

11 West 34th



Full Retail Building for Sale



LEE & ASSOCIATES

The Offering

Lee & Associates NYC is pleased to present exclusively for sale the retail building located at 11 West 34th Street, New York, NY 10001 (the "Property"). Located on a main retail artery in the heart of Midtown Manhattan, the Property features approximately 17,138 square feet of space over 6 stories. Formerly Foot Locker's Manhattan flagship, the Property will be delivered vacant creating the opportunity for an investor to acquire an unencumbered asset or a brand to deliver a new flagship experience in one of the highest foot trafficked locations in the world. 11 West 34th Street represents the opportunity for a brand to capitalize on hundreds of millions of annual impressions, not only providing a flagship location, but serving as a global billboard for the brand

OVER 17,000 SQUARE FEET

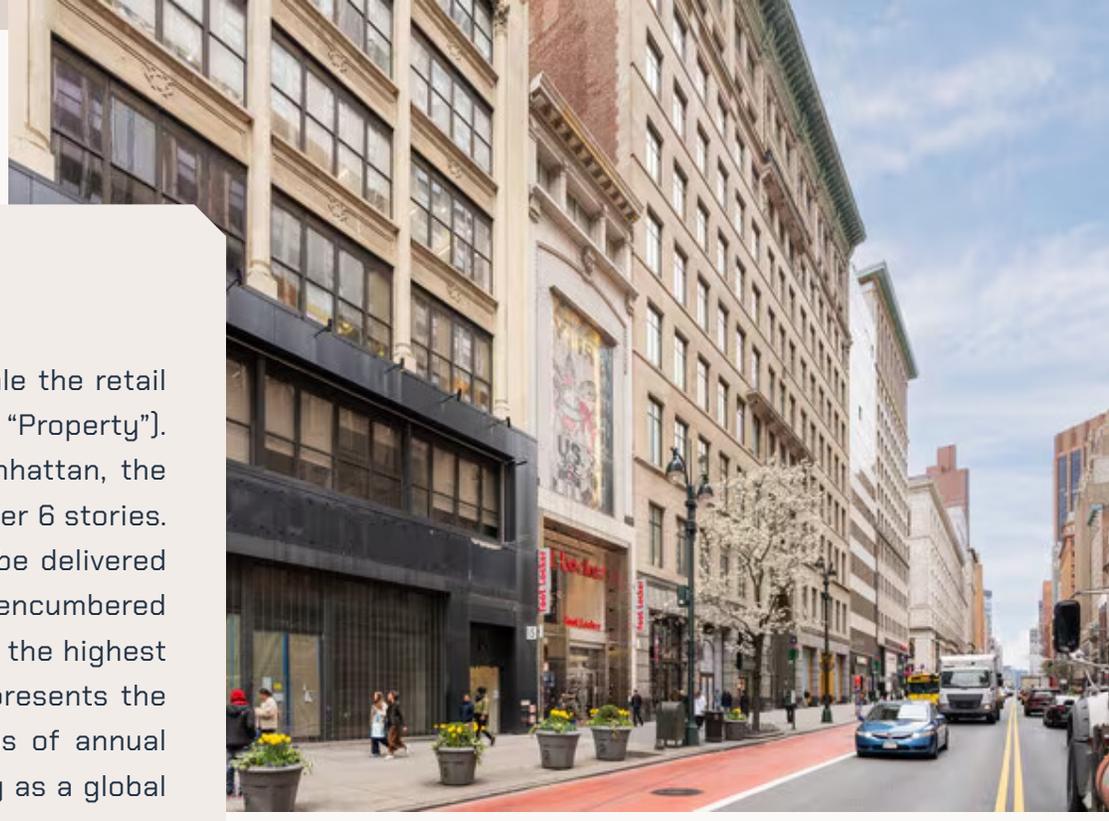
of space, ideal for retail, experiential, and showroom space

HIGHLY TRAFFICKED LOCATION

with exceptional transit at Herald Square subway and 33rd Street PATH stations

GENERATIONAL OPPORTUNITY

to own a retail flagship in the heart of Midtown Manhattan



Property Summary

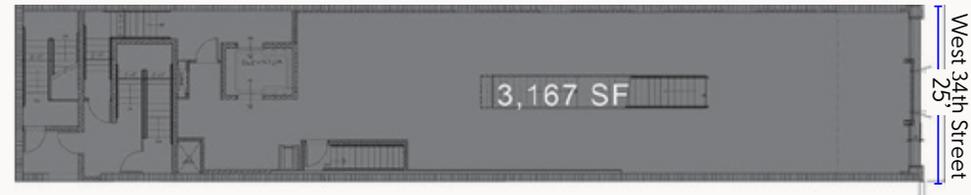
Address	11 West 34th Street, New York, NY 10001
Block - Lot	836 - 25
Lot Dimensions	25.00' x 126.50'
Lot SF	3,126
Gross SF (Above-Grade)	17,138
Zoning	C5-3, C6-4.5 / R10 equiv.
Residential FAR	10.00
Commercial FAR	15.00
Facility FAR	15.00
Total Residential Buildable	31,260
Total Commercial Buildable	46,890
Total Facility Buildable	46,890
Tax Class	4
Real Estate Taxes (Tentative)	\$961,382



