

4407  
Broadway

Corner of Broadway & 189th

## GROUND FLOOR - 750 SF





# SPACE DESCRIPTION

## SIZE

GROUND FLOOR - 750 SF

## CEILING HEIGHTS

GROUND FLOOR - 12.0'

## POSSESSION

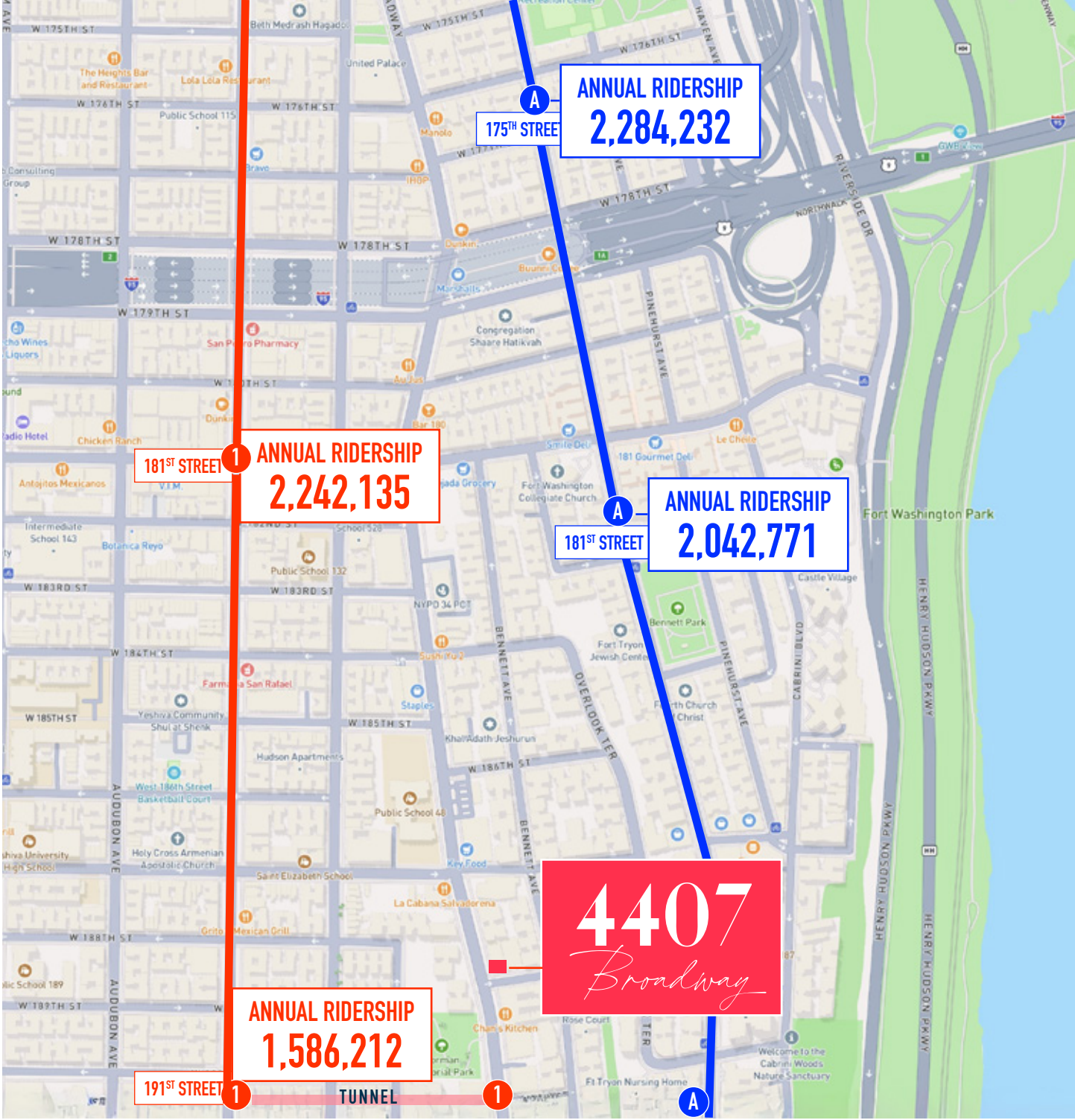
IMMEDIATE





## TERM

NEGOTIABLE

## SPACE NOTES

- » Formerly “Leaf Life”
- » Densely populated residential area
- » HVAC and restroom in place
- » Food uses OK, easily vented
- » Prime corner location in the heart of Washington Heights
- » Steps from the A and 1 Trains



| DEMOGRAPHICS  |                                    |   |                                    |
|---|------------------------------------|---|------------------------------------|
| .25 MILE  |                                    | .50 MILE  |                                    |
|  | POPULATION<br>22,643               |  | POPULATION<br>35,631               |
|  | AVG. HOUSEHOLD INCOME<br>\$132,516 |  | AVG. HOUSEHOLD INCOME<br>\$126,122 |

|  |  |
|--|--|
| <b>ZEVE SONKIN</b><br>Director<br>212.776.1289<br>zsonkin@lee-associates.com | <b>STEVE LORENZO</b><br>Principal<br>845.629.1640<br>slorenzo@lee-associates.com |
|--|--|

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing for sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by this Company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

