



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Office, Retail, & Fitness Spaces For Lease

450 - 3,300 SF • 3 Units

2067 Broadway • New York • NY

For Pricing **Call: 718-437-6100**

**Shlomi Bagdadi**  
📞 718.437.6100  
sb@tristatecr.com

**Chandler Slate**  
📞 718.437.6100 x108  
ChandlerS@TriStateCR.com



## Location Overview

Located in the Lincoln Square neighborhood of Manhattan between W 71st St & W 72nd St, steps away from the 72nd St subway station.

Nearest Transit: 1, 2, & 3 trains at 72nd St and the M104, M72, & M5 bus lines.

Nearby tenants include Walgreens, Pinkberry, Cafe Luxembourg, Gong Cha, Trader Joe's, Citibank, Chipotle, Capital One, Dunkin', Bloomingdale's, Chase Bank, The Vitamin Shoppe, Vanguard Wine Bar, and more!

## Main Highlights

- ▶ Perfect for office, medical, creative, or fitness users
- ▶ 2nd generation fitness space
- ▶ Elevator
- ▶ Building lobby slated for renovation
  
- ▶ 7th Floor - Penthouse: 3,300 SF
- ▶ 6th Floor - 1,000 SF
- ▶ 5th Floor - Suite 59: 450 SF



**20,790 SF**

Total Building Size



**3,123 SF**

Lot Size



**3**

Number of Units



**C4-6A**

Zoning

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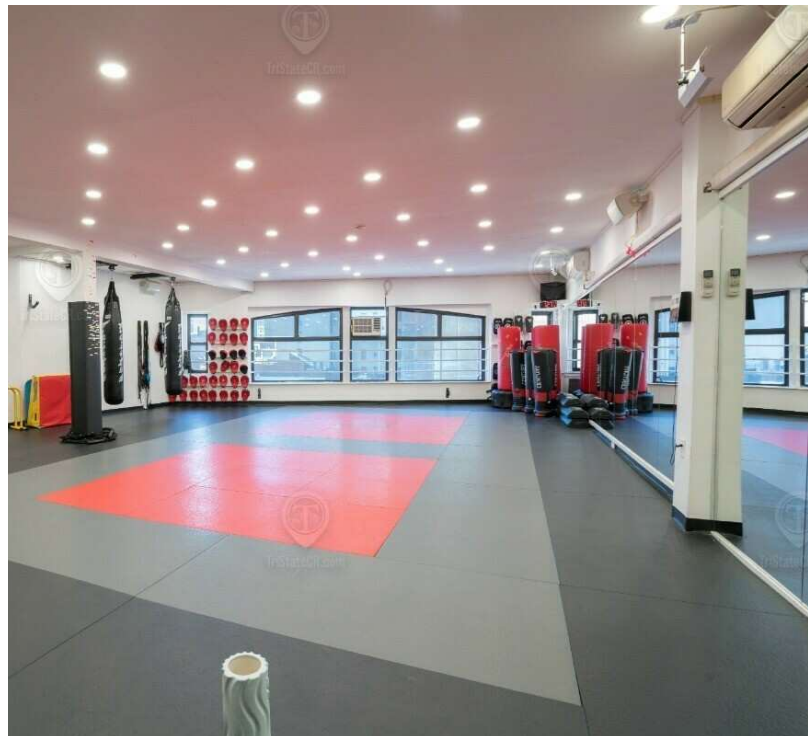
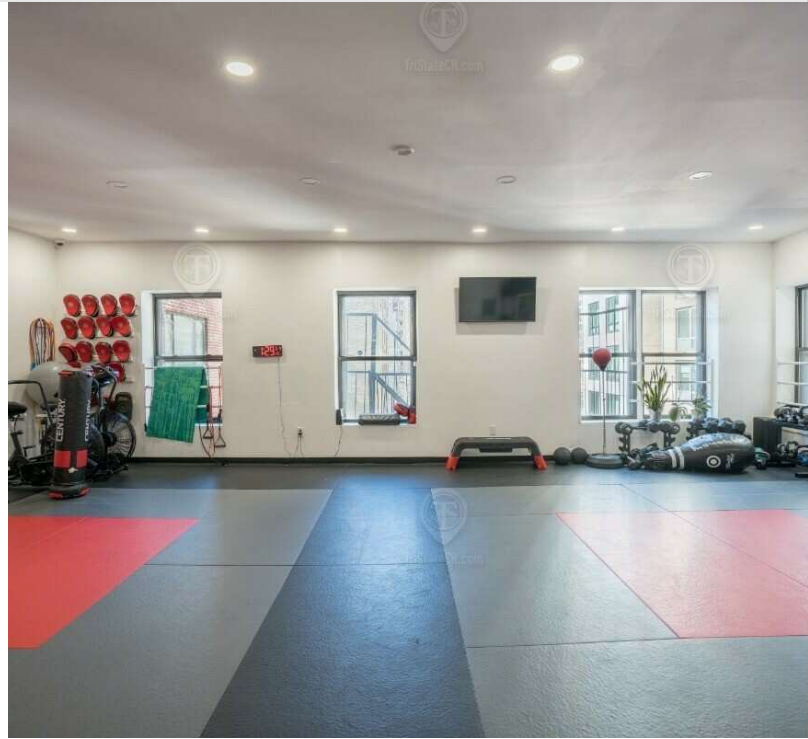
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# Additional Photos

