

**510**  
NINTH AVENUE

**SPACE A**

**SPACE B**

RETAIL FOR LEASE

# SUMMARY

Bridge Advisory Group is proud to present the premier retail opportunities at 510 Ninth Avenue, a highly visible mixed-use building situated at the crossroads of Hudson Yards, Hell's Kitchen, and the Garment District. Offering an unbeatable Manhattan foothold, this property positions your brand directly in a high-foot-traffic corridor defined by a 24/7 target audience of locals, commuters, and tourists.

The building features two flexible, efficient ground-floor retail storefronts available for immediate occupancy, both maximized by dedicated lower-level space:

## NORTH RETAIL SPACE

500 SF + BASEMENT

## SOUTH RETAIL SPACE

500 SF + BASEMENT



# SPACE A

**500 SF + BSMT**

UNIT SIZE

**9 FT**

CEILING HEIGHTS

**SEPTEMBER '26**

POSSESSION

**\$6,500/MO**

ASKING RENT

## HIGHLIGHTS

- 300 AMPS
- SEPARATE BASEMENT ACCESS
- DELIVERED IN WHITE BOX CONDITION
- HVAC WILL BE INSTALLED
- COMMERCIAL VENTING IN-PLACE
- FULLY ELECTRIC

# SPACE B

**500 SF + BSMT**

UNIT SIZE

**9 FT**

CEILING HEIGHTS

**SEPTEMBER '26**

POSSESSION

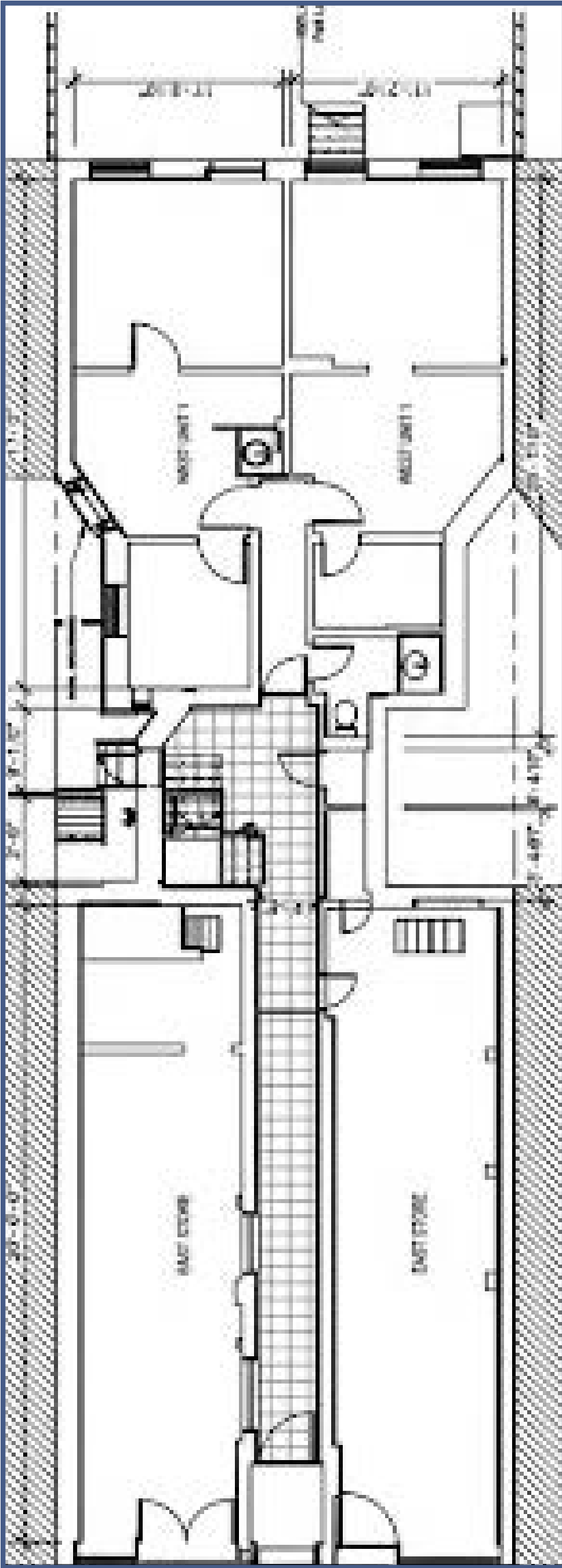
**\$6,500/MO**

ASKING RENT

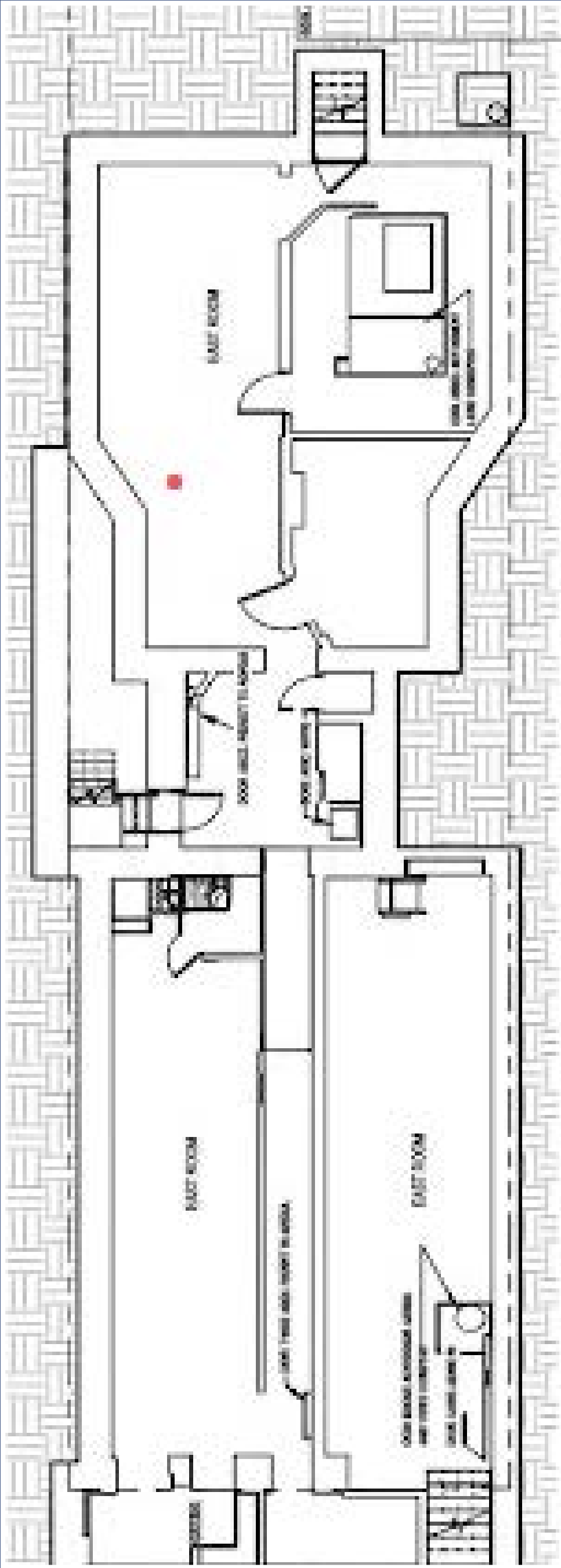
## HIGHLIGHTS

- 300 AMPS
- SEPARATE BASEMENT ACCESS
- DELIVERED IN WHITE BOX CONDITION
- HVAC WILL BE INSTALLED
- NO COMMERCIAL VENTING IN-PLACE
- FULLY ELECTRIC

