



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Jewelbox Retail Next To The Busiest Bus Terminal In The World For Lease

400 SF

601 8th Ave • New York • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Chandler Slate
☎ 718.437.6100 x108
ChandlerS@TriStateCR.com



Location Overview

Located in the Garment District in the densest entertainment area of Manhattan with over 200,000 people passing daily between W 39th St & W 40th St near the 42nd St - Port Authority train station.

Nearest Transit: A, C, & E trains at 42nd St - Port Authority.

Nearby tenants include Walgreens, Starbucks, Bluestone Lane, Chase Bank, Target, Dunkin', Blink Fitness, Juice Generation, Wells Fargo Bank, Essen, Chipotle, Bank of America, and more!

Main Highlights

- ▶ Steps from Port Authority
- ▶ Port Authority Bus Terminal Averages 65 million passengers a year
- ▶ Perfect for coffee, bubble tea, and small format QSRs
- ▶ Space is easily vented
- ▶ Gas in the building
- ▶ Additional storage is available



28,750 SF

Total Building Size



C6-4

Zoning

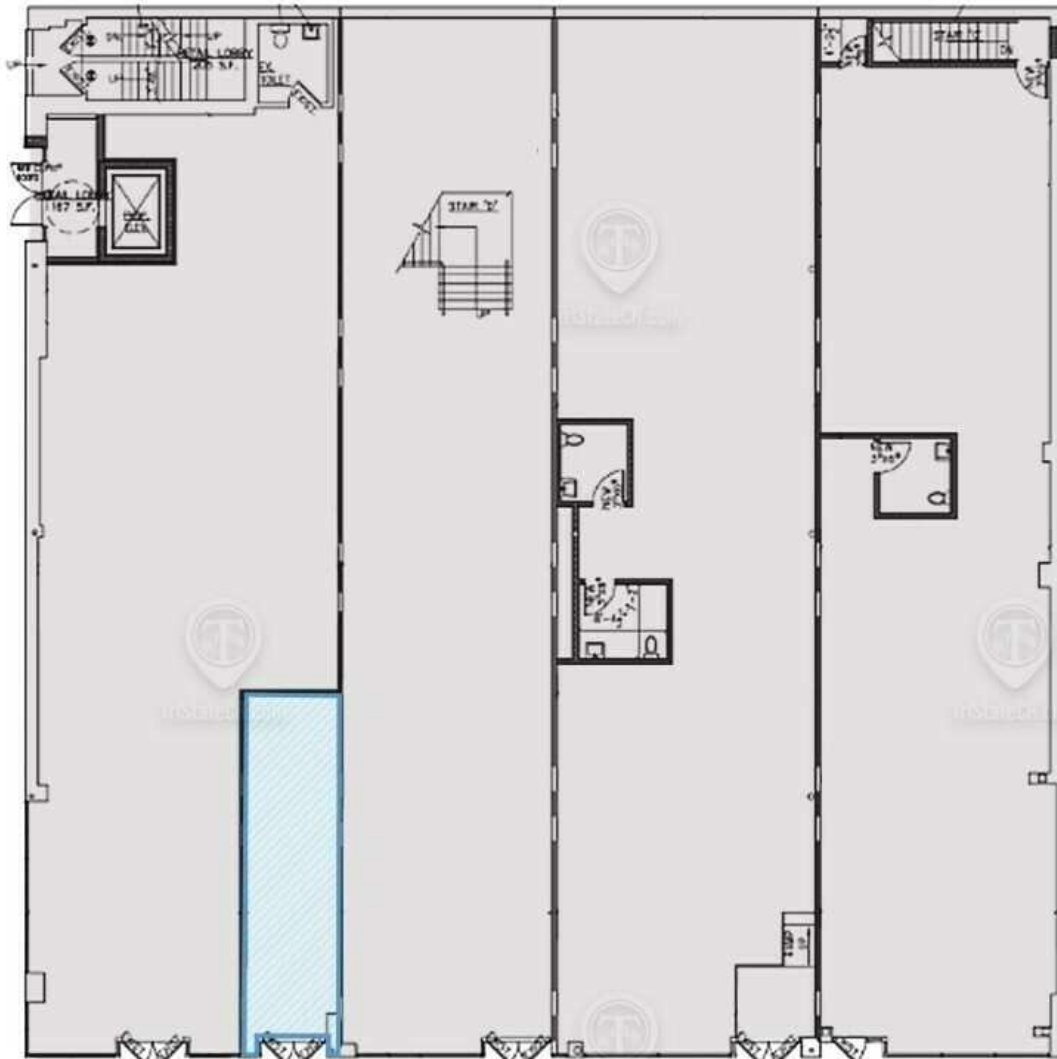
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601 8TH AVENUE

TOTAL AVAILABLE SPACE: 400 SF

ALL SQUARE FOOTAGE
ARE APPROXIMATE.

