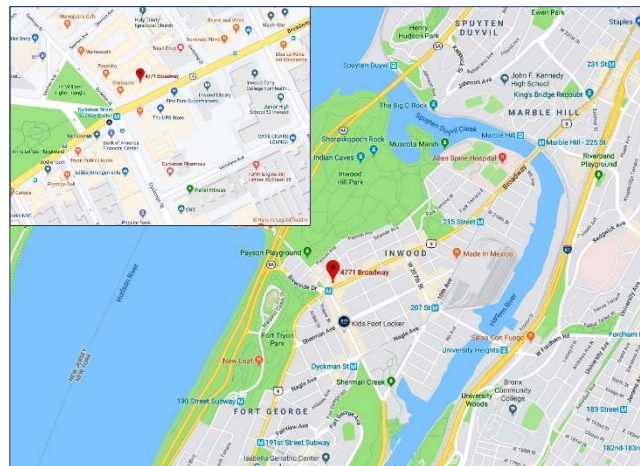




VENTED RETAIL FOOD SITE ON STREET FRONT JUST OFF DYCKMAN ST

600 SF: \$6,000/Mo. Modified Gross

- Tremendous Foot Traffic and Exposure to Broadway
- Steps from MTA Station A-Train
- Steps from Starbucks and Hudson Heights Mini Restaurant Row
- Adjacent to Tighe Triangle & Anne Loftus Playground
- Rare Parking Area Access



By Radius	.25-Mile	.5-Mile	1-Mile
Average HH Income	\$55,367	\$52,371	\$63,232
Median HH Income	\$39,666	\$34,960	\$40,083
Population	19,837	48,775	40,541
Total Households	7,584	18,072	106,498
Retail Potential	\$188M	\$422M	\$1.14B

Call Owner's Exclusive Agent: Jon Gordon 914-779-8200 x115 jgordon@admiralrealestate.com *Brokers Protected*