# FLOOR-PLAN (AT GRADE)



# FLOOR-PLAN (SUB GRADE)





# NEIGHBORHOOD

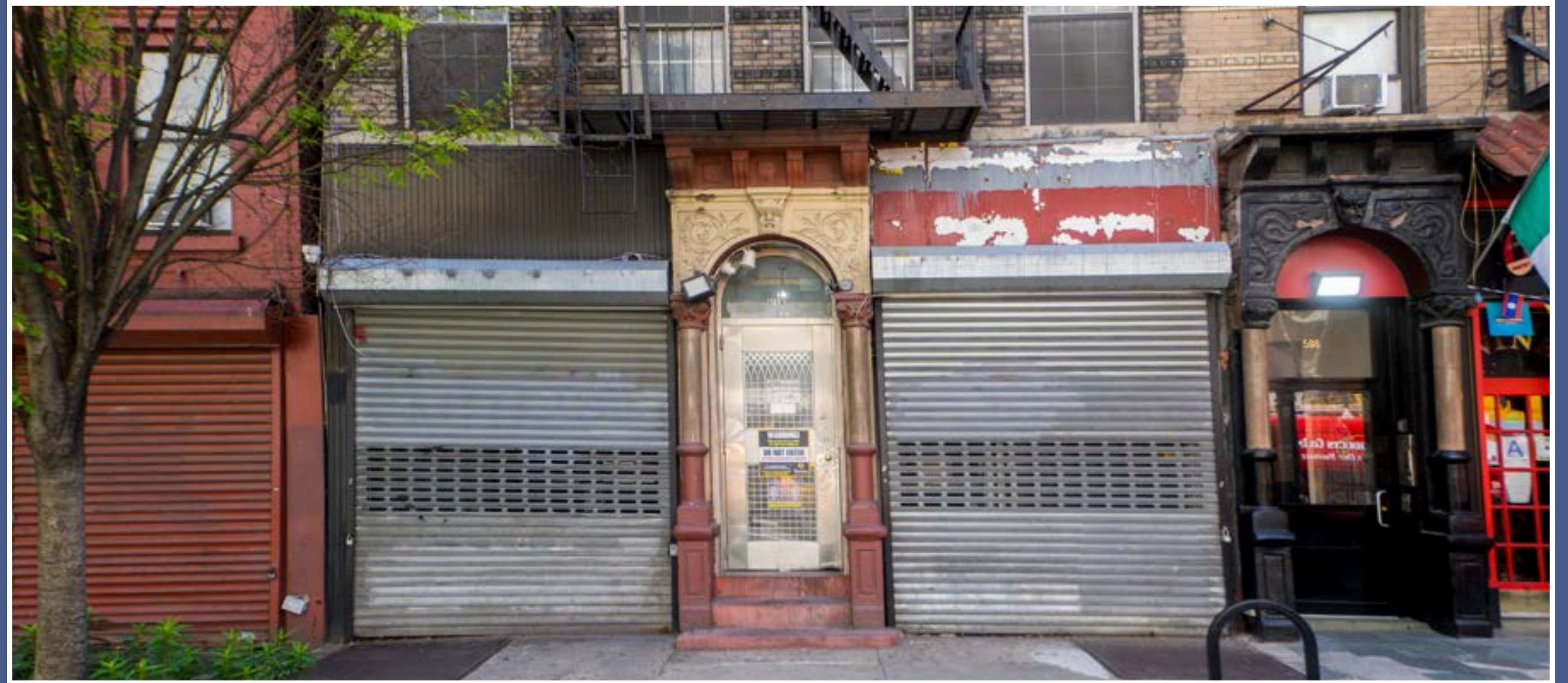
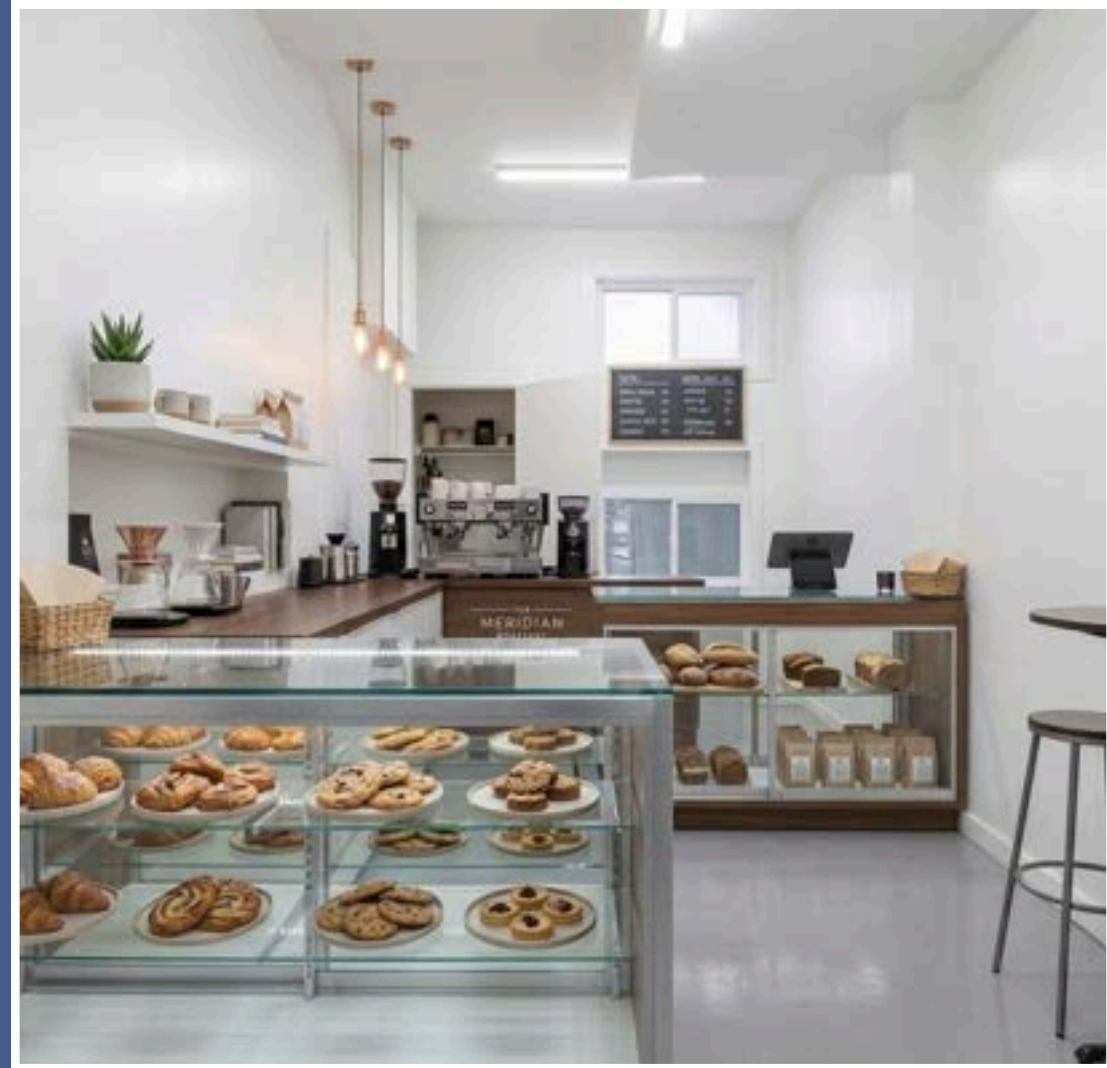
Hell's Kitchen (Midtown West) stands as one of Manhattan's most resilient, authentic, and high-yielding retail corridors. Stretching from 34th Street to 59th Street and bounded by Eighth Avenue and the Hudson River, this dynamic neighborhood effortlessly bridges old-world NYC charm with cutting-edge modern infrastructure.

For retail brands, food & beverage operators, and boutique concepts, Hell's Kitchen offers a rare real estate sweet spot: a dense, highly stable local residential base anchored by a constant influx of office commuters, Broadway theatergoers, and international tourists.

Ninth Avenue serves as the neighborhood's world-renowned, hyper-diverse retail backbone, capturing high-volume foot traffic seven days a week that stretches far past standard corporate hours. This bustling environment is heavily fortified by immense daytime spillover from high-income professionals in adjacent hubs like Hudson Yards, the Garment District, and Times Square. Furthermore, being positioned just steps from the Port Authority Bus Terminal, Penn Station, and Moynihan Train Hall filters millions of daily commuters and tourists directly past local storefronts. This unrivaled transit access, combined with a booming population of affluent residential high-rises, creates a fiercely loyal local demographic with exceptional spending power.

<b>\$167,147</b> AVERAGE HOUSEHOLD INCOME	<b>38 YRS</b> AVERAGE AGE IN HELL'S KITCHEN	<b>49,758</b> TOTAL POPULATION OF HELL'S KITCHEN	<b>99/100</b> WALKABILITY SCORE IN HELL'S KITCHEN
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# PHOTOS



# 510

## NINTH AVENUE

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