Floor Plans

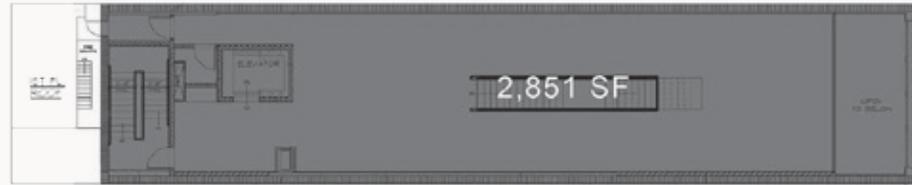
Ground Floor

Retail



Second Floor

Selling Retail



Floor 3

Storage



Floor 4

Office



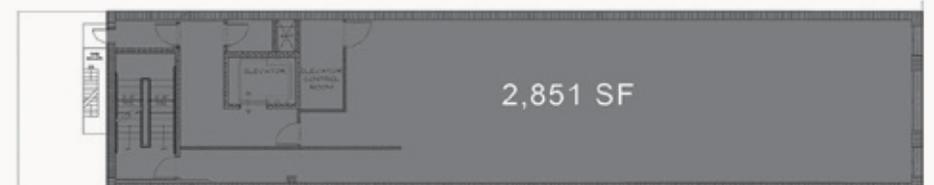
Floor 5

Storage



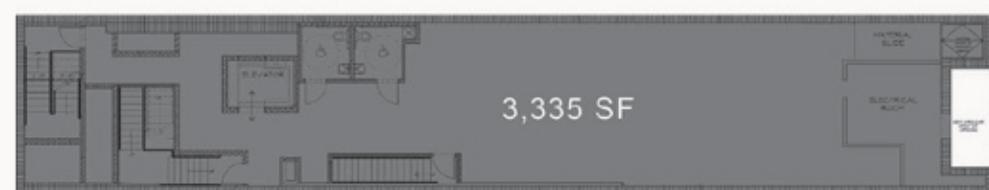
Floor 6

Storage



Basement

Storage



Foot Traffic – West 34th Street Corridor (5th–6th Avenue Block)

4.9 MILLION VISITS

were recorded across the corridor over the trailing twelve months, representing



2.9 MILLION UNIQUE VISITORS

underscoring the block's role as a true mass-market retail destination, not a single-use commuter pass-through.

VISIT FREQUENCY OF 1.72X

confirms that a meaningful share of visitors return multiple times within the year, a strong indicator of habitual shopping behavior and tenant stickiness



AVERAGE DWELL TIME OF 127 MINUTES

signals that visitors are engaging in extended, multi-stop shopping trips – not transient foot traffic – directly supporting the viability of larger-format and experiential retail concepts.

