



2193-2195 Broadway

2193-2195 Broadway, New York, NY 10024



Daniel Scharfman

APTSNY

111 N Central Ave, Suite 400, Hartsdale, NY 10530

retail@aptsny.com

(917) 444-9777



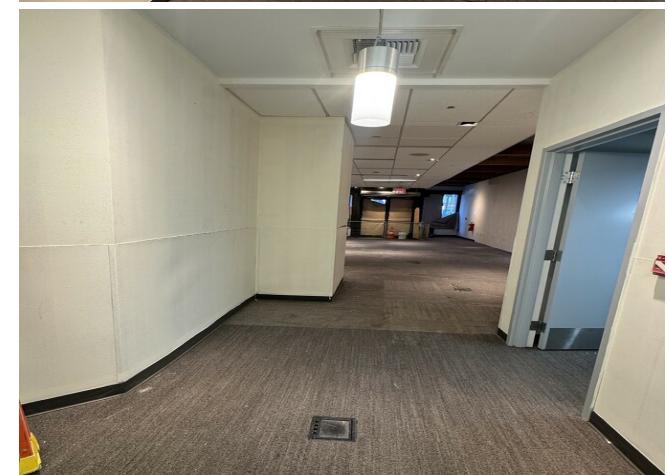
2193-2195 Broadway

\$130.91 /SF/YR

2193 Broadway presents a prime leasing opportunity on the Upper West Side with an immediately available retail unit at the base of a 57-unit multifamily building. The property sits near the southwest corner of Broadway and West 78th Street. Positioned on the west side of Broadway, these spaces offer exceptional visibility and foot traffic in a thriving corridor.

2193 Broadway comprises approximately 1,100 rentable...

- Experience exceptional visibility and heavy foot traffic at the prime retail location on the Upper West Side at the busy corner with heavy traffic.
- 1,100-square-foot unit with brand-new storefront, spacious open layout, and full customization options, ideal for a variety of retail uses.
- Direct lease from the owner with no key cost required, providing a seamless, tenant-friendly leasing experience in a highly desirable location.
- Over 152,200 residents live within a mile of the building, driving \$2.7 billion in annual consumer spending, steps from the 77th Street subway.



Rental Rate: \$130.91 /SF/YR

Property Type: Multifamily

Property Subtype: Apartment

Apartment Style: Mid Rise

Year Built: 1924

Walk Score ®: 99 (Walker's Paradise)

