

3409 Broadway, New York, NY 10031

PRIME HAMILTON HEIGHTS RETAIL LOCATION



PROPERTY HIGHLIGHTS

- ✓ Approx. 1,000 SF
- ✓ High Ceilings
- ✓ Flexible Layout
- ✓ Street-Level Retail
- ✓ Prime Broadway Frontage
- ✓ Strong Pedestrian Traffic
- ✓ Strong Vehicular Traffic
- ✓ Dense Residential Population
- ✓ Near City College & Columbia University
- ✓ Hooding & Venting Possible
- ✓ Immediate Availability
- ✓ Flexible Lease Terms



Ryan Shilian

Partner & Associate
Real Estate Sales & Rentals
NJRS Realty

RyanS@NJRSrealty.com
Work

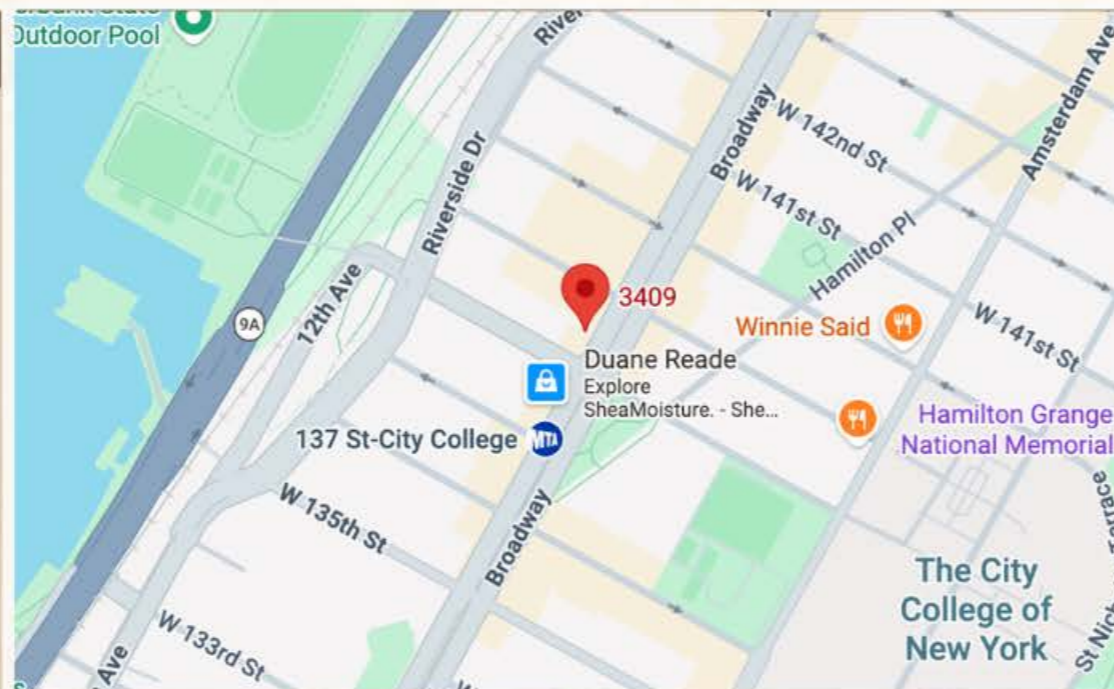
+1516-428-5704
Cell

+1212-457-1399 Ext. 103
Work

98 Cutter Mill Road, Suite 137
Great Neck, NY 11021
Office Address

LOCATION ADVANTAGES

- 📍 Located in the heart of Hamilton Heights
- 📍 Major Broadway commercial corridor
- 📍 Steps from public transportation
- 📍 Near City College of New York & Columbia University
- 📍 Strong daytime population
- 📍 Excellent visibility
- 📍 Consistent customer flow



IDEAL USES



Restaurant



Café



Juice Bar



Salon



Medical



Boutique
Retail



Service
Business



Showroom



Wellness



Specialty
Food