



TRI STATE  
COMMERCIAL  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

8,100 SF | 601 8th Ave | Lower Level Retail Space for Lease

601 8th Ave, New York, NY 10018

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	8,100 SF
Building Size:	28,750 SF
Lot Size:	9,875 SF
Zoning:	C6-4

### PROPERTY OVERVIEW

Steps from Port Authority  
Lower level space  
Eating a drinking establishment CO  
ADA accessible  
Signage on 8th Ave and W 39th St  
Perfect for a comedy, jazz, or other entertainment users

### LOCATION OVERVIEW

Located in the Garment District in the densest entertainment area of Manhattan with over 200,000 people passing daily between W 39th St & W 40th St near the 42nd St - Port Authority train station.

Nearest Transit: A, C, & E trains at 42nd St - Port Authority.

Nearby tenants include Walgreens, Starbucks, Bluestone Lane, Chase Bank, Target, Dunkin', Blink Fitness, Juice Generation, Wells Fargo Bank, Essen, Chipotle, Bank of America, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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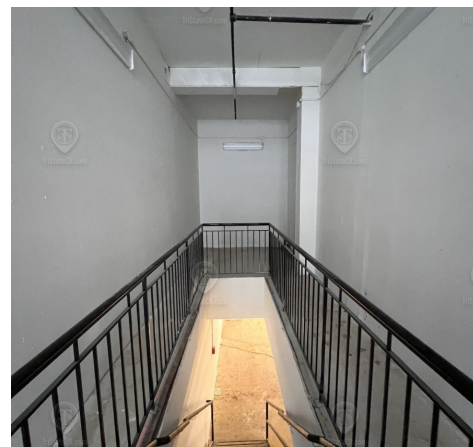
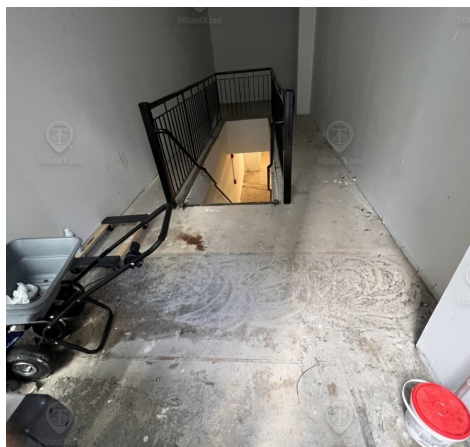
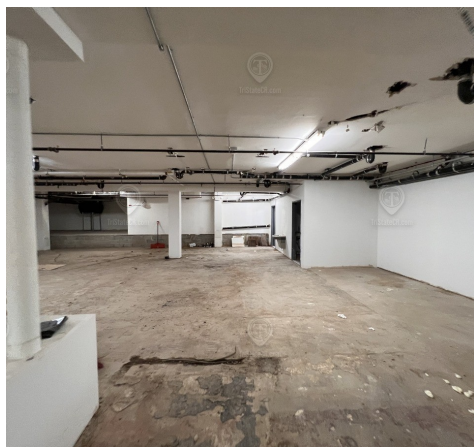


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## Additional Photos



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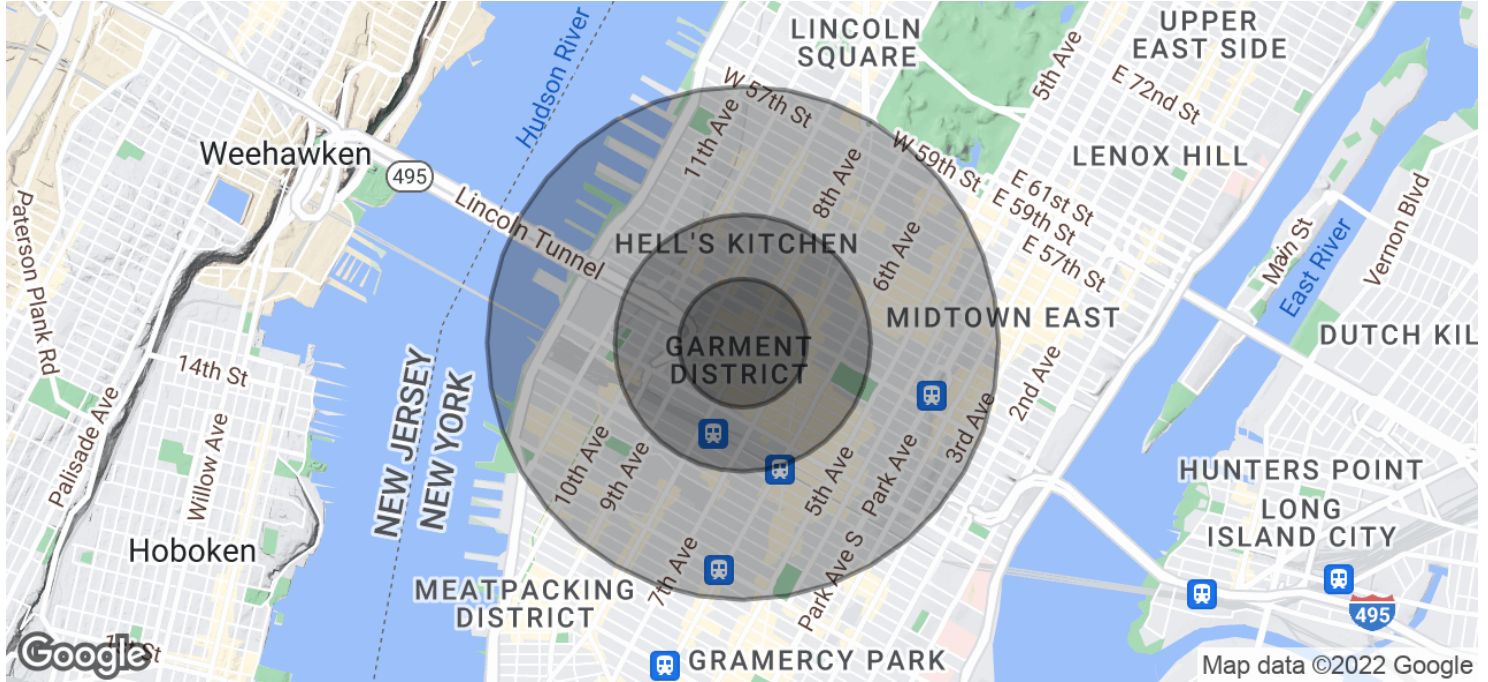
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Demographics Map & Report



**POPULATION**

	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,560	33,595	148,401
Average Age	38.4	38.6	39.6
Average Age (Male)	38.6	40.4	40.8
Average Age (Female)	39.3	38.6	39.7

**HOUSEHOLDS & INCOME**

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,112	24,271	104,288
# of Persons per HH	1.5	1.4	1.4
Average HH Income	\$117,061	\$117,806	\$147,376
Average House Value	\$786,340	\$512,683	\$742,337

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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