



**460
Seventh
Avenue**

Penn District, Manhattan

460 Seventh Avenue— Penn District

460 Seventh Avenue, Manhattan, New York is an **unique retail** and **billboard** property located on the corner of Seventh Avenue and West 35th Street steps from Penn Station.

The property is built on a 24 FT x 50 FT lot, has ground floor retail, two floors of commercial space above, a full cellar and two separate billboards. One billboard is positioned at a 45-degree angle to Seventh Avenue facing northeast, and is approximately 25 FT tall x 25 FT wide, or 625 SF. The other billboard wraps around the east and north façade for frontage on both Seventh Avenue facing east, and West 35th Street facing north, and is approximately 25 FT tall x 50 FT wide, or 1,250 SF.

460 SEVENTH AVENUE IS SURROUNDED BY THE FOLLOWING LANDMARKS AND ATTRACTIONS:

PENN STATION	EMPIRE STATE BUILDING
MACY'S FLAGSHIP	MOYNIHAN TRAIN HALL
HERALD SQUARE	TIMES SQUARE
MADISON SQUARE GARDEN	PORT AUTHORITY





Billboard Signage

Roof

25 FT x 25 FT
625 SF of
illuminated advertising signage

Walls

25 FT x 22 FT
550 SF each, 1,100 SF of
illuminated advertising signage

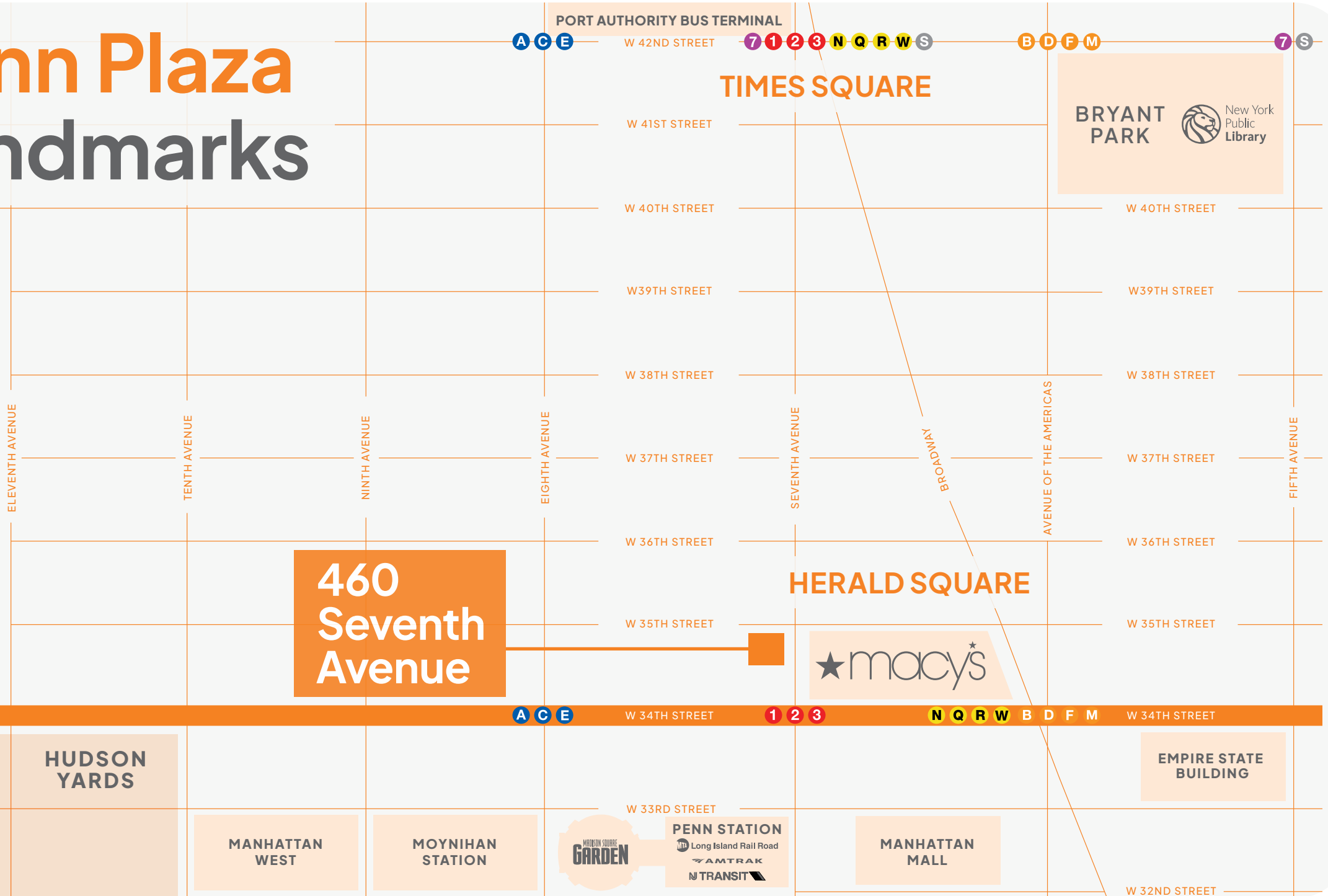
Roof + Walls

1,725 SF of
prime advertising space



Penn Plaza Landmarks

JAVITS CENTER





3K
Population

1.4K
Households

\$102K
Median Income

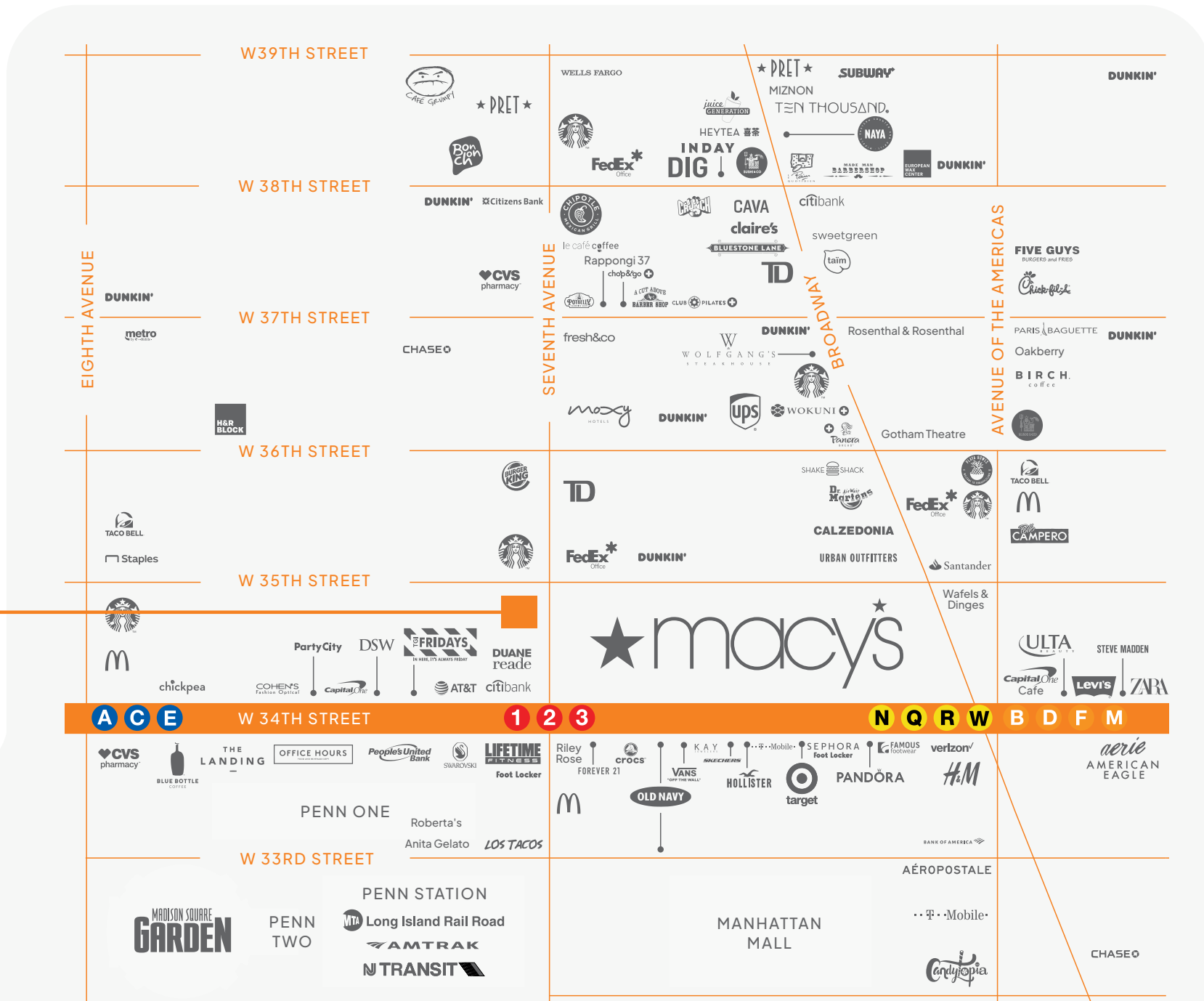
6.5K
Businesses*
*within .25 miles

\$60M
Retail
Expenditure

115K
Daytime
Population

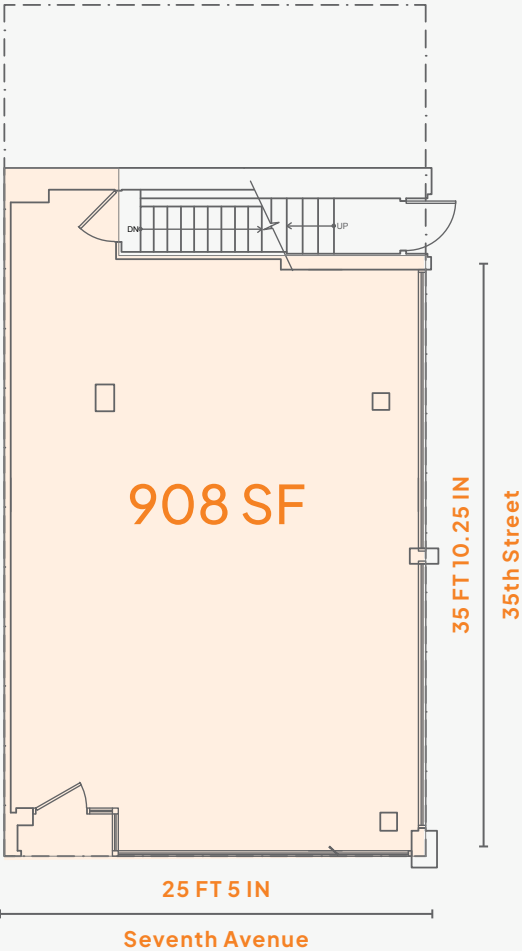
460
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Penn Plaza Retail