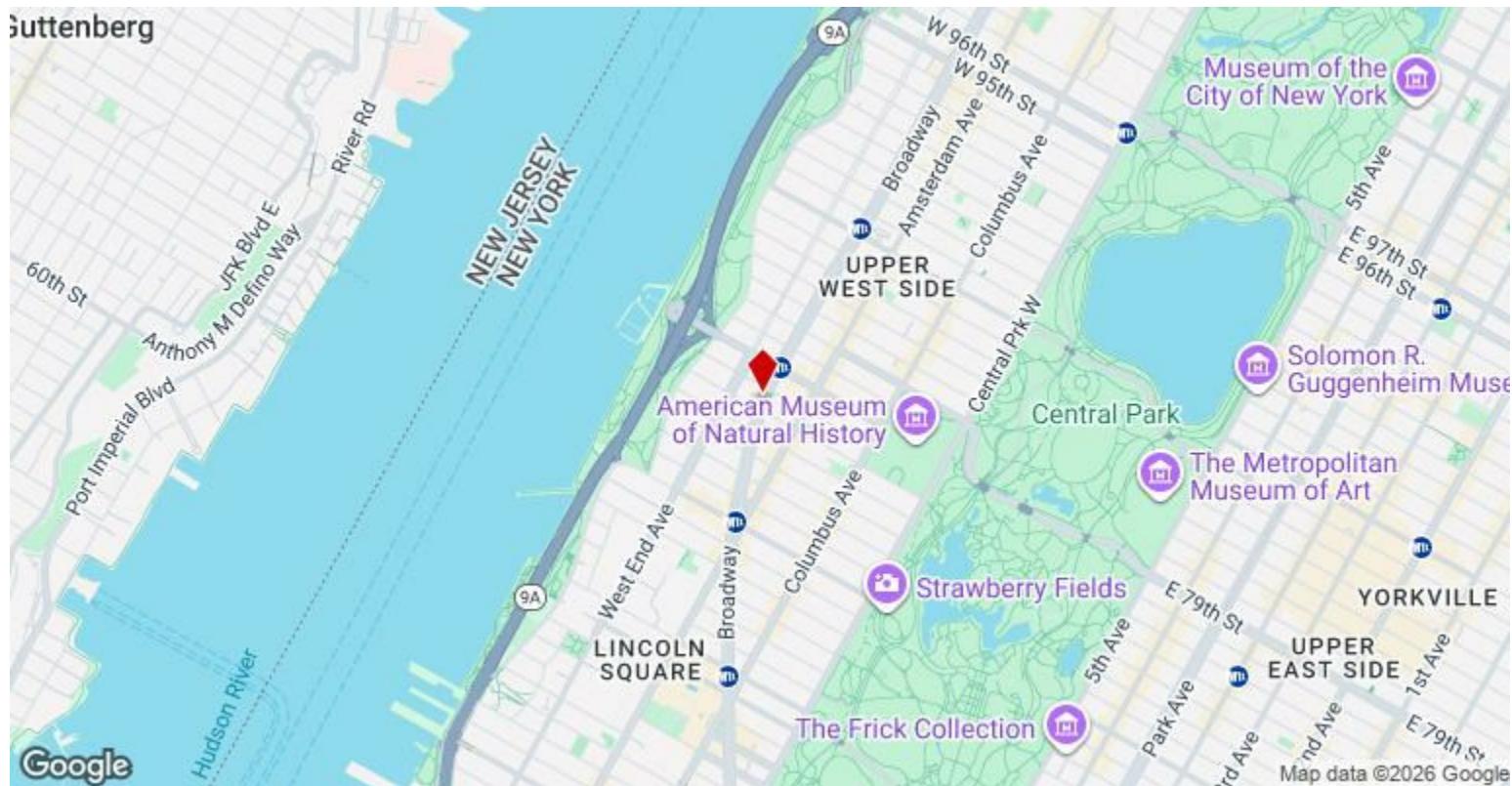
Transit Score ®: 100 (Rider's Paradise)

Rental Rate Mo: \$10.91 /SF/MO

1st Floor Ste 2193

1

Space Available	1,100 SF
Rental Rate	\$130.91 /SF/YR
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Retail
Lease Term	5 - 15 Years