Retailers Nearby

11 West 34TH

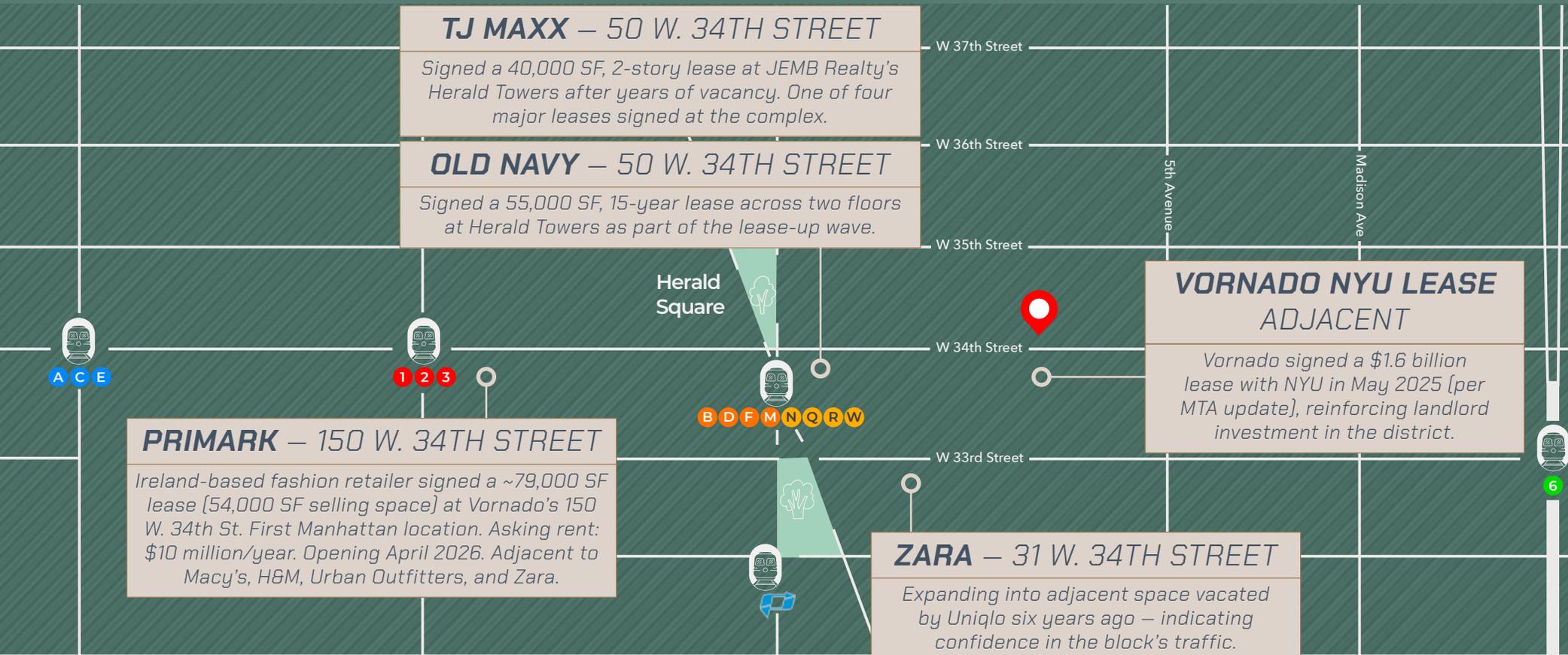


Retail Leasing Market – 34th Street Corridor

SINCE 1/1/2024, **+250K SF** OF NEW RETAIL LEASING ON 34TH STREET, FROM 9TH TO 5TH AVENUES

SIGNIFICANT RECENT LEASING ACTIVITY

SEVERAL HIGH-PROFILE TRANSACTIONS SIGNAL RENEWED CONFIDENCE IN THE 34TH STREET CORRIDOR NEAR PENN STATION:



355K+

DAILY PENN STATION RIDERS

BUSIEST RAIL TERMINAL IN NORTH AMERICA

\$7B

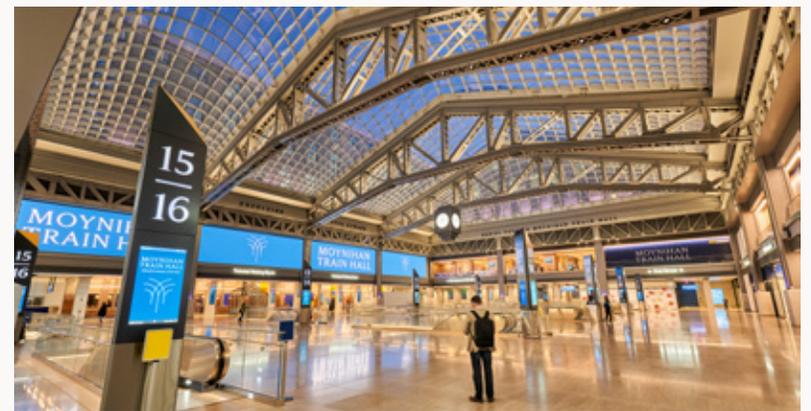
PENN STATION REBUILD

FEDERAL RECONSTRUCTION | START 2027

Neighborhood Description

11 West 34th Street sits in the middle of one of the most active retail corridors in the world. Located between Fifth and Sixth Avenues in the heart of New York City, the property benefits from constant visibility along West 34th Street, a globally recognized shopping destination and a major east–west thoroughfare through Midtown.

