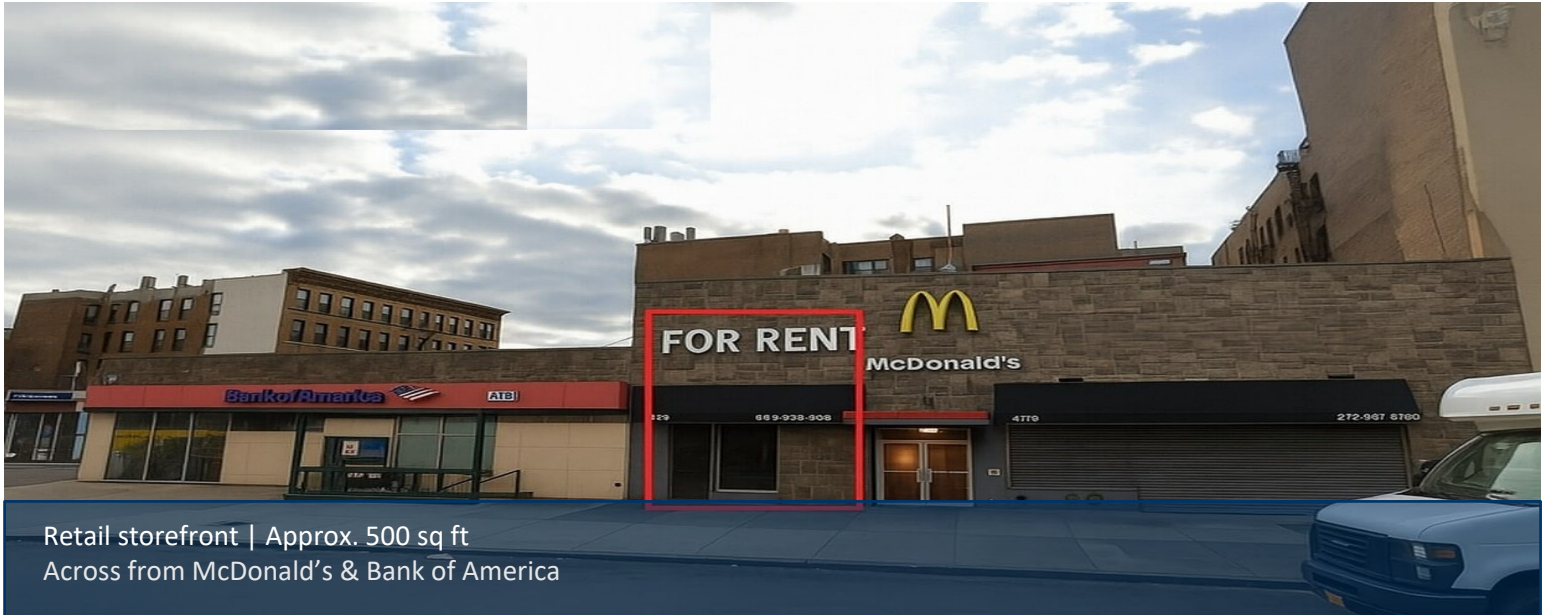


4752 Broadway

Prime Retail Space

Lisa Sopher
Commercial Sales & Leasing
(929) 454-6622
Lisa@BatyaCo.com



Retail storefront | Approx. 500 sq ft
Across from McDonald's & Bank of America

Highlights

- Built-out, white-box interior with high ceilings
- Triple-net lease; negotiable term; immediate possession
- Directly across from Dyckman St (A) & 207 St (1) subway stations
- High exposure: Bank of America & McDonald's next door
- Heavy pedestrian & 31K vehicles/day; area rent ≈ \$130/SF/yr

Inwood Market Snapshot

- 40K+ residents; diverse community
- Median household income: \$40,395
- Avg. weekday riders (Dyckman A): 7,233
- 31K vehicles/day on Broadway (218th–Dyckman)
- 10K vehicles/day on Dyckman St (Nagle–10th Ave)

Interior



White-box interior, restroom and modern finishes

Contact Lisa Sopher for pricing & tours