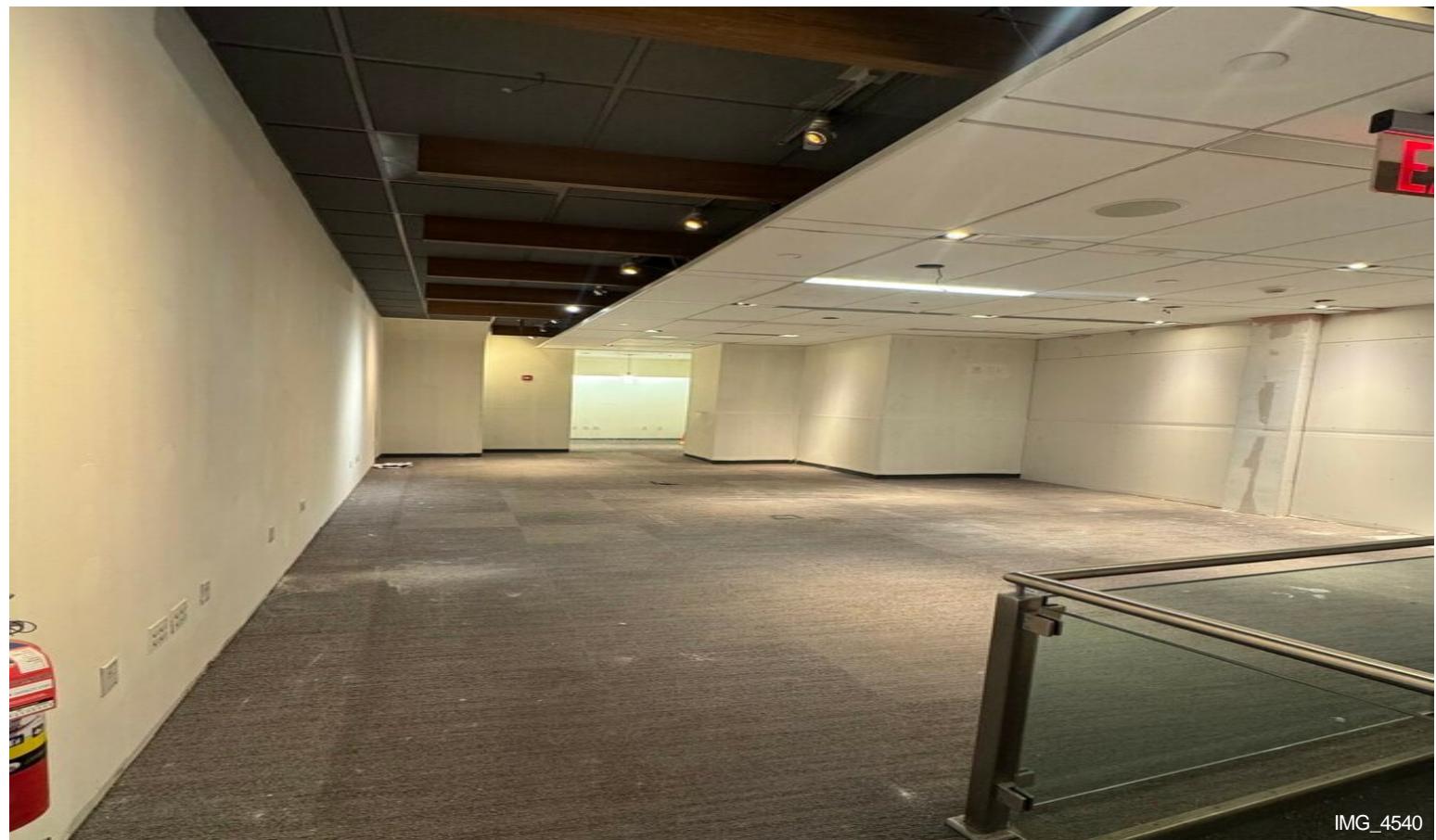
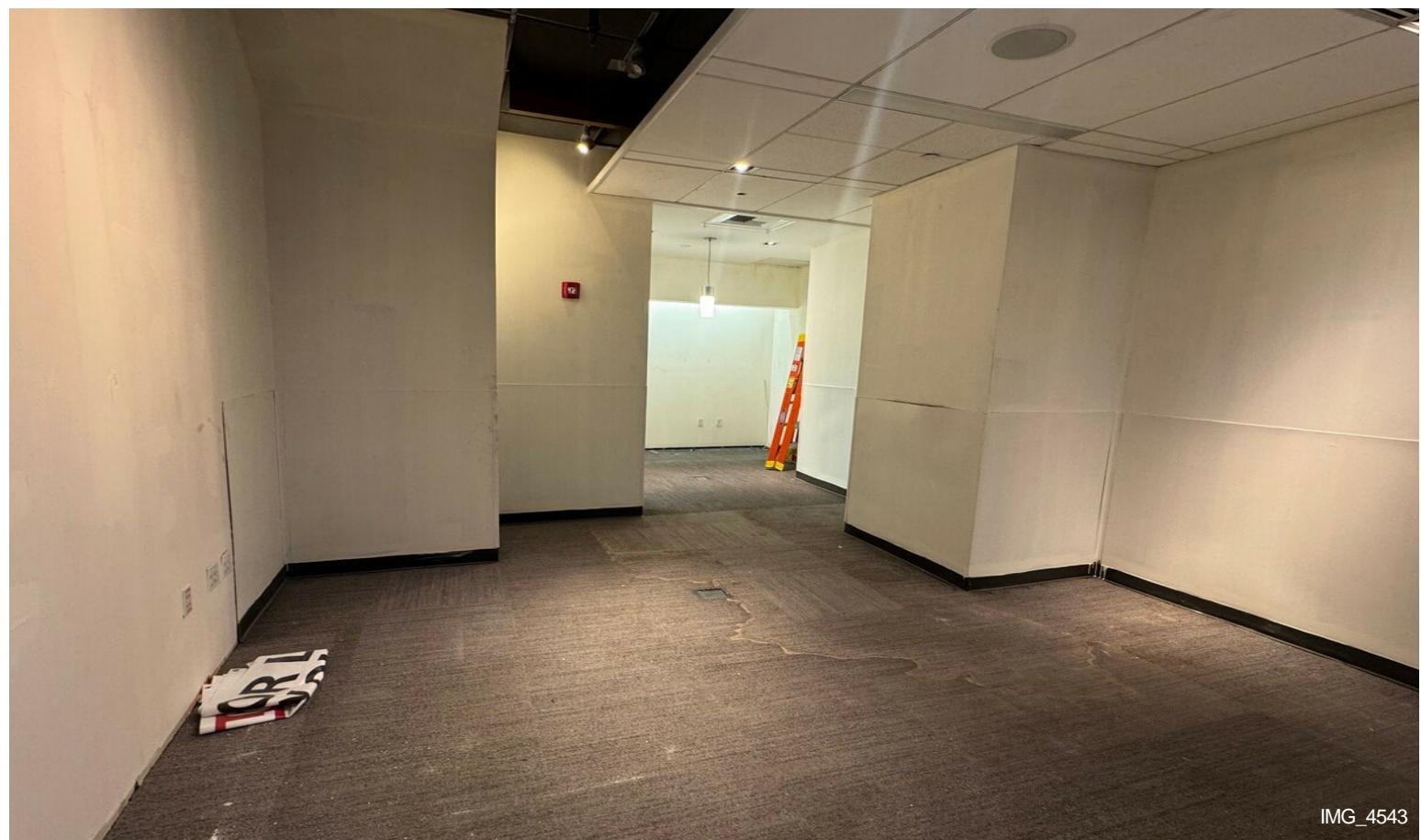
2193-2195 Broadway, New York, NY 10024

2193 Broadway presents a prime leasing opportunity on the Upper West Side within immediately available retail units at the base of a 57-unit multifamily building. The property sits near the southwest corner of Broadway and West 78th Street. Positioned on the west side of Broadway, these spaces offer exceptional visibility and foot traffic in a thriving corridor.

2193 Broadway comprises approximately 1,100 rentable square feet with new storefront, expansive open floor plan, and the flexibility to be customized to tenant specifications. All uses will be considered. With a direct lease from the owner and no key cost required, this is a rare opportunity for retailers seeking a premier location with frictionless leasing terms.

Just steps from the 77th Street subway station, 2193 and 2195 Broadway are surrounded by a high-income residential population, with over 152,200 residents within a 1-mile radius contributing to \$2.7 billion in annual consumer spending. Neighboring retailers include Starbucks, Chopt, CVS, SoulCycle, Equinox, and more, reinforcing the Upper West Side's strong retail presence.

Property Photos



Property Photos



Property Photos



Direct Lease from Owner with No Key Cost Required



New Storefronts Offering Customization to Tenant Specifications