



# RETAIL STORE FOR LEASE

## 3409 Broadway

New York, NY 10031



Prime street-level retail opportunity located on Broadway in the heart of Hamilton Heights.

This highly visible storefront sits on a major commercial corridor with constant pedestrian and vehicular traffic, just steps from the subway.

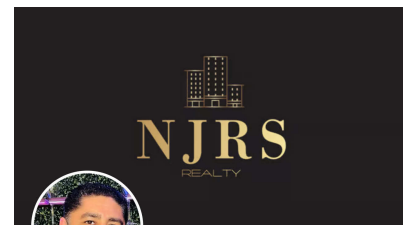
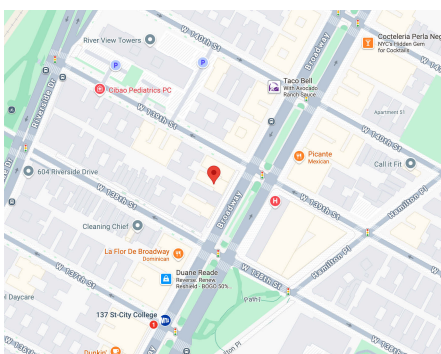
Approximately 1,000 SF of retail space featuring high ceilings and flexible layout, ideal for a wide range of uses including food, retail, service, or showroom.

Space can be hooded and vented, making it suitable for restaurant or food concepts.

Property benefits from strong foot traffic driven by nearby transit and dense residential population, along with proximity to City College, Columbia University, and surrounding institutions.





Ideal Uses: Restaurant, café, juice bar, salon, medical, boutique retail, or service-based business.

This is a high-demand retail corridor with a Walk Score of 96 and Transit Score of 100, ensuring consistent customer flow throughout the day.



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