



2182  
BROADWAY

## 2182 BROADWAY

**2182 Broadway** is located on the southeast corner of Broadway and 78th Street. This corner is a block south of the 79th Street subway entrances that serve the local Upper West Side community.

**The signage package** makes this retail visible in all directions.

**There are three levels of selling space** from Ground to the Lower Levels. Divisions are detailed further on the included plans.

**A loading dock** is located on West 78th Street to serve the premises on an exclusive basis for single space users.

**Vertical transportation in the space** includes passenger elevator, freight elevator and escalators for all floors.



## UPPER WEST SIDE

24K

TOTAL POPULATION

12K

TOTAL HOUSEHOLDS

1K

TOTAL BUSINESSES

\$152K

MEDIAN INCOME

14K

DAYTIME WORKERS

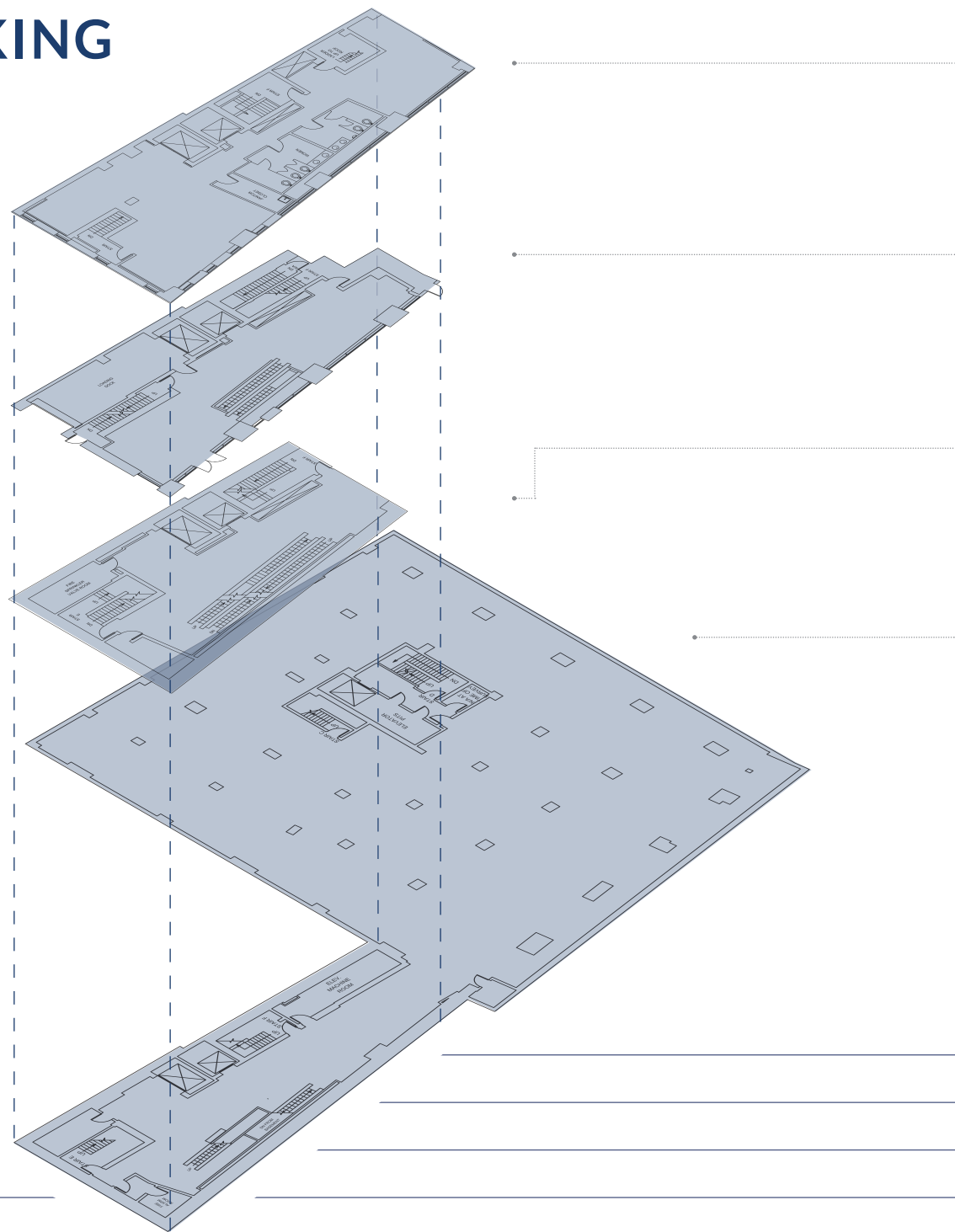
\$711M

TOTAL RETAIL EXPENDITURE





# STACKING PLAN



## SECOND FLOOR

SIZE  
3,778 SF

CEILING HEIGHT  
12 FT 10 IN

## GROUND FLOOR

SIZE  
3,356 SF

CEILING HEIGHT  
14 FT 3 IN

## LOWER LEVEL ONE

SIZE  
3,025 SF

CEILING HEIGHT  
11 FT 10 IN

## LOWER LEVEL TWO

SIZE  
17,941 SF

CEILING HEIGHT  
16 FT 3 IN

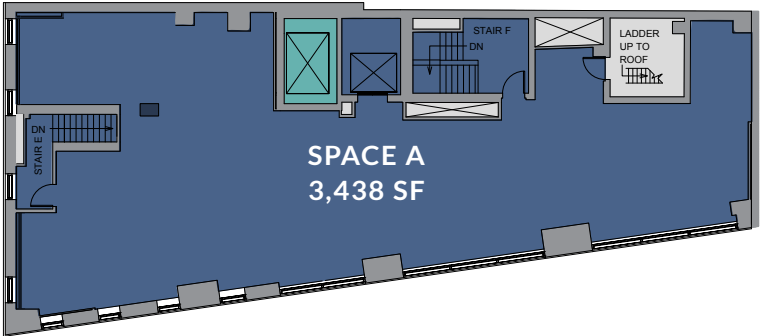
## GENERAL INFORMATION

28,100 SF total  
93 FT of frontage of Broadway  
45 FT of frontage on West 78th Street  
Formerly Marshalls

