

EXCELLENT FIDi BROADWAY RETAIL OPPORTUNITY

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Broadway

RETAIL/CAFÉ SPACE FOR LEASE

2,138 SF
AVAILABLE



AVAILABILITY OVERVIEW

Ground Floor: 2,138 SF

*Space Size is Approximate

FRONTAGE:

22 Feet, 8 Inches on Broadway

TERM:

Long Term

POSSESSION:

Immediate

ASKING RENT:

Upon Request

LEASE TYPE:

Direct

NEIGHBORING RETAILERS & RESTAURANTS:

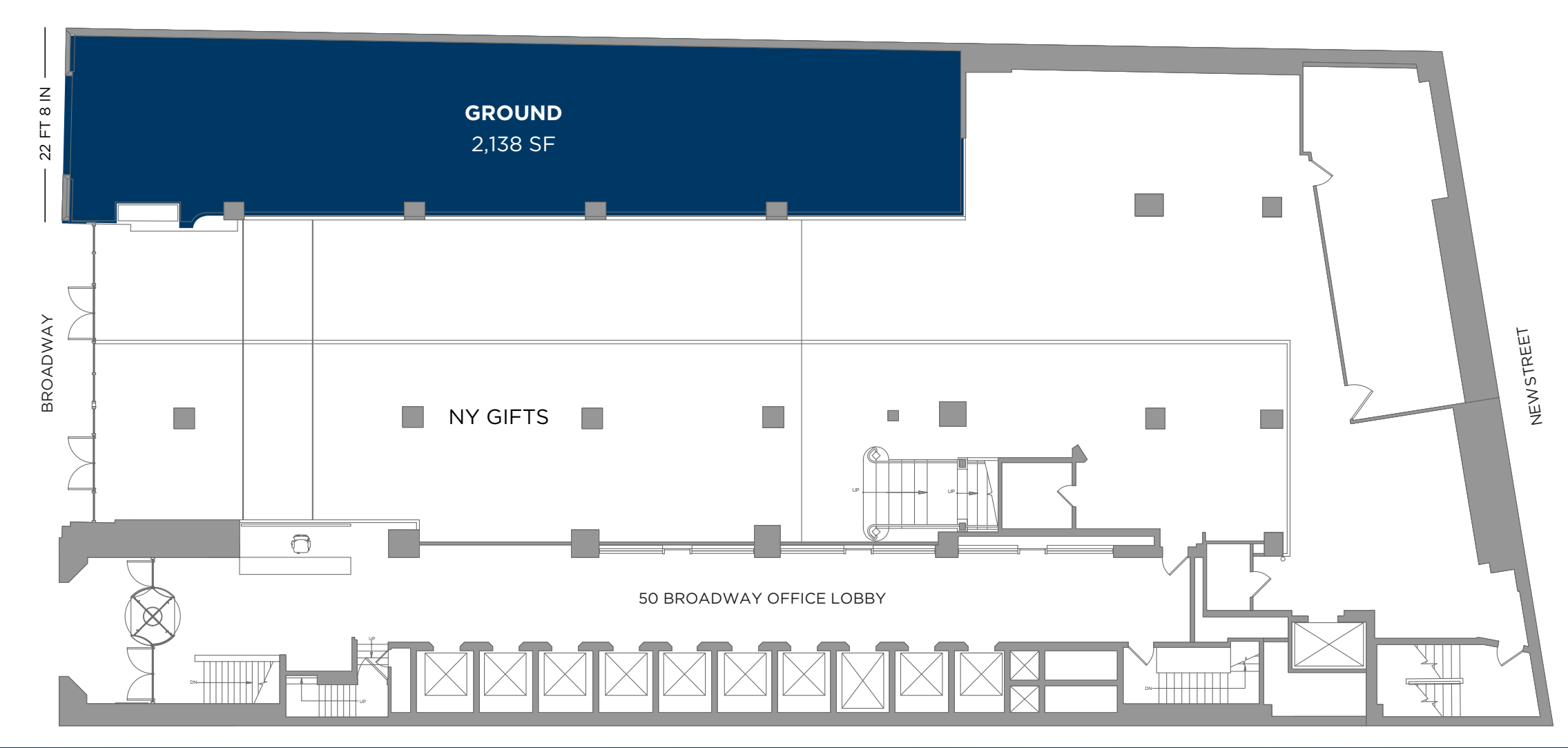
- Whole Foods
- Life Time
- Blue Bottle Coffee
- Los Tacos No. 1
- TD Bank
- Planet Fitness
- LOFT
- Citibank
- Equinox
- Urban Outfitters

SPACE HIGHLIGHTS

- Prime small space opportunity on Broadway in the hear of the Financial District
- Perfect for cafes, coffee users or dry use retail
- Steps from the newly opened Whole Foods, Lifetime Fitness, The New York Stock Exchange and the incoming first U.S. location of Printemps
- Strong foot traffic from Lower Manhattan's residents, office employees and visitors
- All quality non-vented uses considered - no souvenir stores permitted
- Previously Pret A Manger

