



Times Square Retail Building for Sale

725 Eighth Avenue | Midtown New York

West Block Between 45th and 46th Streets



THE SUMMARY

Kassin Sabbagh Realty (KSR) has been exclusively appointed to market the sale of 725 Eighth Avenue, a prime retail building located in the heart of Midtown Manhattan. The submarket enjoys substantial daily foot traffic, attracting over 12 million theatergoers each year. Its close proximity to Times Square – one of Manhattan’s largest transit hubs – a hotspot for 27 million visitors and tourists annually. Furthering enhances its appeal, Penn Station and Moynihan Train Hall is within 15 minutes walk. Additionally, the area’s thriving residential market contributes to its unmatched visibility within New York City, making 725 Eighth Avenue an excellent centralize location.

Situated between 45th and 46th Streets, the building’s total buildable SF is 18,810 SF across two floors and basemant. This two story property boasts unmatched aesthetics in offering the purchaser/user almost 15’ ceilings on the ground floor and more than 18’ on the 2nd that can accommodate a variety of uses.

With more that 12 new luxury residential complexes developed over the past decade and more on the way, this neighborhood is poised to remain a must-see destination on a global scale. 725 Eighth Avenue will be seen by millions of commuters, further solidifying its prominence.

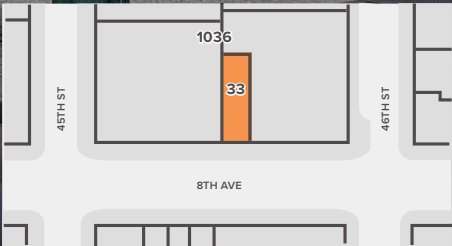
PROPERTY OVERVIEW

Property Type	Retail Building
Size	1,750 SF Ground FI 1,750 SF Second FI 1,750 SF Lower Level
Lot Dimensions	25’ x 75’
Building Dimensions	25’ x 70’
Total Buildable SF	18,810 SF
Additional Air Rights	13,543 SF
Zoning	C4-4
Taxes	\$208,606.00
Status	Delivered Vacant



EXCELLENT OPPORTUNITY
FOR AN OWNER/USER

ASKING PRICE: UPON REQUEST





To view a short video
of the interior, log in:
[725 8TH AVENUE](#)



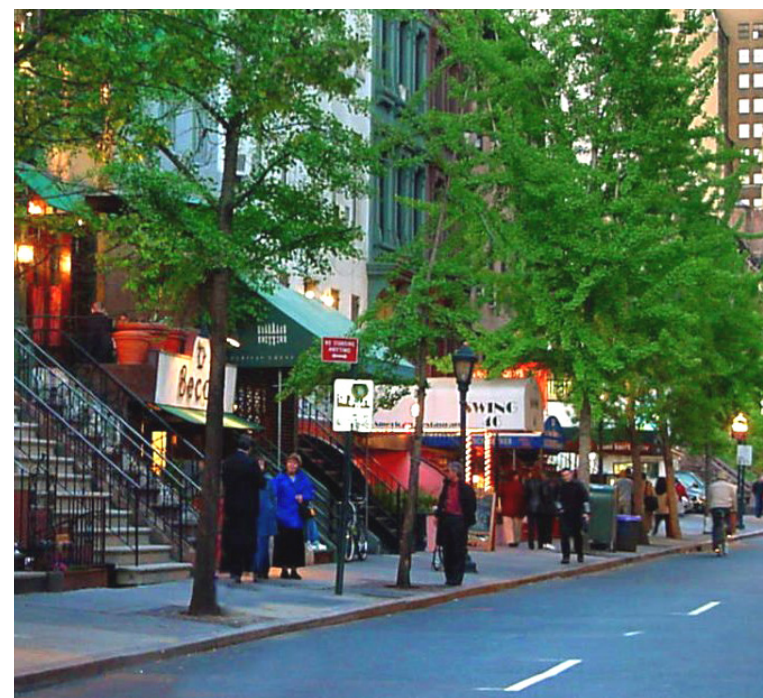
TIMES SQUARE RETAIL LANDSCAPE



The retail landscape in Times Square and Broadway's theater district is a vibrant blend of national brands and unique local shops, attracting a diverse mix of consumers. Major retailers, including flagship stores and well-known brands, line the streets, catering primarily to the throngs of tourists who visit the area. Shops like the M&M's World and the Disney Store capture the playful essence of Times Square, while other stores offer a variety of merchandise from souvenirs to fashion.

The demographic profile of visitors to this area is quite broad, encompassing tourists from around the world, local New Yorkers, and theater enthusiasts. Families, couples, and groups of friends often flock to Times Square for the excitement of its attractions and performances, leading to a lively and eclectic atmosphere. This diversity is reflected in the retail offerings, which include not only traditional shopping experiences but also a range of dining options that cater to various tastes and preferences.

In addition to the major retail chains, the area features smaller boutiques and specialty shops that provide a more personalized shopping experience. Many of these retailers focus on items related to the theater, such as memorabilia and apparel associated with Broadway shows, appealing to the artistic crowd that frequents the district.



