

Prime Midtown Retail/Flex Space for Sublease

617-619 West 46th Street, Clinton/Hell's Kitchen, NY 10036

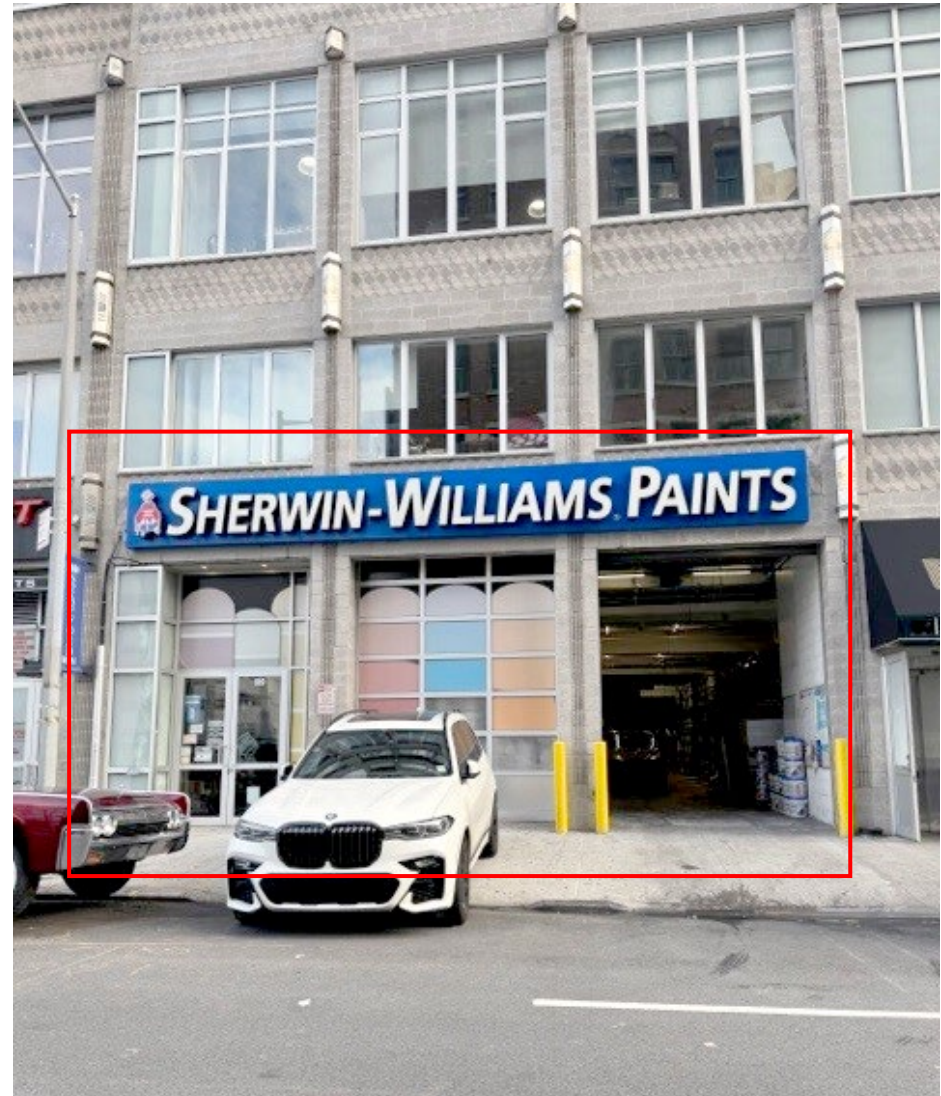
PROPERTY INFORMATION

SIZE AVAILABLE: 4,650 SF
RENT: UPON REQUEST
POSSESSION: ARRANGED

PROPERTY HIGHLIGHTS:

- FULLY BUILT-OUT RETAIL/FLEX SPACE
- TWO, DRIVE-IN DOORS FOR EASY LOADING
- WITHIN WALKING DISTANCE TO ALL MAJOR CAR DEALERSHIPS IN THIS MARKET
- LOCATED DIRECTLY OFF OF WESTSIDE HIGHWAY

