

3809 BROADWAY

3809 Broadway, New York, NY 10032



PROPERTY HIGHLIGHTS

- **APPROXIMATE SIZE:** 2,100 SQ FT
- **USES:** All uses considered
- **POSSESSION:** Immediate
- **NEIGHBORS:** McDonald's, Dunkin Donuts, Subway, Boston Market, Payless, GNC, Planet Fitness, Metro PCS, T-Mobile, Cricket Wireless, TD Bank, Bank of America
- **TRANSPORTATION:** 1 157th and Broadway, A and C 163rd and Amsterdam
- Located on one of the busiest intersections in the up and coming Washington Heights neighborhood
- Ideal for all uses – can be vented
- Heavy foot traffic on Broadway
- 18 FT ceilings

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,915	18,036	64,167
Total Population	18,541	55,167	185,023
Average HH Income	\$45,913	\$45,631	\$49,257

EXCLUSIVE AGENT(S)

SETH KESSLER • skessler@scg-retail.com • 646.664.0424

IAN RICE • irice@scg-retail.com • 646.664.0422

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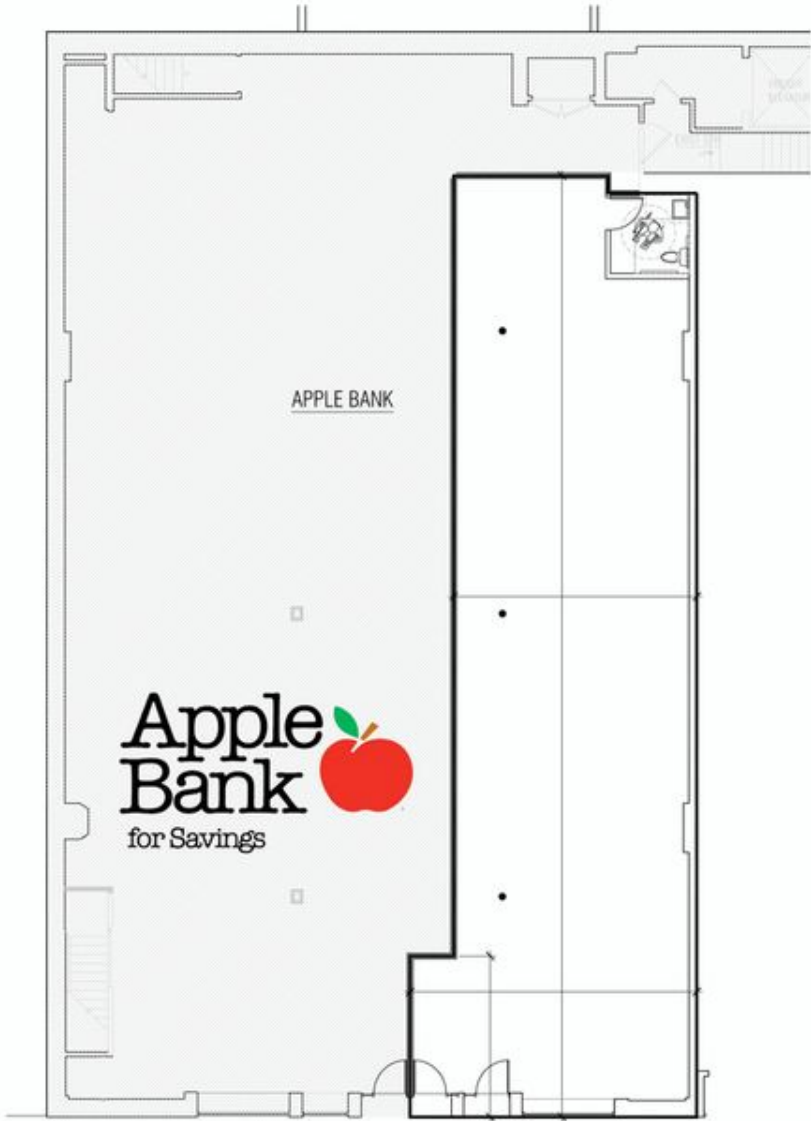
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