DEMOGRAPHICS

162,402
POPULATION
1 mi radius

91,659
HOUSEHOLDS
1 mi radius

\$220,000
AVG INCOME
1 mi radius

1,070,000
DAYTIME POP.
1 mi radius

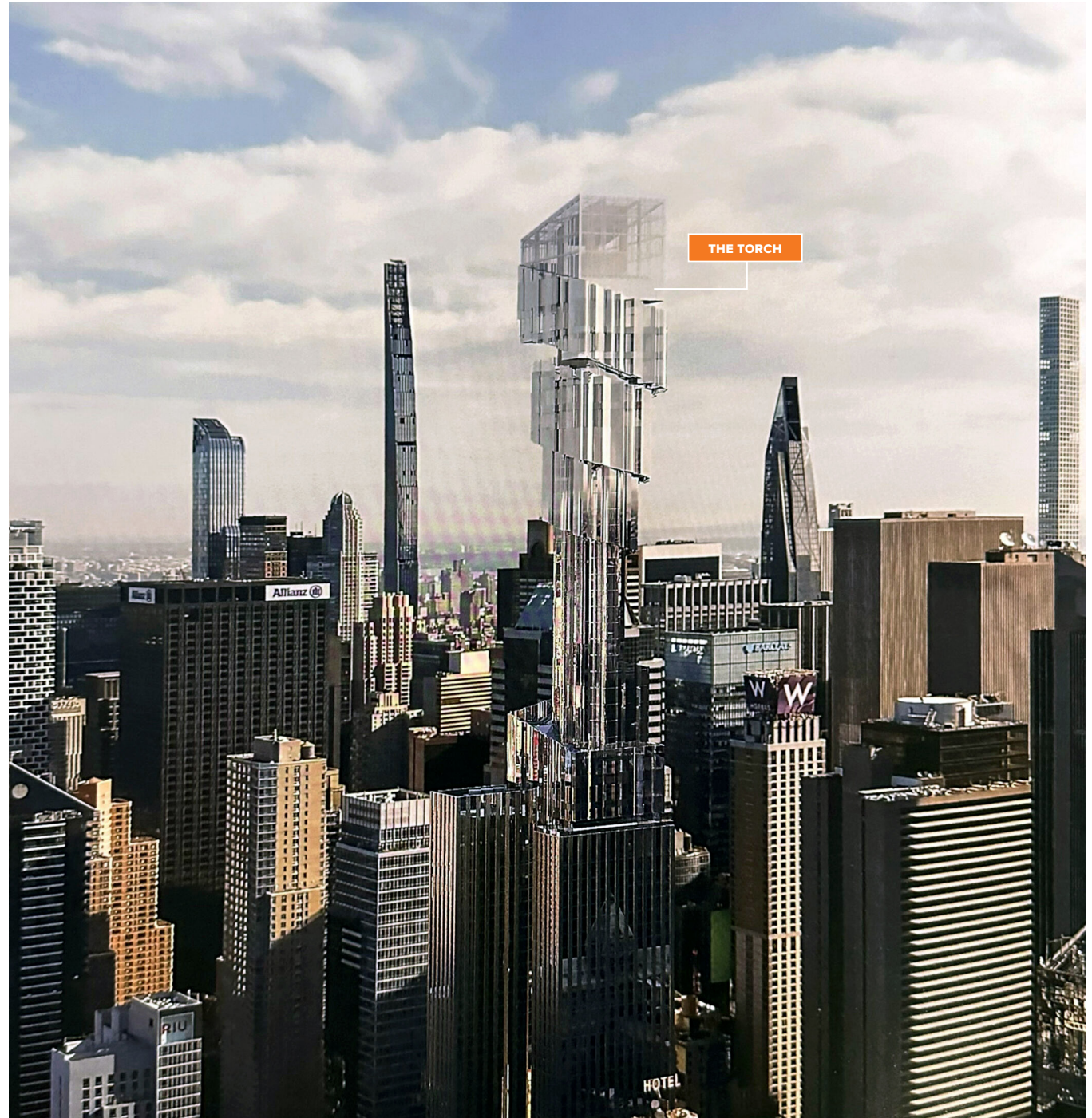
THE EVOLUTION OF NEW YORK'S SKYLINE



Renderings for The Torch at 740 Eighth Avenue in Midtown.

Renderings have been revealed for The Torch, a striking 1,067-foot mixed-use skyscraper at 740 Eighth Avenue in Midtown Manhattan. Designed by ODA with SLCE Architects serving as the architect of record, the 52-story tower will offer 875,372 square feet of space. The lower half of the building will house an 825-room hotel, while above that, the structure will feature a public observation deck paired with an exciting drop ride attraction. Other amenities will include retail space on the lower floors, a two-level restaurant, a VIP lounge, and a pool deck for hotel guests. Extell is the developer, with Lendlease as the general contractor, WSP handling structural engineering, and Ancora Engineering managing excavation and foundation work.

Located between West 45th and 46th Streets, The Torch will rise at the border of Times Square and Hell's Kitchen. The renderings highlight the tower's distinctive form, including its 500-foot-tall stem-like section, which gradually widens as it ascends. This section features spiraling geometry and is adorned with cutouts filled with lush greenery. The tower's reflective pleated glass façade will catch the light, while spotlights will accentuate the top levels and the crown, designed to evoke the torch of the Statue of Liberty. The rendering shows the skyscraper in context with the Midtown skyline, emphasizing its commanding presence amidst the surrounding buildings.



THE EVOLUTION OF NEW YORK'S SKYLINE



The Torch at 740 Eighth Avenue.

The observatory offers stunning views of the skyline, including sweeping vistas of Billionaires' Row, Lower Manhattan, and the iconic landmarks that define Midtown. Visitors can take in breathtaking perspectives from the observation levels, where the glass-enclosed staircases and the striking protruding glass-floor boxes create a thrilling experience, allowing you to look straight down at the city below. A highlight of the observatory is the Intamin-designed drop ride, which features towering 300-foot-tall transparent tubes. Riders will traverse these clear tubes during a 90-second experience that combines both exhilaration and panoramic views, adding an element of adventure to the stunning vistas.



RENDERINGS



FOR MORE INFORMATION,
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