

261

BROADWAY

CORNER OF BROADWAY & WARREN
FIDI | CITY HALL



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SIZE:

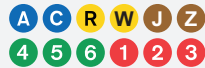
Ground Floor	5,500 SF
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Useable Lower Level	5,000 SF
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FRONTAGE: 75'

POSSESSION: Immediate

TRANSPORTATION:



HIGHLIGHTS:

- All uses considered
- Space is divisible
- Financial District City Hall
- Former Bank of America
- Directly across from City Hall & City Hall Park

NEIGHBORS:

Chase bank, Citibank, TD Bank, Potbelly, Checkers, Insomnia Cookies, MCU, Duane Reade, Dunkin, Starbucks, 7-Eleven, CVS, Chipotle, T-Mobile & many more!



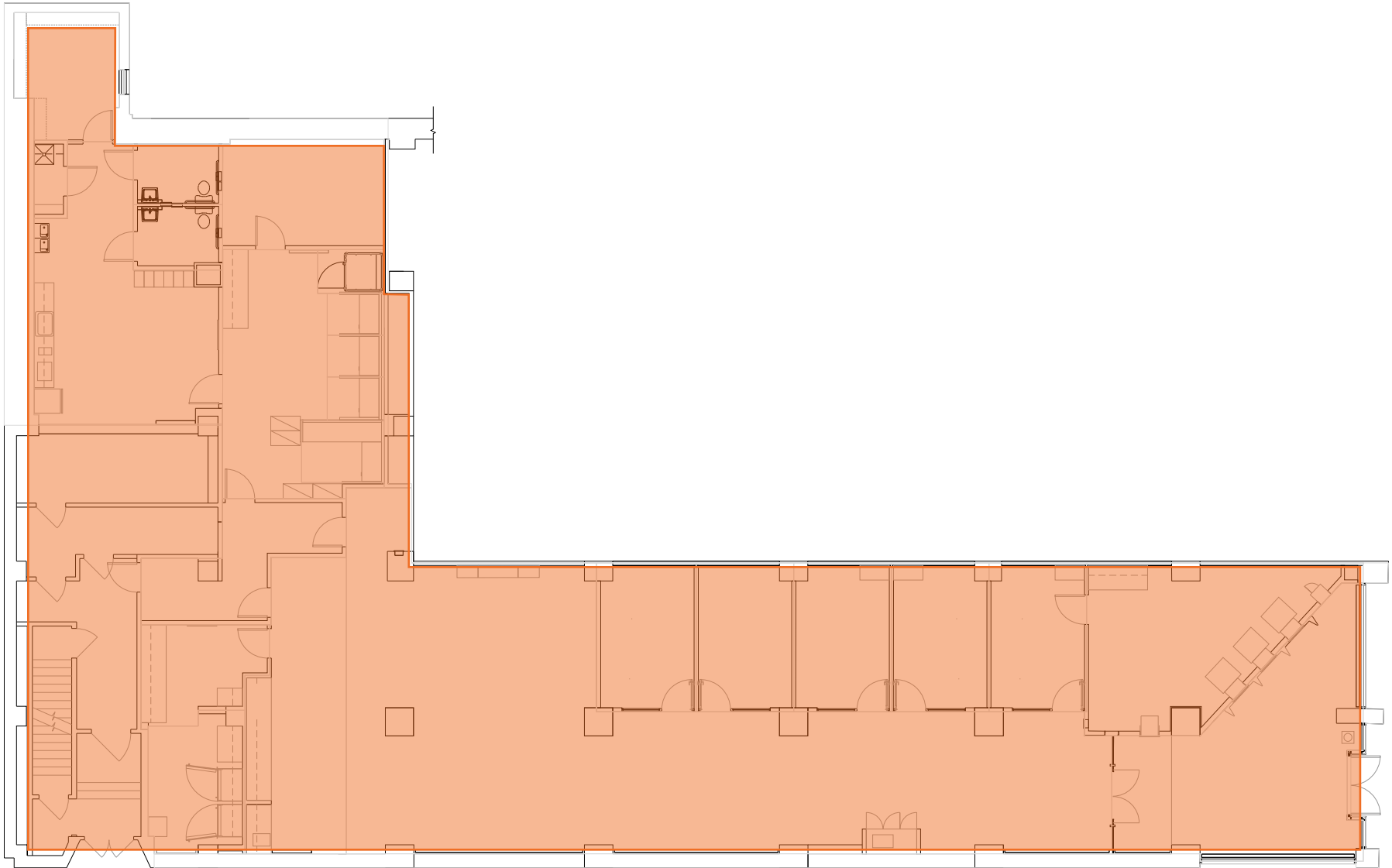
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FLOOR PLANS:
GROUND FLOOR - 5,500 SF