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AVAILABILITY OVERVIEW



TOTAL VISITS

12M+ DURING 2022, UP TO 59% Y-O-Y



273,834 EMPLOYEES

IN THE FINANCIAL DISTRICTS



65,000 RESIDENTS

ACROSS 34,243 UNITS IN 343 BUILDINGS



\$265,050

AVERAGE HOUSEHOLD INCOME



20,000+ STUDENTS

ENROLLED AT NEARBY PACE UNIVERSITY, BMCC & MORE



7,500 RESIDENTIAL UNITS

UNDER CONSTRUCTION OR DEVELOPMENT



TRANSPORTATION HIGHLIGHTS

FINANCIAL DISTRICT TRANSPORTATION & CONNECTIVITY



13 MTA SUBWAY LINES



30 MTA BUS ROUTES



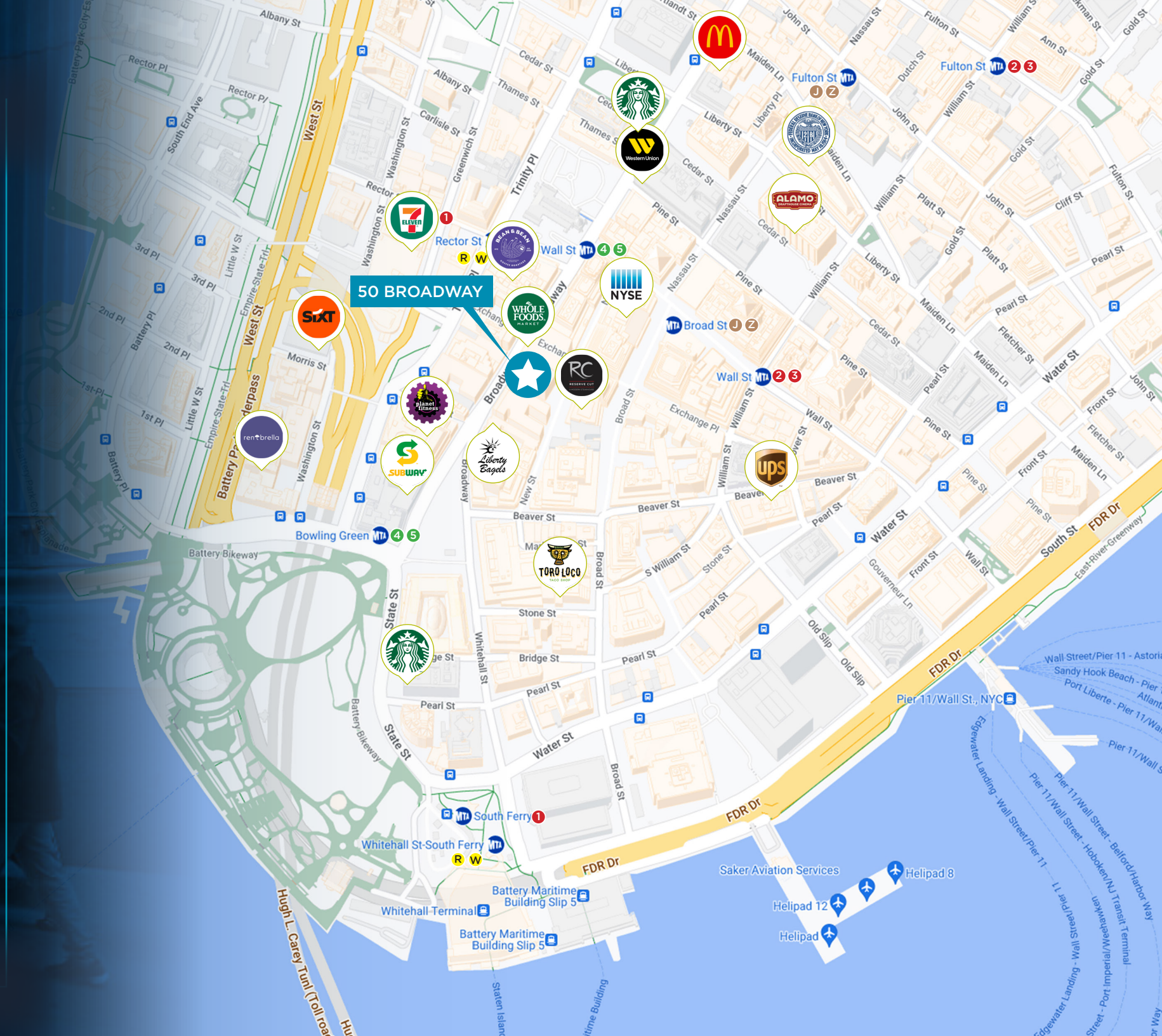
TO/FROM NEW JERSEY



18 FERRY LINES



35 CITI BIKE STATION



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Broadway



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