

WASHINGTON HEIGHTS RETAIL OPPORTUNITY

4051 BROADWAY

Located between 170th & 171st Streets



APPROXIMATE SIZE:

1,008 sq. ft. Ground Floor

1,073 sq. ft. Basement

FRONTAGE:

24'

ASKING RENT:

Upon request

NEIGHBORS:

Rite Aid

Popular Bank

Bank of America

McDonald's

Gristedes

Key Food

Chipotle

Dunkin Donuts

Famous Famiglia Pizzeria

COMMENTS:

- Available for possession July 2019
- Dense residential neighborhood
- Ceiling Height: 12'
- All uses considered
- 2 blocks from NY Presbyterian Hospital (2,600 beds, more than 6,500 affiliated physicians and 20,000 employees; NewYork-Presbyterian sees more than 2 million visitors per year)

1/4 mile radius



22,497

Population



\$62,290

Avg. Household Income



31,022

Employees

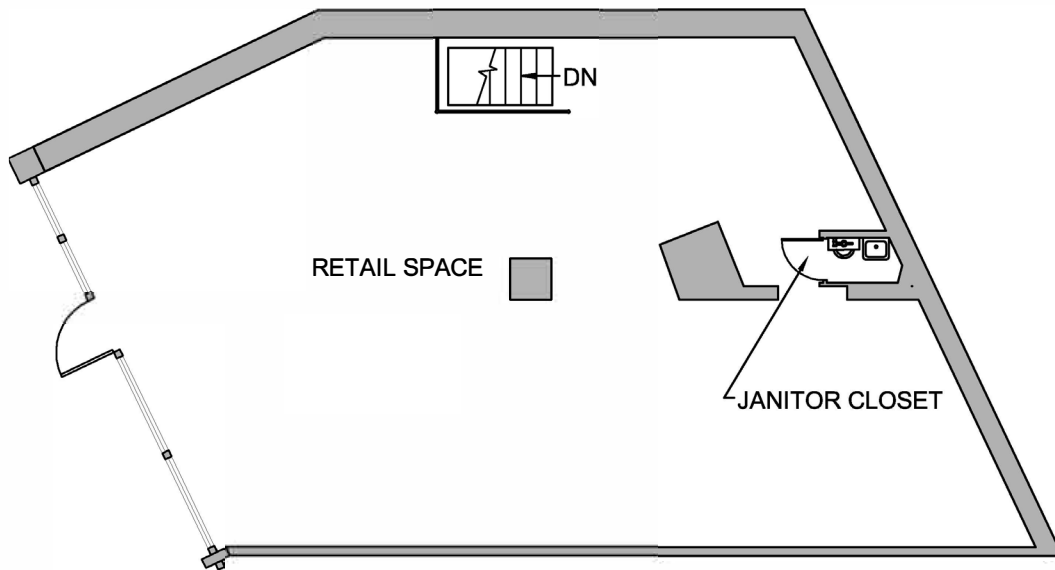
MASS TRANSPORTATION:

168TH STREET (A,C,1)

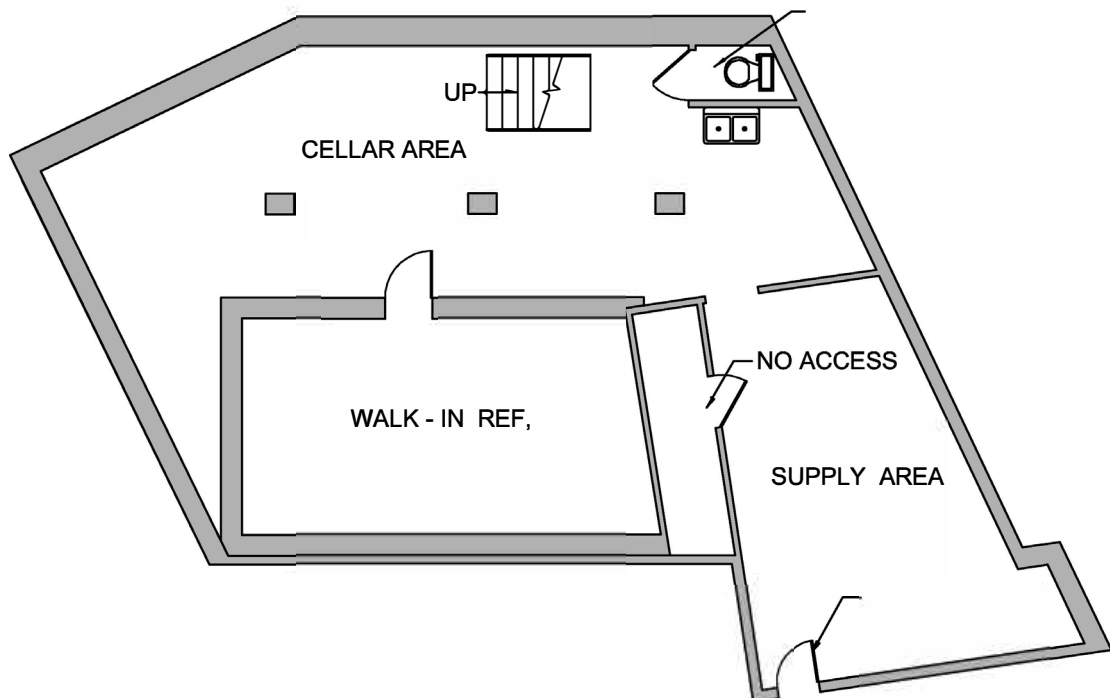
7,945,871 annual riders



GROUND



BASEMENT



FOR MORE INFORMATION

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