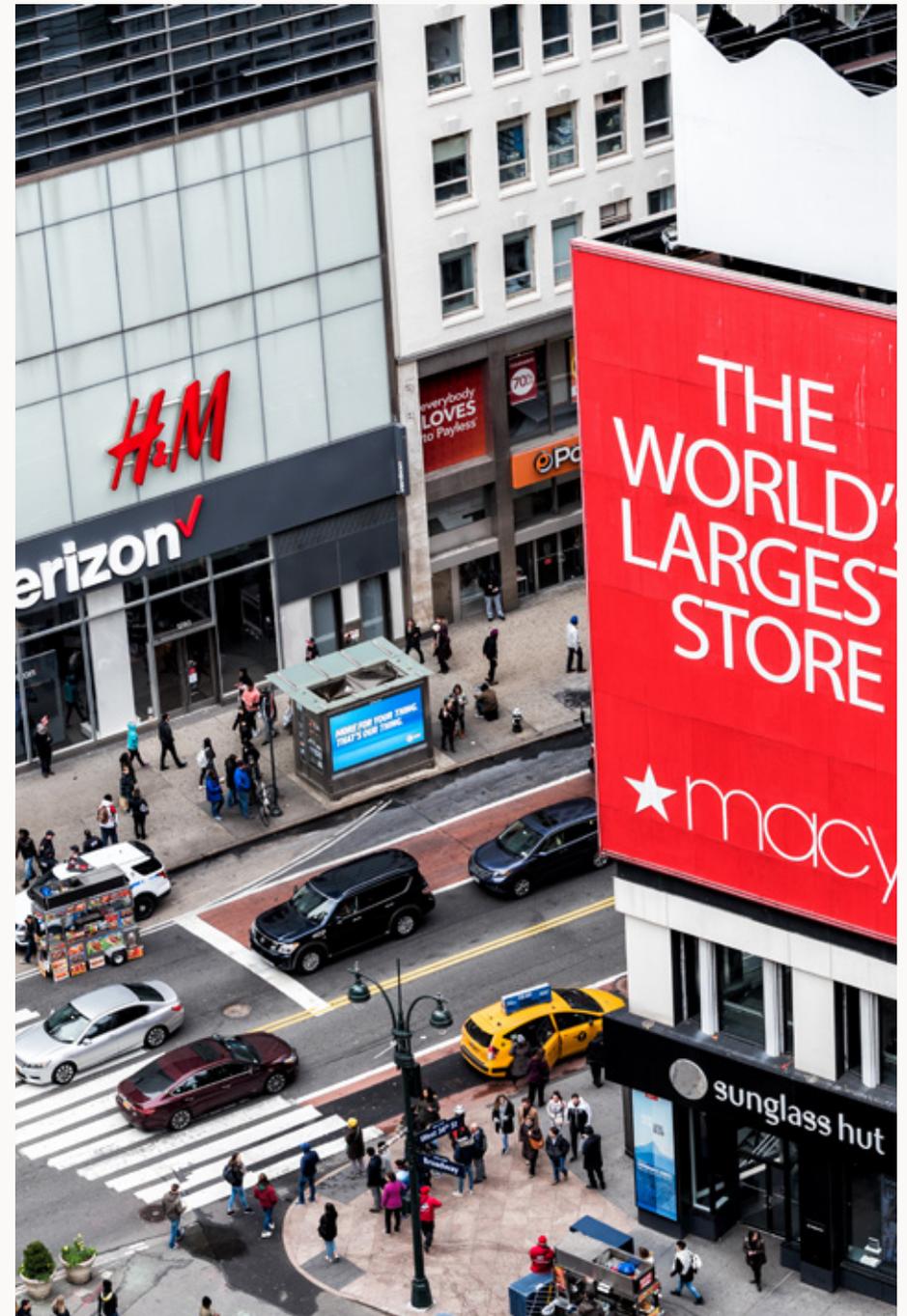
Just steps from the Empire State Building and moments from Herald Square, home to the flagship Macy's, the block attracts a steady mix of international visitors, office workers, students, and local residents. Penn Station anchors the corridor to the west, while Fifth Avenue's premier retail and a dense concentration of hotels and office towers surround the property, reinforcing consistent pedestrian activity throughout the day and evening.



11 West 34th Street - New York, NY

West 34th Street functions as more than a retail strip. It is a platform for brand visibility. The volume of foot traffic, combined with strong vehicular flow, creates sustained exposure that few locations can replicate. Flagship storefronts and national retailers line the street, benefiting from the constant movement and energy that define this stretch of Midtown.

For brands seeking presence and recognition, frontage on this block delivers a true billboard effect. A location at 11 West 34th Street places a tenant directly in the path of one of Manhattan's most concentrated streams of consumer traffic, offering immediate visibility in a setting synonymous with scale, momentum, and retail prominence.



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