



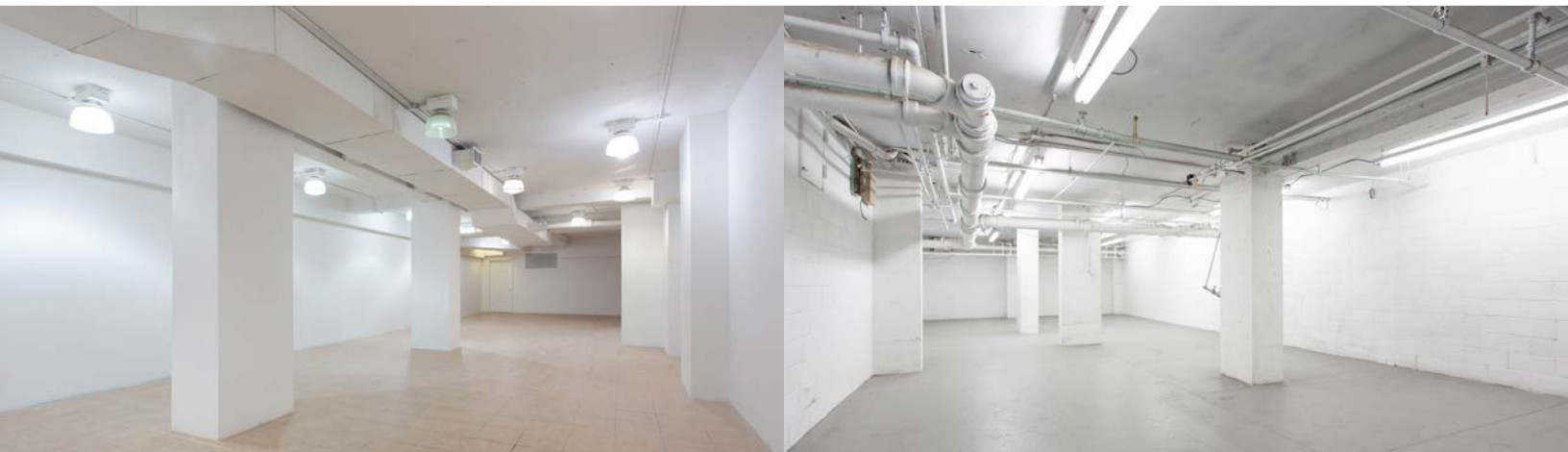
Incredible opportunity to reach a dynamic mix of high-end residents, students, and tourists on the busiest commercial thoroughfare in The Village. Seven day traffic from morning to late night. Perfect for all retail and service businesses.

SINVIN
COMMERCIAL REAL ESTATE & ADVISORY

492

AVENUE OF THE AMERICAS

Between W. 12th & W. 13th Streets



Ground Level

Lower Level

NORTH STORE

Ground Level.....1,985 SF
Lower Level.....1,550 SF
Frontage.....19'
Term.....Long Term
Possession.....Immediate
Asking...\$20,000/Month

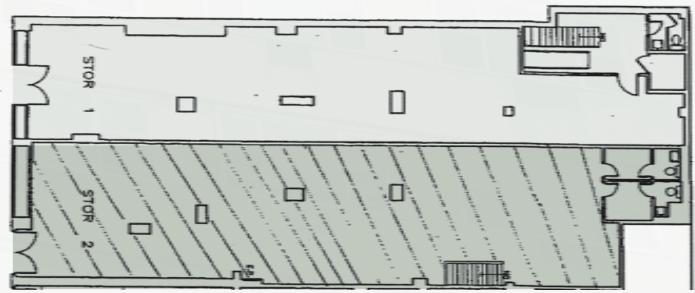
SOUTH STORE

Ground Level.....2,085 SF
Lower Level.....1,375 SF
Frontage.....21'
Term.....Long Term
Possession.....Immediate
Asking...\$21,000/Month

COMBINED STORES

Ground Level.....4,070 SF
Lower Level.....2,925 SF
Frontage.....40'
Term.....Long Term
Possession.....Immediate
Asking...\$41,000/Month

NORTH STORE



SOUTH STORE

SPACE FEATURES

- Floor to ceiling glass frontage
- Double-door entry at grade
- ADA accessible
- Contiguous basement storage
- Food uses considered
- Potential to combine stores to create a 4,070 SF space
- North Store includes a conveyer belt to the lower level

PLEASE CONTACT

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NEIGHBORS

- Parsons
- The New School
- Sunglass Hut
- Urban Outfitters
- Murray's Bagels
- Chipotle
- Rite Aid
- Village Wine
- AT&T
- CVS
- Wells Fargo
- The UPS Store
- Citarella
- Ricky's NYC
- Verizon
- Pasta Flyers
- YMCA
- LensCrafters
- NY Urgent Care
- Bigelow Pharmacy