



44 WEST 8TH STREET

THE WEST VILLAGE'S
**PREMIER
RETAIL CANVAS**





A FLAGSHIP PRESENCE

Between 5th & 6th Avenues

Brand new construction featuring a modern, efficient design and state-of-the-art infrastructure. Engineered for maximum brand visibility with wide frontage and exceptional signage opportunities.

LOCATION

44 West 8th Street
(Between 5th & 6th Avenues)

SIZE

3,200 SF Ground Floor

FRONTAGE

28 Ft

POSSESSION

Q1 2027

ASKING RENT

Upon Request

TRANSPORTATION

West 4th Street Station:

A B C D E F F M

8th Street Station: W R N





THE DIMENSIONS OF LUXURY

3,200 SF

Expansive Ground Floor Footprint

28 FT

Commanding Street Frontage

Q1 2027

Possession

UNPRECEDENTED LOCAL WEALTH

\$18,000,000

Recent MacDougal Alley Townhouse Sale

\$3,000 PSF

Average Closing Price
at Neighboring 181 MacDougal

Captive Audience

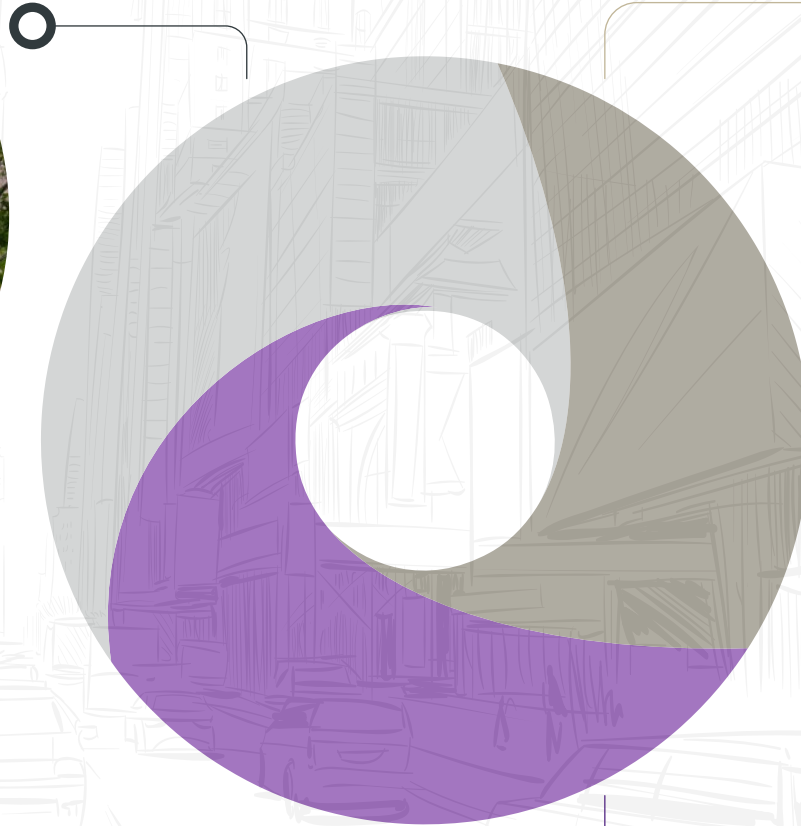
Situated Directly Beneath Ultra-Luxury,
High-End Condominiums

THE PERFECT PEDESTRIAN STORM



AFFLUENT LOCALS

The West Village and Greenwich Village elite traversing their dayneighborhood routes



GLOBAL TOURISTS

High-net-worth visitors drawn to Washington Square Park and downtown heritage



THE NYU ENGINE

A massive, consistent daily flow of faculty, administrators, and affluent international students





IDEAL FOR WELLNESS & FITNESS CONCEPTS

1. Synergistic Neighborhood Co-Tenancy

Join an established and thriving hub of luxury fitness and wellness brands, such as Equinox, SoulCycle, and Barry's, creating a destination for health-conscious consumers.

