



# 774 BROADWAY

BETWEEN EAST 9TH & 10TH STREETS |  $\pm$  2,650 SF | ASTOR PLACE - UNION SQUARE VICINITY

# 774 Broadway

Northeast Corner of East 9th Street

## Available

Ground (inline): ± 2,650 sf  
Frontage: ± 63 ft. along Broadway

## 2-Tenant Division Option

Store 1 (inline): ± 1,000 sf | ± 19' frontage  
Store 2 (inline): ± 1,650 sf | ± 44' frontage

Possession: Immediate  
Rent: Upon Request

## Comments

- Formerly Douglas Elliman / Wegmans Food Market's hiring office
- At base of 360-unit residential co-operative building centrally located between Union Square and Astor Place
- Walk to Broadway **R** **W** station and **6** subway at Astor Place; close proximity to Union Square transportation hub with additional access to **4** **5** **Q** express and **L** trains
- Ideal for Retail, Medical offices/clinical, Vet/animal-related, Non-vented food, Wellness, and Showroom/Offices
- Join co-tenants HotWorx and WS Hairstyling; as well as area tenants The Donut Pub, Brooklyn Bagel & Coffee Co., Bank of America, Staples, The Bean, Metropolis Vintage, 7-Eleven, Strand Book Store, Whole Foods, DSW, Burlington, Duane Reade, Nordstrom Rack, Regal Union Square . . . and many more