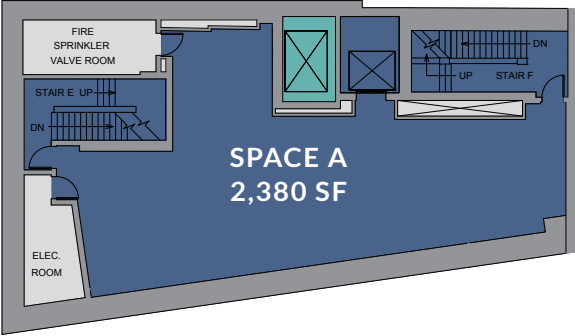
SPACE A: 8,418 SF | SPACE B: 17,299 SF

DIVISION SCENARIO  
ONE

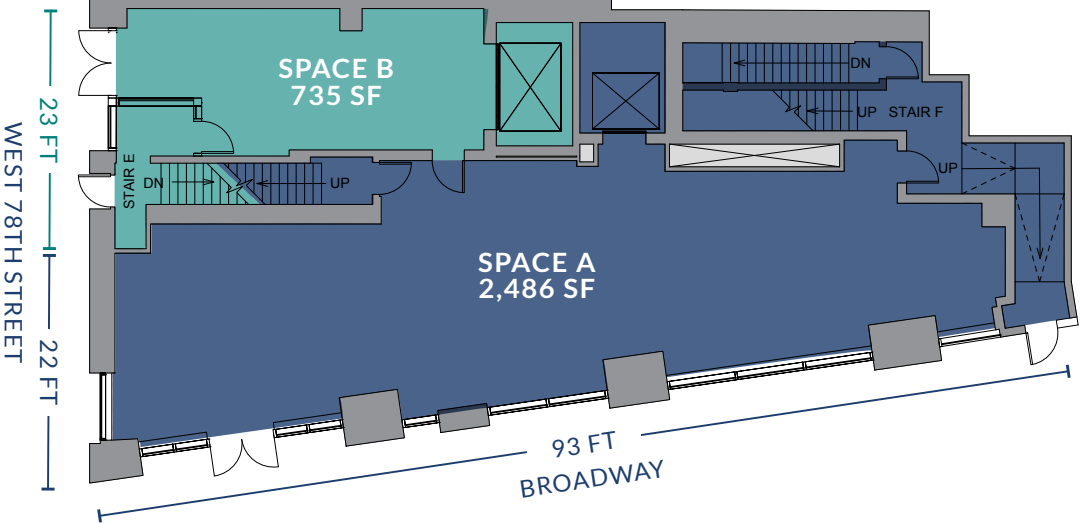
SECOND FLOOR  
CEILING HEIGHT 14 FT 3 IN



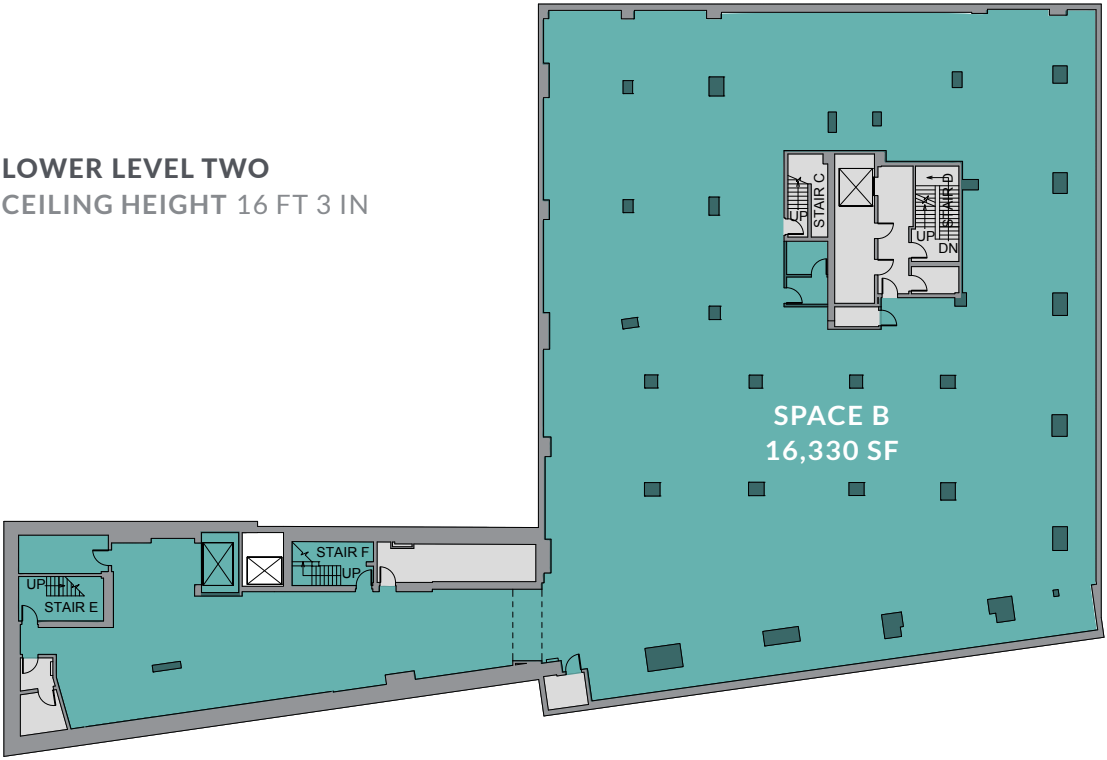
LOWER LEVEL ONE  
CEILING HEIGHT 11 FT 10 IN