2. High-Demand Demographics

Tap into a dense population of affluent West Village residents and the extensive NYU community, both actively seeking premium wellness and fitness services.

3. Prime Foot Traffic & Visibility

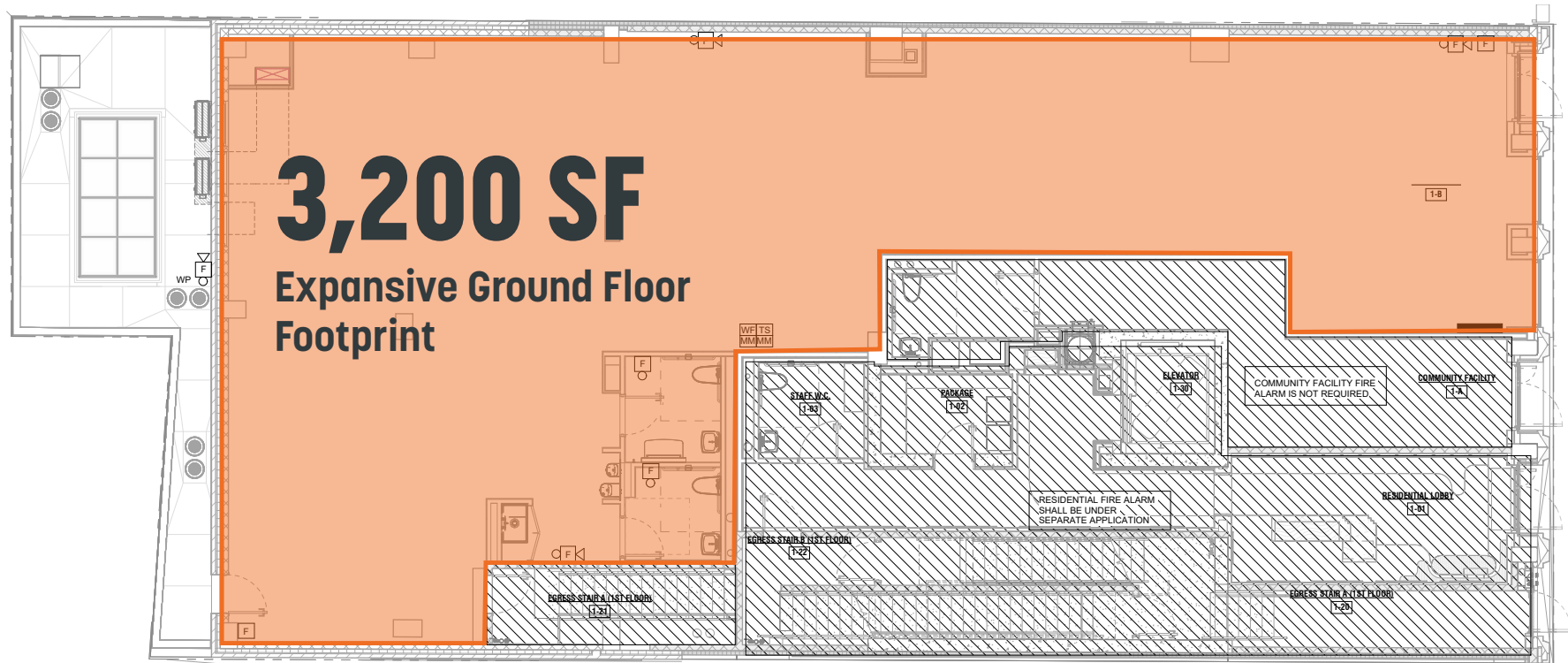
Benefit from excellent visibility and heavy daily foot traffic from locals, professionals, and global tourists in this prestigious and accessible location.

GREENWICH VILLAGE'S NEWEST WELLNESS SPACE



POTENTIAL FITNESS BUILDOUTS: CONCEPTS FOR 44 WEST 8TH STREET







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FOR MORE INFORMATION, PLEASE CONTACT:

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