

**FLAGSHIP  
RETAIL  
OPPORTUNITY**

# 9 TIMES SQUARE

CORNER OF W 41ST & 7TH | MIDTOWN

**THE GLOBAL HOME FOR  
EXPERIENTIAL  
RETAIL**



# HIGHLIGHTS

**Size:** 9,157 SF 2nd Floor

**Frontage:** 180' Wraparound

**Ceiling Height:** 11' Feet

**Possession:** Immediate

## Property Overview:

- Massive glass frontage giving tenants lots natural light
- Dedicated freight entrance
- 3rd floor can be made available for new retail tenant that requires additional SF
- Prime retail opportunity in the heart of Times Square with maximum exposure at a reasonable rent
- 24/7 doorman
- Turnkey condition and equipped with multiple restrooms, kitchenette, and new HVAC

## Neighboring Tenants:



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# OVERVIEW

FREIGHT ENTRANCE CONCEPT:



STREET VIEW SIGNAGE CONCEPT:



INTERIOR CONCEPT:



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# SECOND FLOOR

RETAIL 1 - 9,157 USF





# INTERIORS

## SECOND FLOOR RETAIL:





# PRIME LOCATION

With its neon lights and billboards, Times Square is New York's most famous landmark and is the liveliest area in the city, located at the intersection of Broadway and 7th Avenue.

In Times Square you will find bars, restaurants, theatres, museums and a great atmosphere. When night falls, the lights of Times Square illuminate the city, and locals and tourists alike are totally enchanted by the city's most famous square.

As a top attraction for tourists, Times Square offers a prime opportunity to expand and enhance tenant visibility with roughly 330,000 daily visitors

Wherever you look, a show made of colour and light, brought to life by the over-the-top billboards and advertising signage that line the streets of Times Square making it arguably the liveliest part of Manhattan.

## DEMOGRAPHICS

**300,000** PEDESTRIANS  
1 mi radius

**10,817** HOUSEHOLDS  
1 mi radius

**\$155,628** AVG INCOME  
1 mi radius

**365,000** DAYTIME POP.  
1 mi radius



# TRANSPORTATION

## Penn Station:

Just a short subway ride away, Penn Station connects you to Amtrak, Long Island Rail Road (LIRR), and New Jersey Transit. Hop on the A, C, or E trains, and you'll be there in minutes.

## Bryant Park:

A leisurely stroll from 9 Times Square, Bryant Park offers greenery, events, and a serene escape from the city buzz.

## Grand Central Terminal:

A mere 6-minute subway ride (via the 7 train) takes you to Grand Central, an architectural marvel and transportation hub.

## Port Authority Bus Terminal:

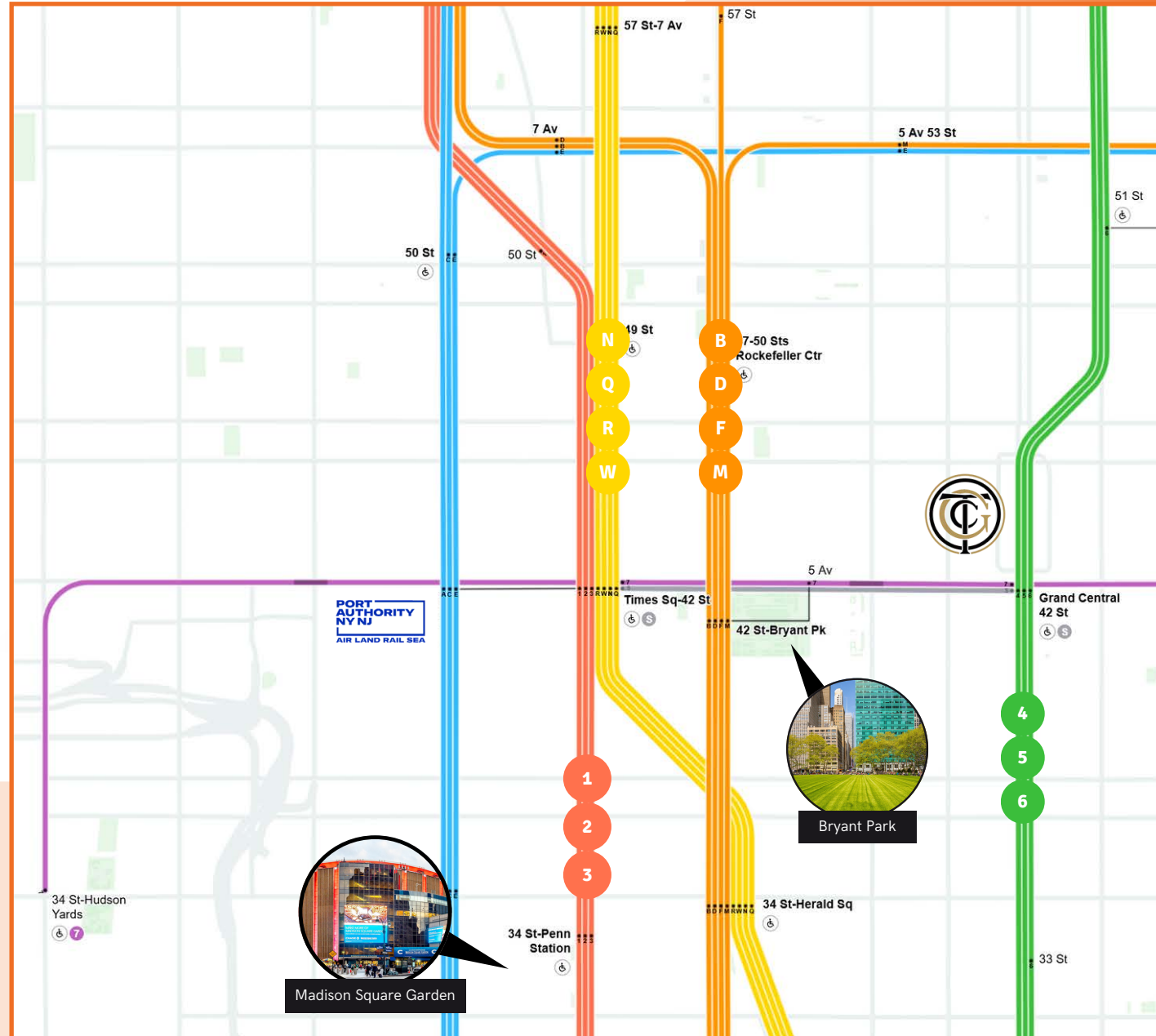
Conveniently accessible, the bus terminal is approximately 2 miles away, offering regional and long-distance bus services.

## Subway Stations:

The N, Q, R, W, 1, 2, 3, 7, A, C, E, S, and B subway lines crisscross the area, ensuring seamless connectivity to every corner of NYC.

## AVERAGE DAILY RIDERSHIP

<b>340,089+</b> Times Square Subway	<b>80,000</b> Grand Central Terminal
<b>225,000</b> Port Authority Bus Terminal	<b>601,300</b> NY Penn Station



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