## By the Numbers

### Retail Businesses

4,082

1 Mile Radius

### Households

143,094

2024 est. - 1 Mile Radius

### Household Income

\$142,189

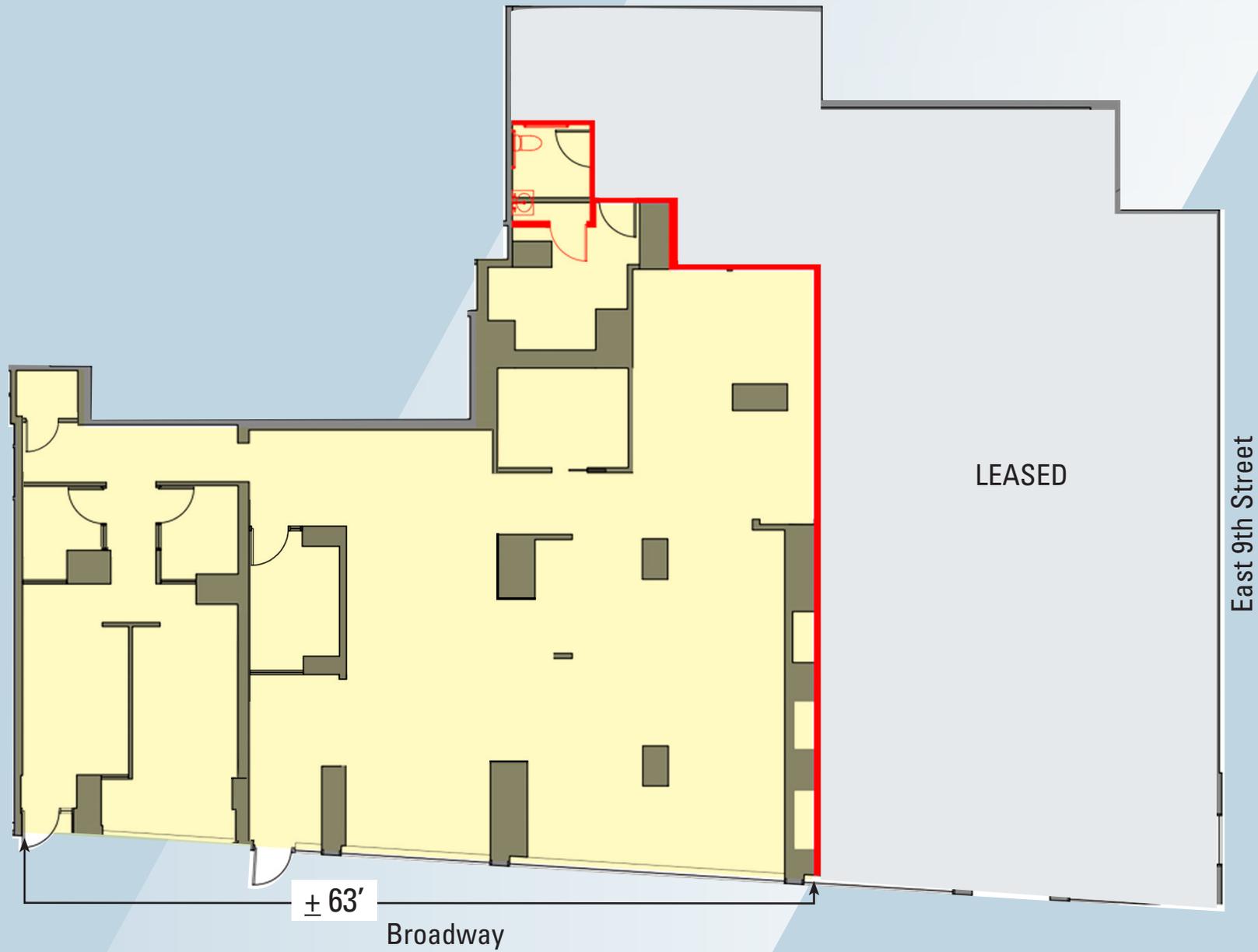
2024 Average

### Subway Ridership

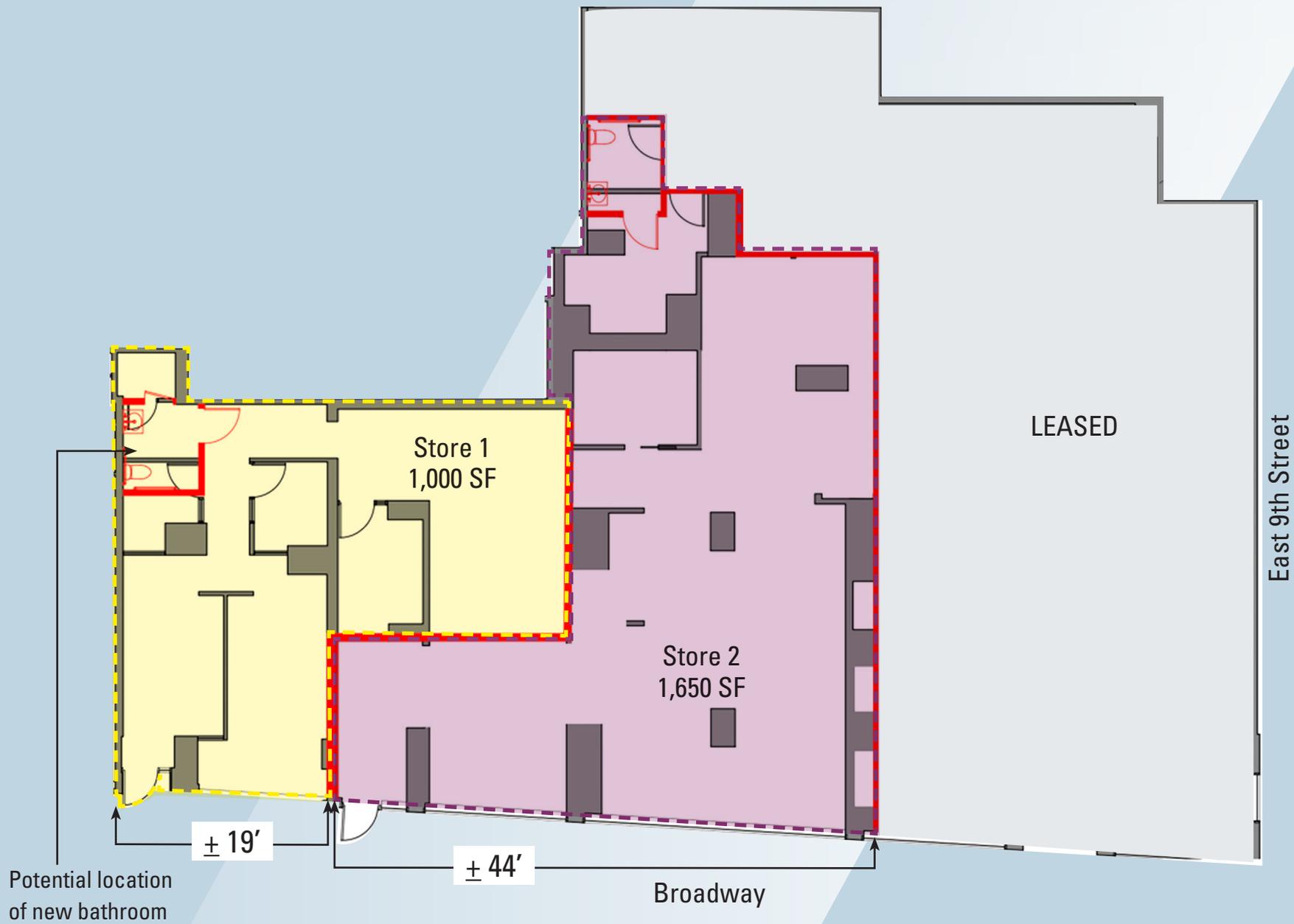
22,811,597

2024 Annual - Union Sq/14thSt Station

# Floor Plan - Single Tenant - $\pm$ 2,650 sf



# Possible - 2-Tenant Division





## AREA TENANTS

1. HotWorx / WS Hairstyling
2. The Donut Pub
3. Brooklyn Bagel & Coffee Co.
4. Bank of America
5. Staples
6. The Bean
7. Metropolis Vintage
8. Luxury Eyewear Brands
9. Flight club
10. Wells Fargo
11. 3 Times Restaurant
12. Strand Book Store
13. Forbidden Planet
14. Pret A Manger
15. Regal Union Square
16. Capital One Bank
17. Peet's Coffee
18. Duane Reade Pharmacy
19. Nordstrom Rack
20. Whole Foods Market
21. Burlington
22. DSW
23. The Cooper Union
24. The Public Theatre
25. Tisch School of Arts
26. New York University
27. Astor Wines & Spirits
28. Gyu-Kaku Japanese BBQ
29. Lafayette Grand Café & Bakery
30. Housing Works Cannabis Co.
31. Barry's Bootcamp
32. Blue Man Group/Astor Place Theatre
33. Rumble Boxing
34. 2nd Street NoHo
35. Sweetgreen
36. Union Square Play
37. Raising Cane's
38. Wegmans
39. Penny
40. Claud
41. Travel Agency: A Cannabis Store
42. StretchLab
43. UpFit Training Studio
44. Karl Kemp Antiques
45. Cardozo School of Law
46. The New School
47. Maison Gerard
48. Nickey • Kehoe

## Co-Tenants





For further information and/or inspection contact:

**Cooper Katz**  
646-439-2009  
ckatz@absre.com

**Alan S. Cohen**  
212.400.2359  
acohen@absre.com

**Mark Tergesen**  
212.400.9528  
mt@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • [www.absre.com](http://www.absre.com)