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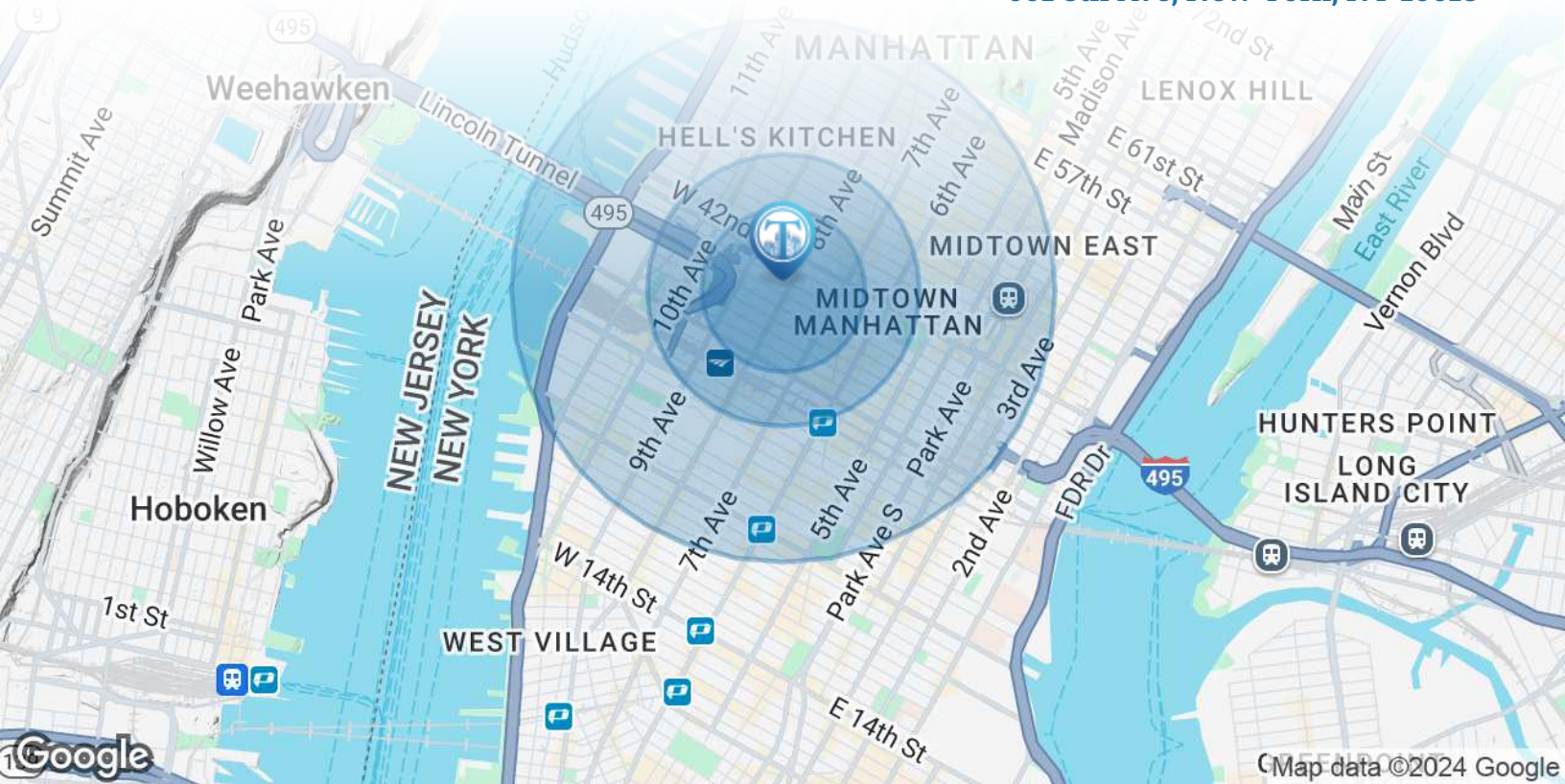
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601 8th Ave, New York, NY 10018



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,905	39,590	170,202
Average Age	40	40	41
Average Age (Male)	41	41	41
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,395	21,034	94,069
# of Persons per HH	2	1.9	1.8
Average HH Income	\$176,864	\$154,640	\$170,064
Average House Value	\$1,201,848	\$1,041,592	\$1,192,543



170,202

People within 1 Mile



\$170,064

Avg Household Income

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SITE SOURCE
RETAIL BROKER NETWORK