AREA TENANTS



Contact Exclusive Brokers for More Information

Ryan Adhami

Lic. Associate RE Broker
ari@schuckmanrealty.com

Ari Malul

Lic. Associate RE Broker
ari@schuckmanrealty.com

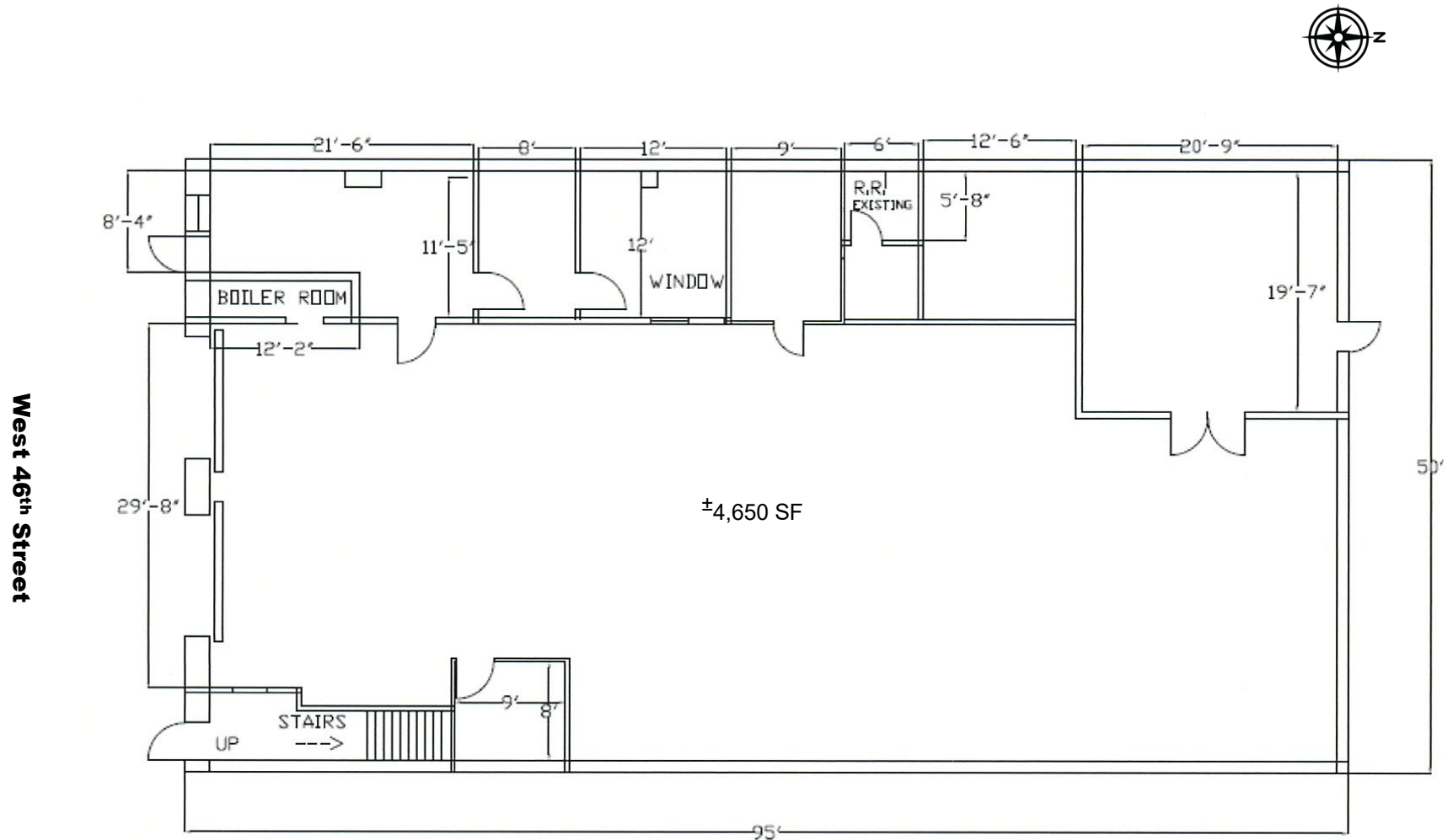
SCHUCKMAN
REALTY INC.
schuckmanrealty.com

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

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FLOOR PLAN



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AREA RETAIL



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DEMOGRAPHICS

	0.25 miles	0.5 miles	0.75 miles
Population			
2010 Population	7,883	30,274	63,834
2020 Population	13,702	43,234	86,675
2023 Population	13,321	42,134	84,607
2028 Population	12,878	42,859	84,266
2010-2020 Annual Rate	5.68%	3.63%	3.11%
2020-2023 Annual Rate	-0.86%	-0.79%	-0.74%
2023-2028 Annual Rate	-0.67%	0.34%	-0.08%
2023 Male Population	53.1%	52.8%	52.3%
2023 Female Population	46.9%	47.2%	47.7%
2023 Median Age	35.7	37.8	38.0
Households			
2023 Wealth Index	89	78	90
2010 Households	4,684	17,404	38,413
2020 Households	8,089	24,909	49,722
2023 Households	8,104	24,979	49,581
2028 Households	8,008	26,013	50,469
2010-2020 Annual Rate	5.62%	3.65%	2.61%
2020-2023 Annual Rate	0.06%	0.09%	-0.09%
2023-2028 Annual Rate	-0.24%	0.81%	0.36%
2023 Average Household Size	1.57	1.64	1.62
Mortgage Income			
2023 Percent of Income for Mortgage	50.9%	58.4%	54.7%
Median Household Income			
2023 Median Household Income	\$107,444	\$89,546	\$96,717
2028 Median Household Income	\$122,878	\$105,729	\$114,115
2023-2028 Annual Rate	2.72%	3.38%	3.36%
Average Household Income			
2023 Average Household Income	\$160,740	\$143,261	\$159,715
2028 Average Household Income	\$187,630	\$168,969	\$184,996
2023-2028 Annual Rate	3.14%	3.36%	2.98%
Per Capita Income			
2023 Per Capita Income	\$95,899	\$85,067	\$93,243
2028 Per Capita Income	\$114,388	\$102,698	\$110,331
2023-2028 Annual Rate	3.59%	3.84%	3.42%