GROUND FLOOR  
CEILING HEIGHT 12 FT 10 IN



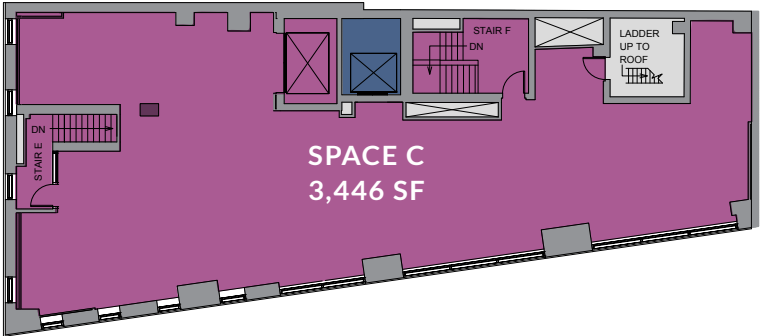
LOWER LEVEL TWO  
CEILING HEIGHT 16 FT 3 IN



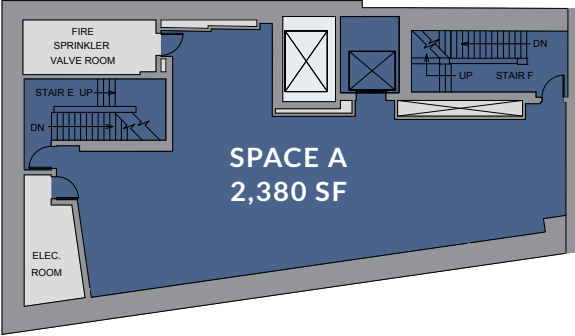
SPACE A: 8,418 SF | SPACE B: 17,299 SF | SPACE C: 3,536 SF

# DIVISION SCENARIO TWO

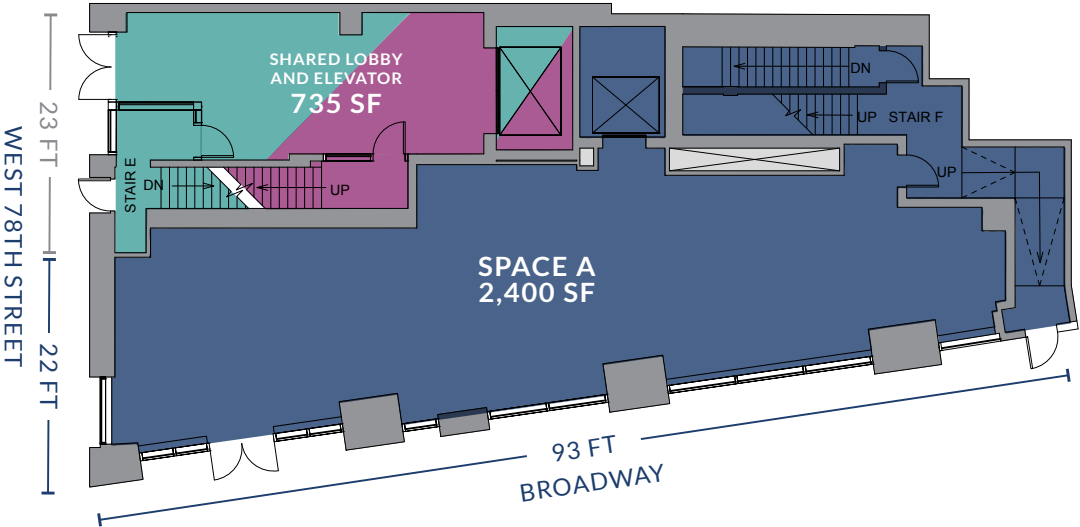
SECOND FLOOR  
CEILING HEIGHT 14 FT 3 IN



