

# 3500 BROADWAY

WEST HARLEM

NEW YORK  
NY



CONCEPTUAL RENDERING

# SPACE DETAILS

## LOCATION

Northeast corner of Broadway and West 143rd Street

## APPROXIMATE SIZE

Ground Floor	1,500 SF
Basement	1,500 SF
Total	3,000 SF

## POSSESSION

Immediate

## TERM

Long term

## FRONTAGE

25 FT on Broadway

40 FT on West 143rd Street

## CEILING HEIGHT

Ground Floor	15 FT
Basement	9 FT

## SITE STATUS

Formerly Winhealth Pharmacy

## NEIGHBORS

Dunkin', Solace, H&R Block, Texas Chicken Burgers, Matto Espresso, Chase Bank, Cohen's Fashion Optical, Rite Aid, McDonald's, Sprint, AT&T, Foot Locker, CityMD, Key Food and Cricket Wireless

## COMMENTS

Corner retail space with split system AC and ADA compliant bathroom in place

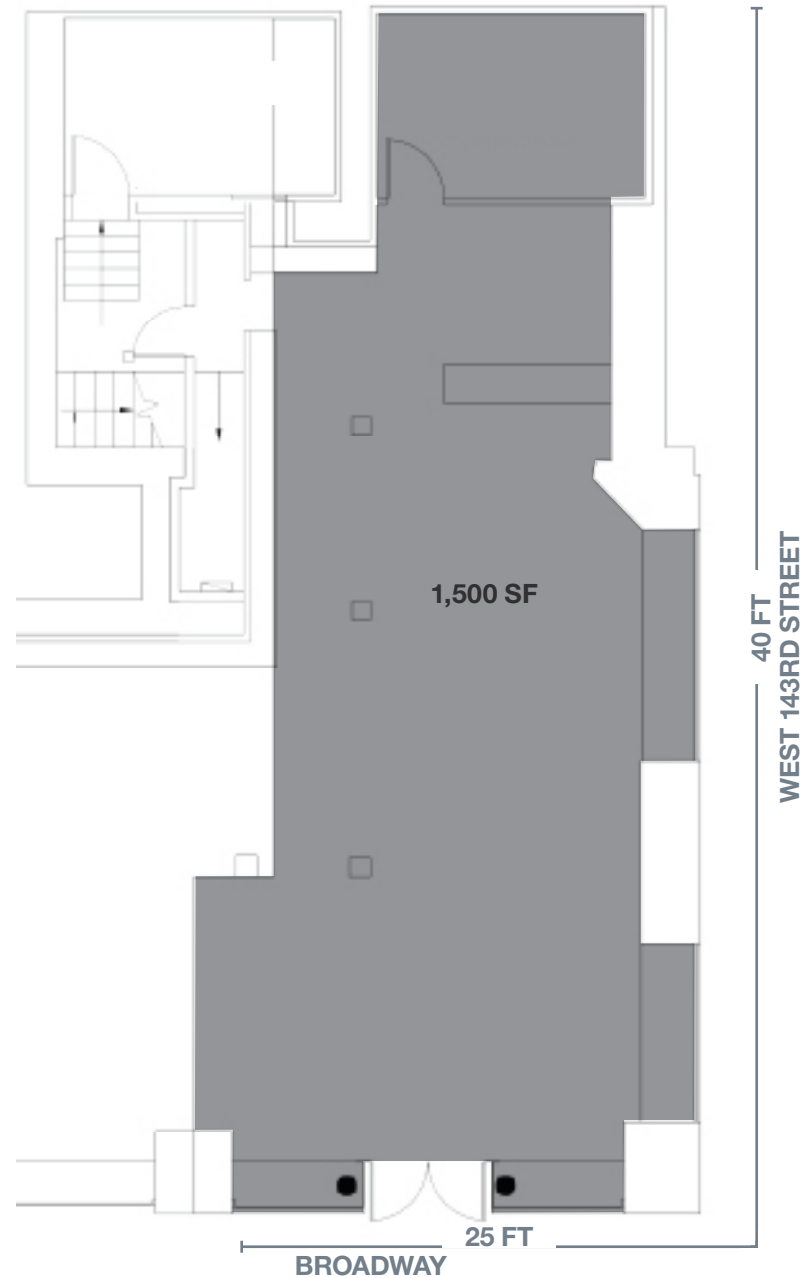
Potential for a sidewalk cafe

All uses considered

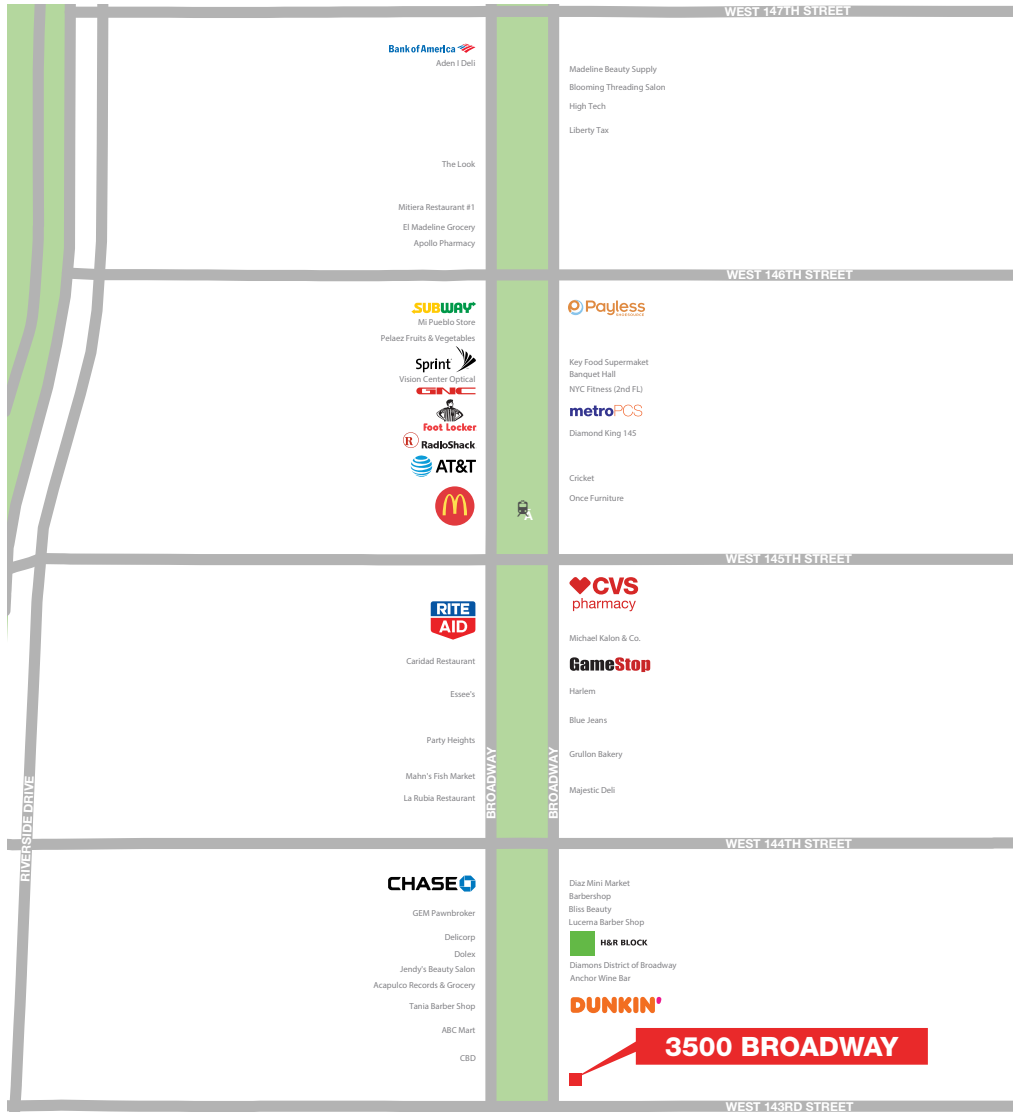
New glass storefront

One block from 145th Street subway servicing the **1** line with an annual ridership of 3,062,446

## GROUND FLOOR



# AREA RETAIL



## CONTACT EXCLUSIVE AGENTS

**ANDREW STERN**

212.351.9353

andrew.stern@ngkf.com

**ARIC TRAKHTENBERG**

212.916.3386

aric.trakhtenberg@ngkf.com



NGKF.COM