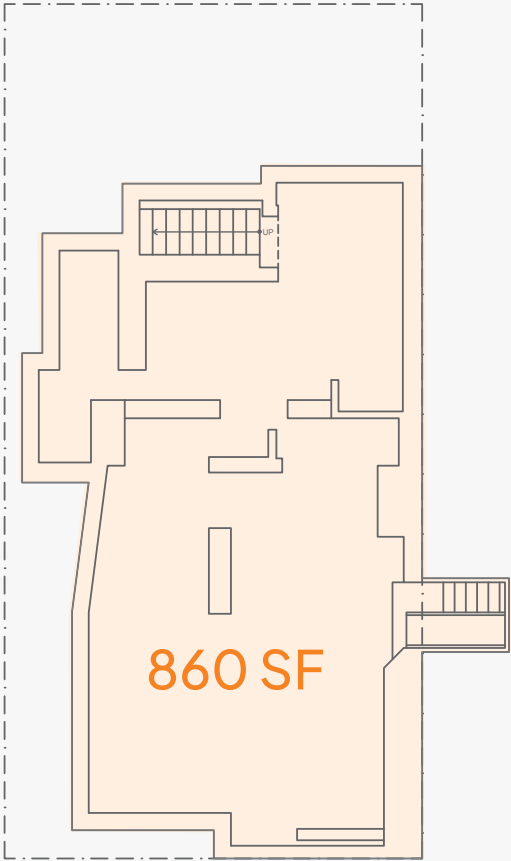


Ground Floor + Lower Level Option A Floor Plan

Ground Floor



Lower Level

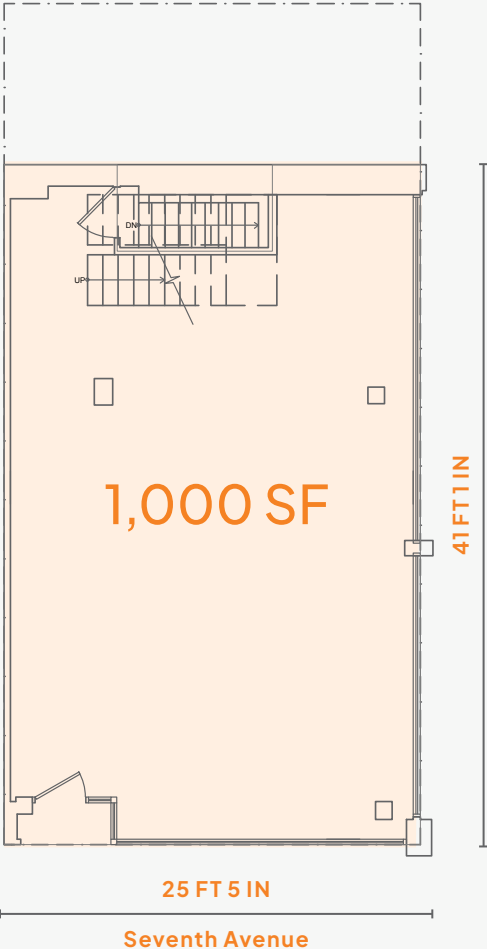


Size	Frontage
Ground Floor - 908 SF	Seventh Avenue - 25 FT 5 IN
Lower Level - 860 SF	35th Street - 35 FT 10.25 IN
Rent	Ceilings Heights
Upon request	Ground Floor - 9 FT 5 IN
	Lower Level - 6 FT 3 IN
Comments	
New vanilla box retail to be delivered by landlord	
New storefront to be installed	
Incredible foot traffic flows in front of this building	
Steps from Penn Station; the most trafficked transportation rail hub in America with over 650,000 passengers daily	

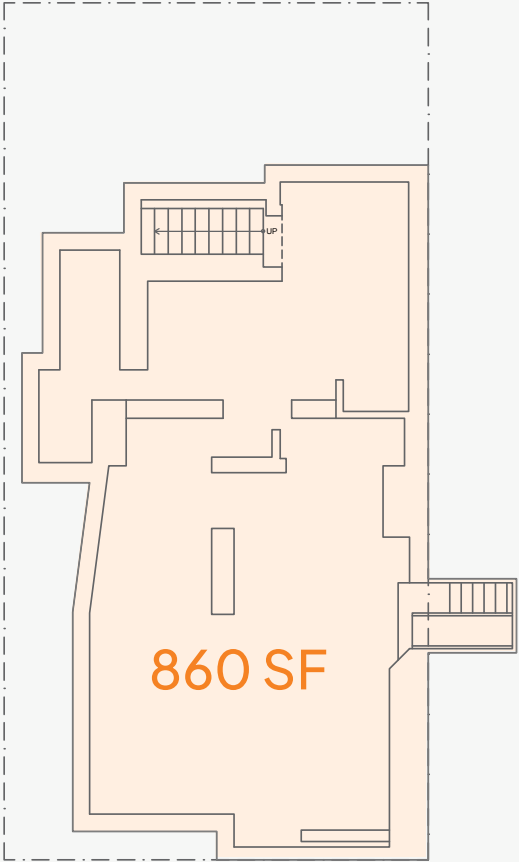


Ground Floor + Lower Level Option B Floor Plan

Ground Floor



Lower Level



Size	Frontage
Ground Floor - 1,000 SF	Seventh Avenue - 25 FT 5 IN
Lower Level - 860 SF	35th Street - 41 FT 1 IN
Rent	Ceilings Heights
Upon request	Ground Floor - 18 FT 6 IN
	Lower Level - 6 FT 3 IN

