

# 485

LEXINGTON AVENUE



Juice & co

Juice & co

HA

PROBABLY  
THE HEALTHIEST  
CAFE  
IN NEW YORK

Juice & co

BAR  
THE HEALTHIEST  
CAFE  
IN NEW YORK

PSYCHIC



# 485

## LEXINGTON AVENUE

NE CORNER OF 46TH ST  
MIDTOWN EAST

SIZE: 1,612 SF Ground Floor

FRONTAGE: 87' Wraparound

POSSESSION: Immediate

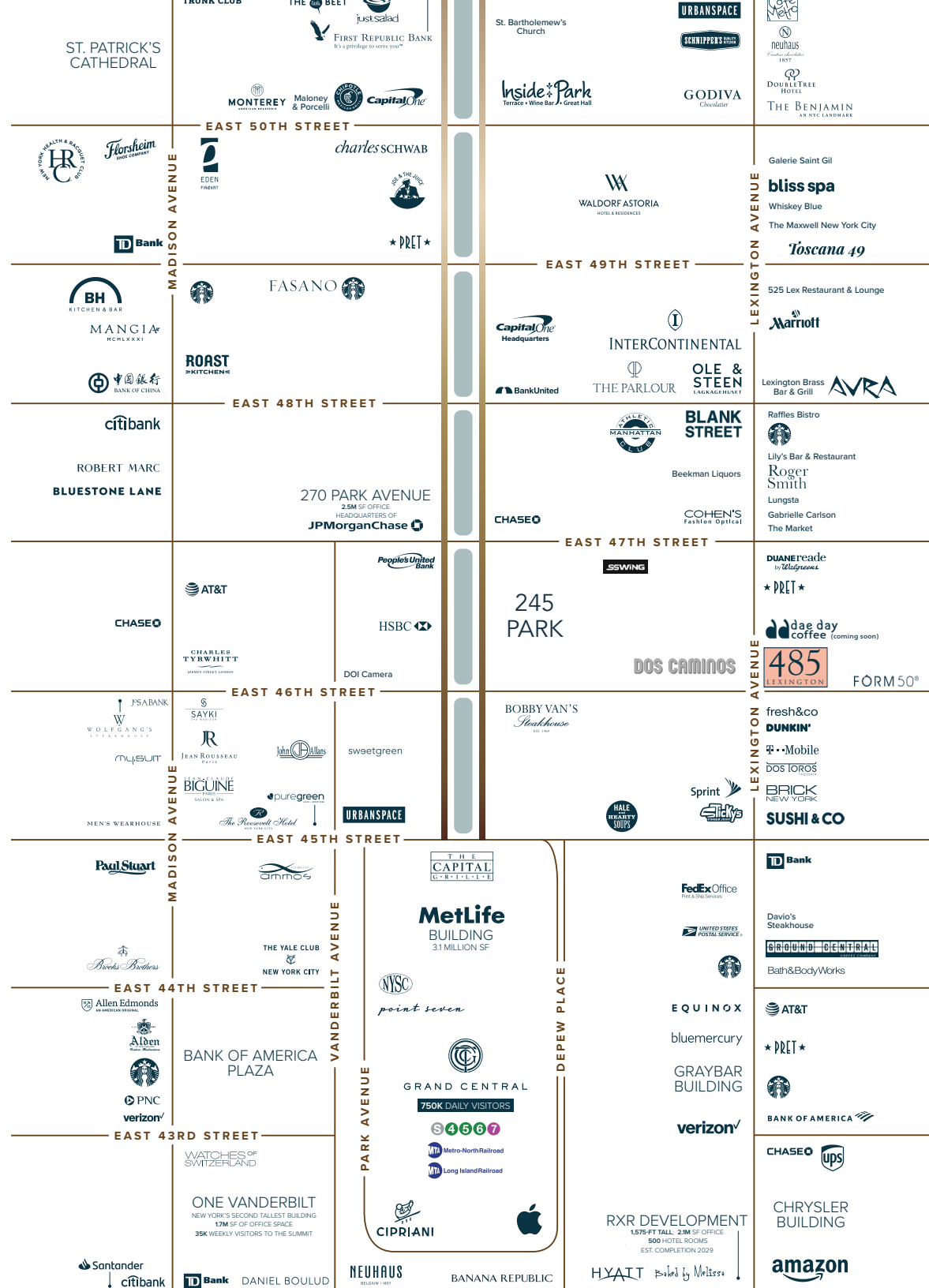
TRANSPORTATION:

### HIGHLIGHTS:

- Turnkey cafe space at the base of a 32-story office tower
- Excellent corner exposure with 87 feet of wraparound frontage
- Prime fast casual opportunity on thriving QSR corridor
- Steps away from Grand Central Terminal