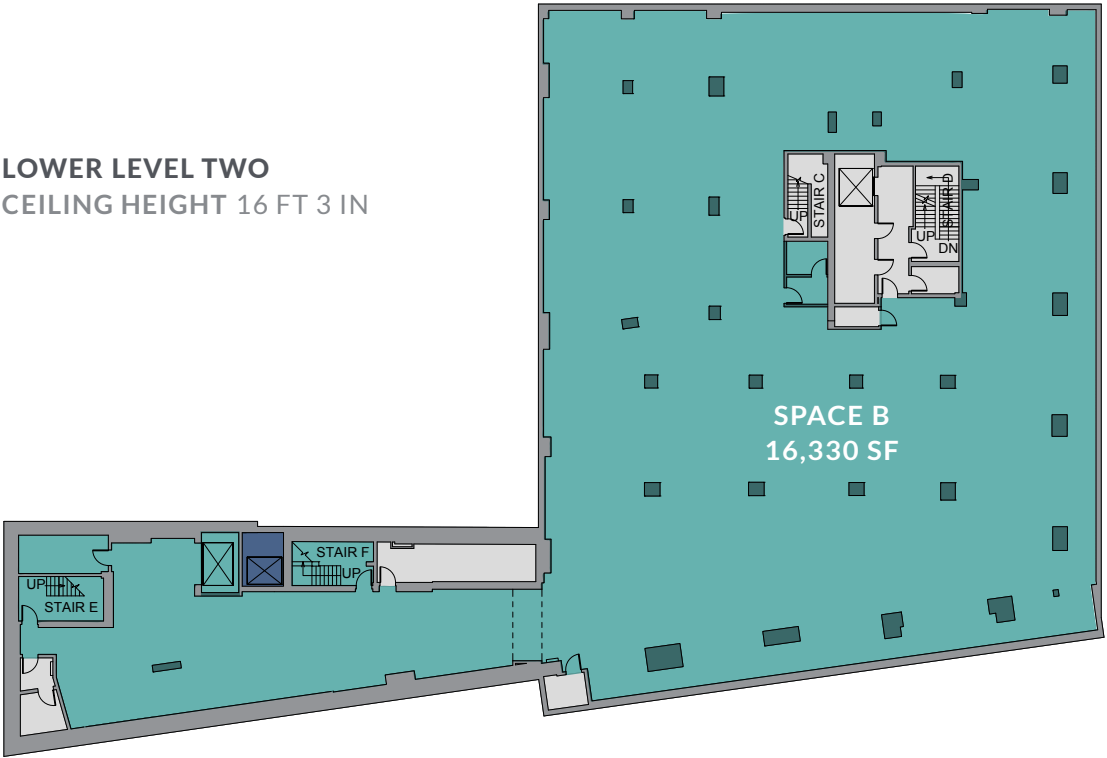
LOWER LEVEL ONE  
CEILING HEIGHT 11 FT 10 IN