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450,000
TOTAL POPULATION
(2 MILE RADIUS)

14.2M
ANNUAL VISITORS

4,782
HOUSEHOLDS
(2 MILE RADIUS)

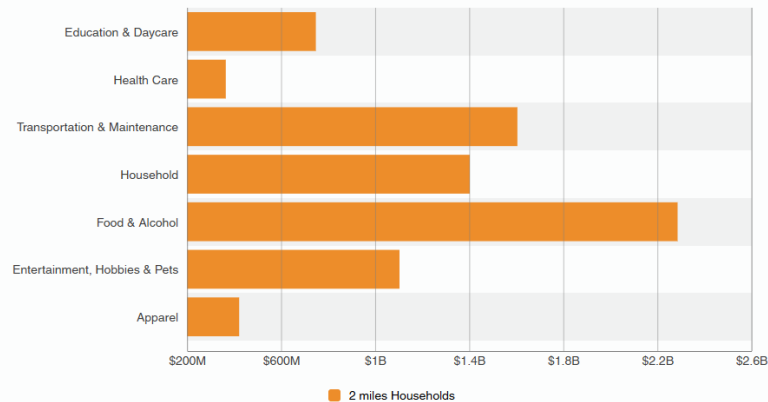
\$148K
AVERAGE
HOUSEHOLD INCOME

42M
TOTAL AREA
RIDERSHIP

88M
SQUARE FEET
OF OFFICE SPACE



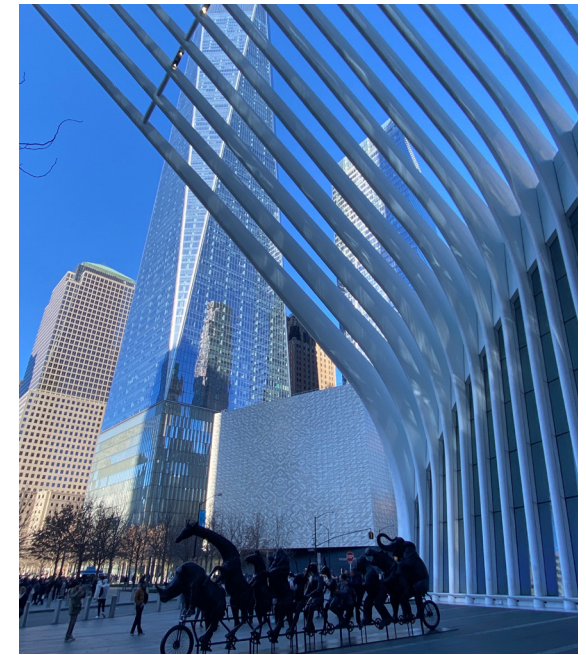
Consumer Spending



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261 Broadway is a premier asset situated in the heart of Lower Manhattan, where the vibrant neighborhoods of Tribeca and the Financial District seamlessly converge. Located directly across from City Hall, this prime location offers unrivaled proximity to iconic landmarks such as the World Trade Center Oculus, the Brooklyn Bridge, and Fulton Center. For a national brand retailer, this is a rare opportunity in one of the most high-traffic areas of the city, with direct access to major transportation hubs and a constant flow of millions of commuters, tourists, and local professionals. Whether you're looking to capitalize on weekday business crowds or weekend tourists, the visibility here is unparalleled.

The surrounding amenities make 261 Broadway a magnet for a diverse and affluent customer base. With world-class shopping, fine dining, trendy cafes, and entertainment options just steps away, this area caters to the everyday needs and leisure pursuits of locals and visitors alike. The neighborhood is alive 24/7, with a perfect blend of business professionals, residents, and tourists driving foot traffic. This dynamic environment presents a unique opportunity for retailers to build brand visibility, engage with a high-value audience, and become an integral part of Lower Manhattan's bustling, ever-evolving scene.



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FOR MORE INFORMATION,
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