Comments

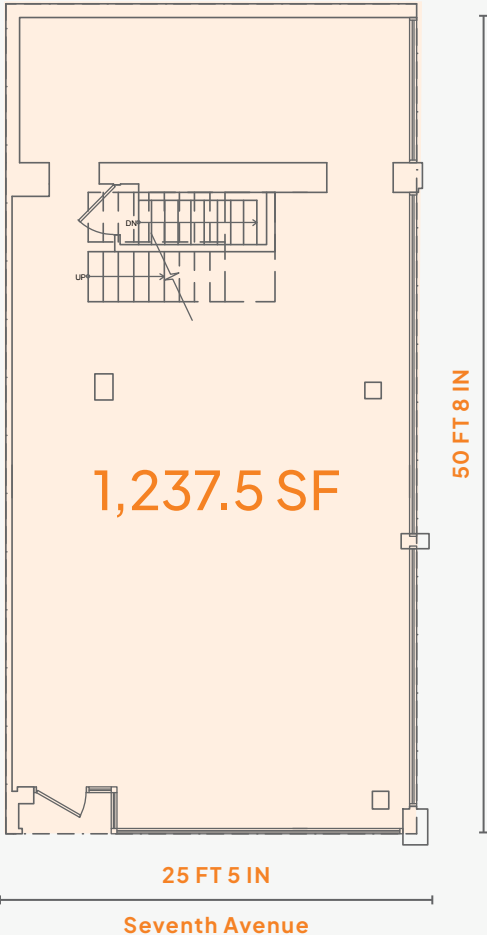
- New vanilla box retail to be delivered by landlord
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- Incredible foot traffic flows in front of this building
- Steps from Penn Station; the most trafficked transportation rail hub in America with over 650,000 passengers daily

Floor plan options B and C are double-height Ground Floors

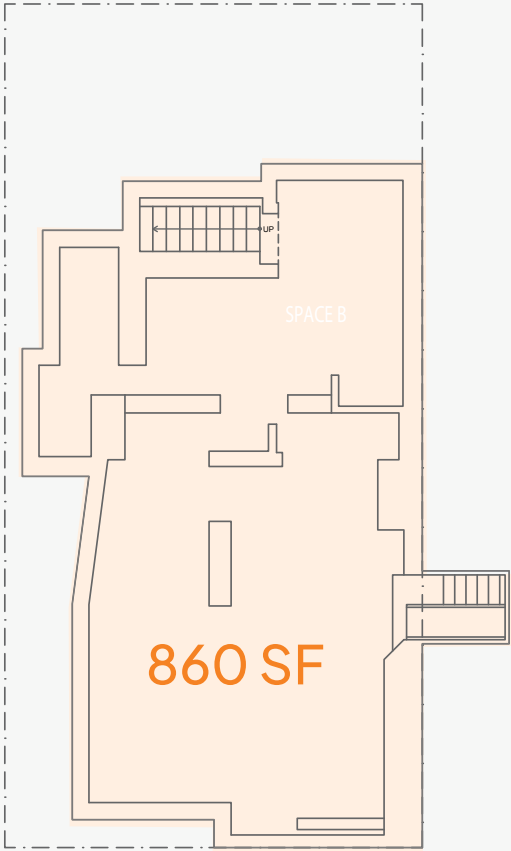


Ground Floor + Lower Level Option C Floor Plan

Ground Floor



Lower Level



Size	Frontage
Ground Floor - 1,237.5 SF	Seventh Avenue - 25 FT 5 IN
Lower Level - 860 SF	35th Street - 50 FT 8 IN
Rent	Ceilings Heights
Upon request	Ground Floor - 18 FT 6 IN
	Lower Level - 6 FT 3 IN
Comments	
New vanilla box retail to be delivered by landlord	
New storefront to be installed	
Incredible foot traffic flows in front of this building	
Steps from Penn Station; the most trafficked transportation rail hub in America with over 650,000 passengers daily	
Floor plan options B and C are double-height Ground Floors	



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RIPCO
REAL ESTATE

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