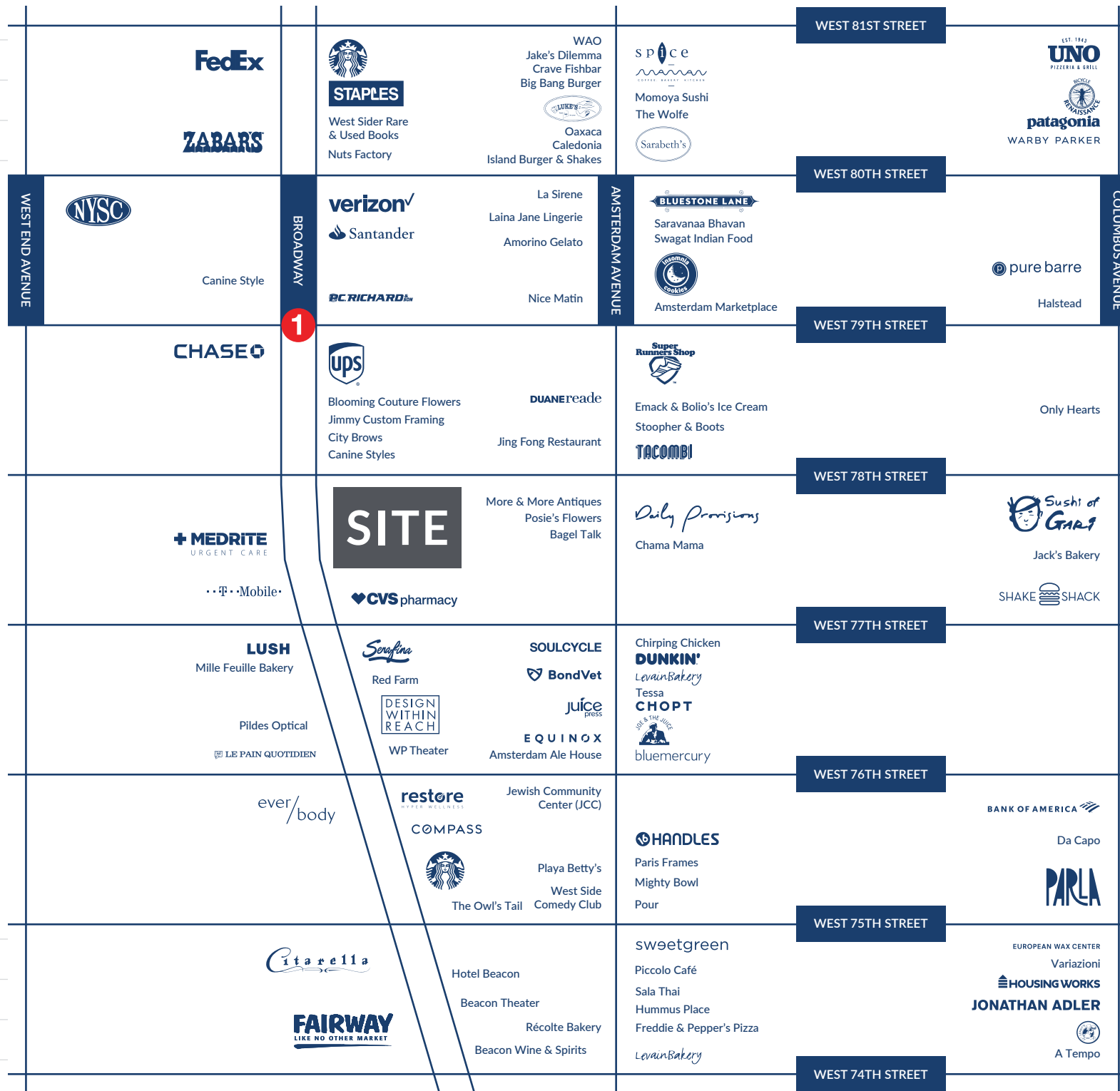


GROUND FLOOR  
CEILING HEIGHT 12 FT 10 IN



LOWER LEVEL TWO  
CEILING HEIGHT 16 FT 3 IN





# UPPER WEST SIDE MAP

SUBWAY  
RIDERSHIP

1

79TH STREET  
AND BROADWAY

DAILY  
9,597

WEEKEND  
13,698

ANNUAL  
3,182,626

2182  
BROADWAY

## CONTACT EXCLUSIVE AGENTS

**RICHARD SKULNIK**

rskulnik@ripcony.com  
212.750.0756

**BETH ROSEN**

brosen@ripcony.com  
212.838.5195

**LINDSAY ZEGANS**

lzegans@ripcony.com  
646.827.9962

**BEN SABIN**

bsabin@ripcony.com  
646.290.2018

**MARY SCHWAGERL**

mschwagerl@ripcony.com  
212.230.5887

**RIPCO**  
REAL ESTATE

150 East 58th Street  
15th Floor  
New York, NY 10155  
212.750.6565

**Please visit us at [ripcony.com](https://www.ripcony.com) for more information**

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.