433.1986



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