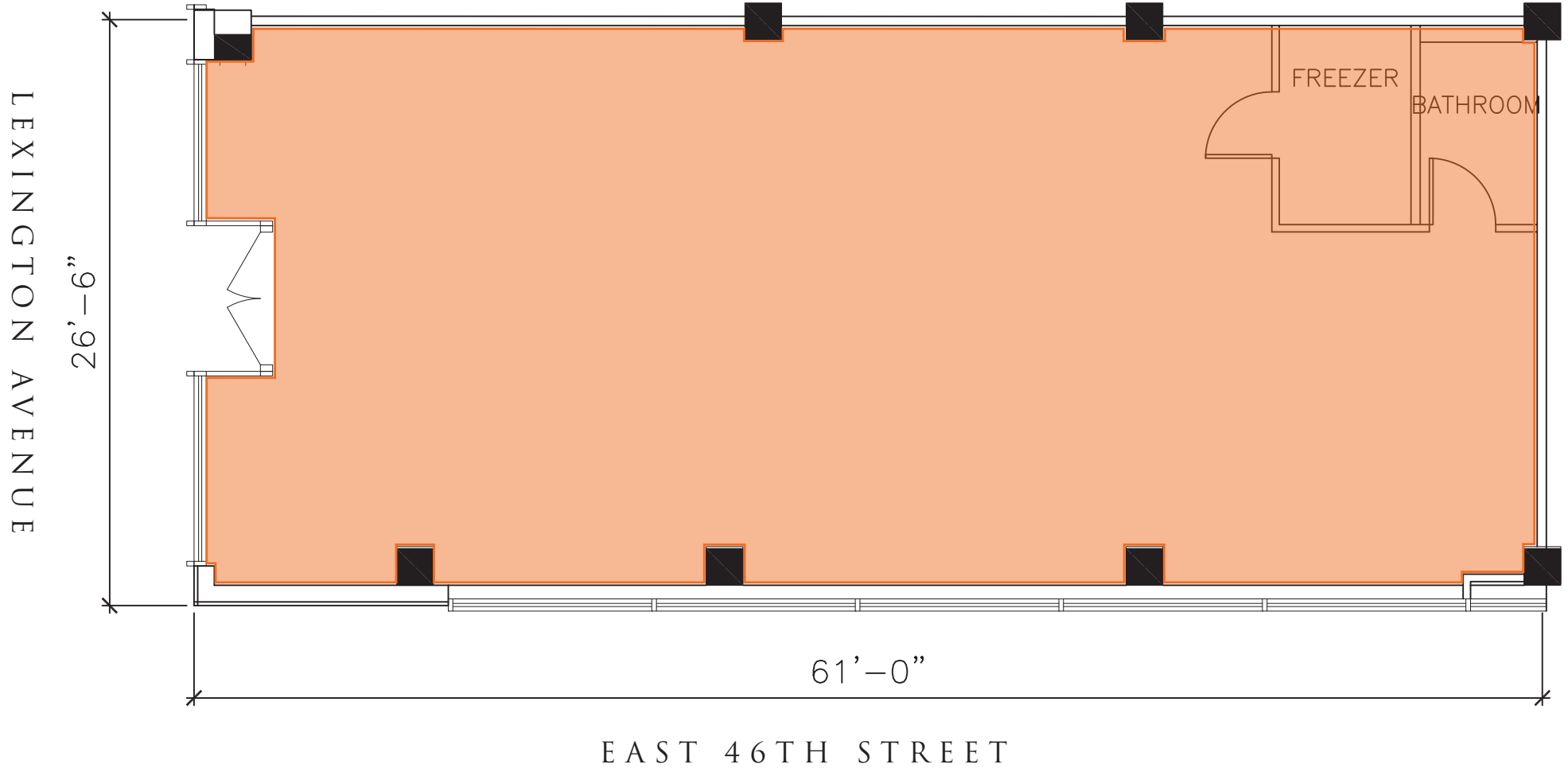
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NE CORNER OF 46TH ST  
MIDTOWN EAST



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## LEXINGTON AVENUE

NE CORNER OF 46TH ST  
MIDTOWN EAST

**485 Lexington Avenue** is centrally located in Midtown East, New York. Home to iconic skyscrapers such as the Chrysler Building, Rockefeller Center, Summit, and United Nations Headquarters with immediate access to Grand Central Terminal and many subway lines. Timeless, architecturally important neighborhood is at the heart of it all, while its serene, tree-lined cross streets house some of Manhattan's most prestigious and sought-after residential buildings.

1.25M

TOTAL POPULATION  
(3 MI RADIUS)

21.6K

ANNUAL VISITS TO  
GRAND CENTRAL

8.9K

HOTEL ROOMS  
(.25 MI RADIUS)

2.27M

ESTIMATED DAYTIME  
POPULATION

154.7K

DAILY PASSENGERS  
GRAND CENTRAL

36M

SF OF OFFICE SPACE  
(.25 MI RADIUS)

\$193K

AVERAGE HOUSEHOLD  
INCOME  
(3 MI RADIUS)

6M

ANNUAL VISITORS  
TO BRYANT PARK

6.9K

WORKPLACE  
POPULATION  
(3 MI RADIUS)





# 485

LEXINGTON  
AVENUE

NE CORNER OF 46TH STREET  
MIDTOWN EAST

FOR MORE INFORMATION,  
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