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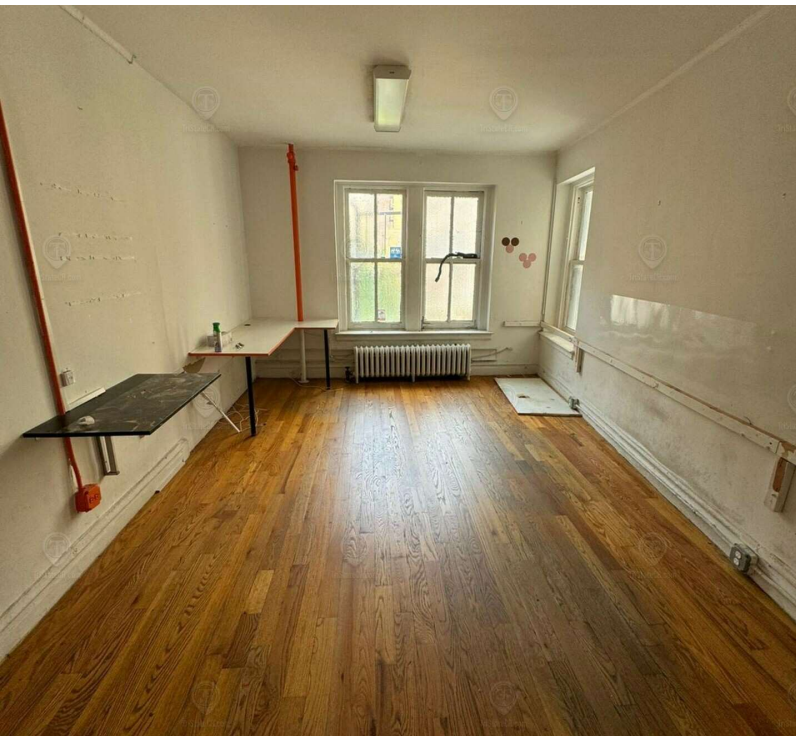
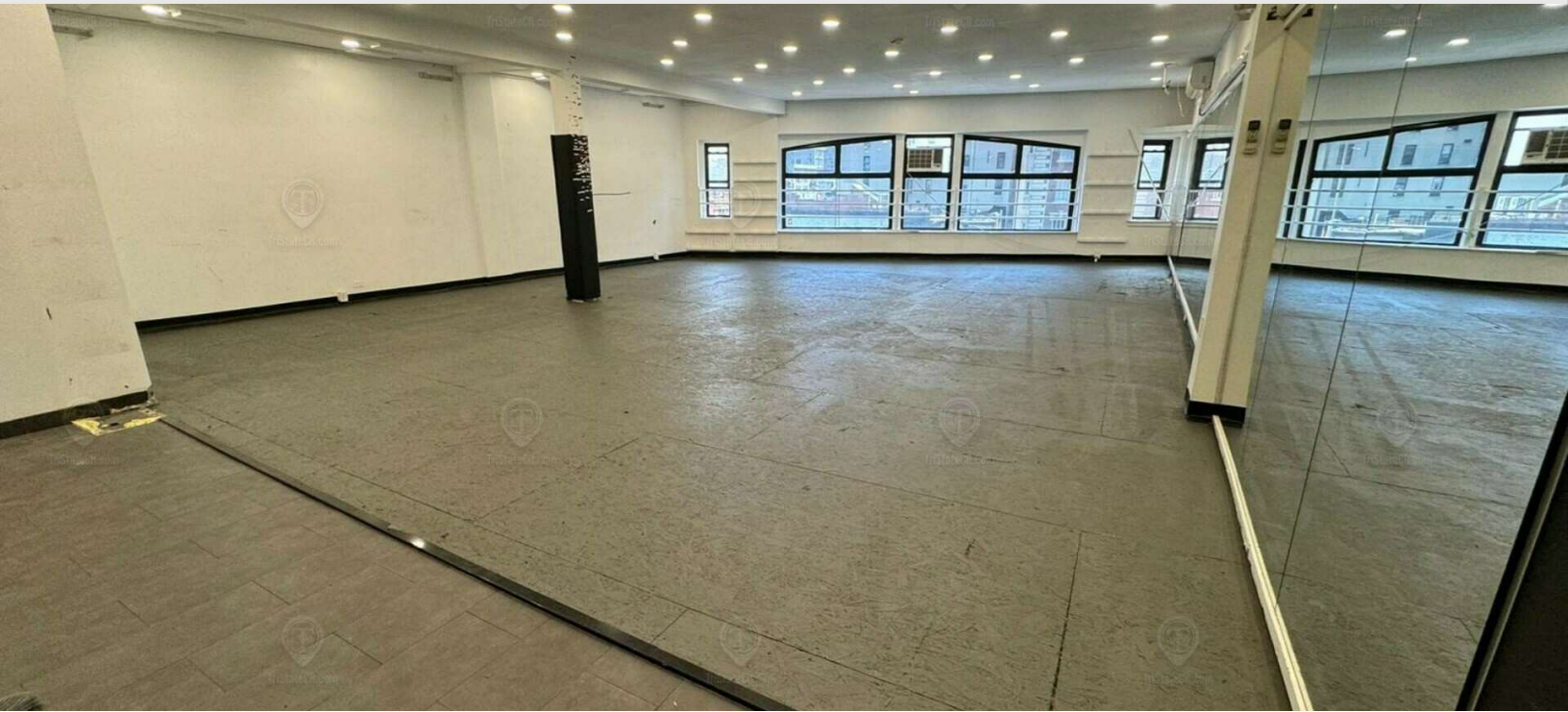
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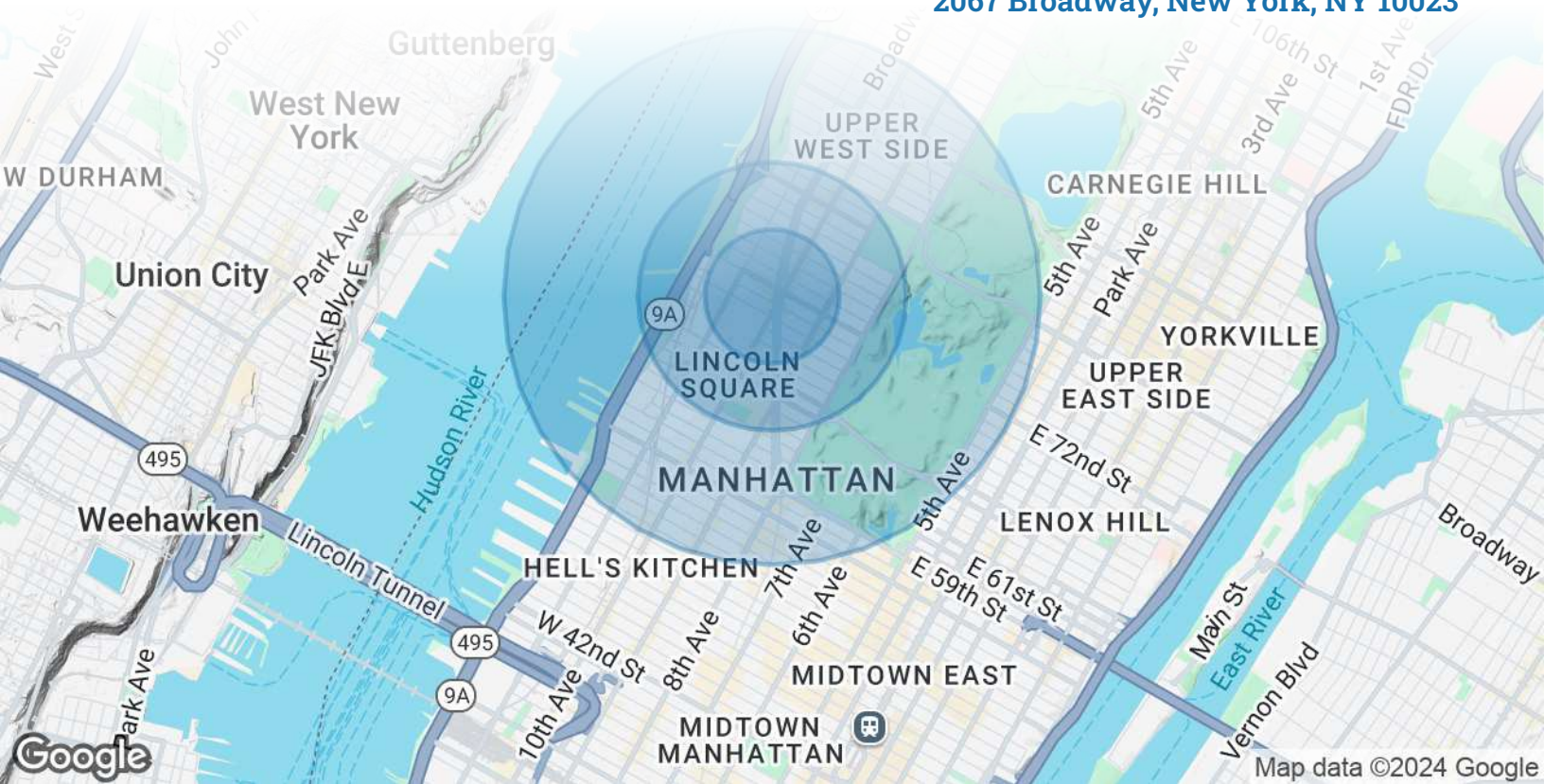
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	28,521	73,764	161,373
Average Age	46.3	44.6	43.2
Average Age (Male)	47.5	44.6	43.4
Average Age (Female)	45.4	44.9	43.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	19,512	48,596	103,702
# of Persons per HH	1.5	1.5	1.6
Average HH Income	\$183,572	\$187,590	\$188,964
Average House Value	\$1,203,810	\$1,305,106	\$1,241,132



**161,373**

People within 1 Mile



**\$188,964**

Avg Household Income

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RETAIL BROKER NETWORK