

PROPERTY INFORMATION

SIZE: 1,050 SF with ±450 SF BASEMENT

ASKING RENT: UPON REQUEST

POSSESSION: ARRANGED

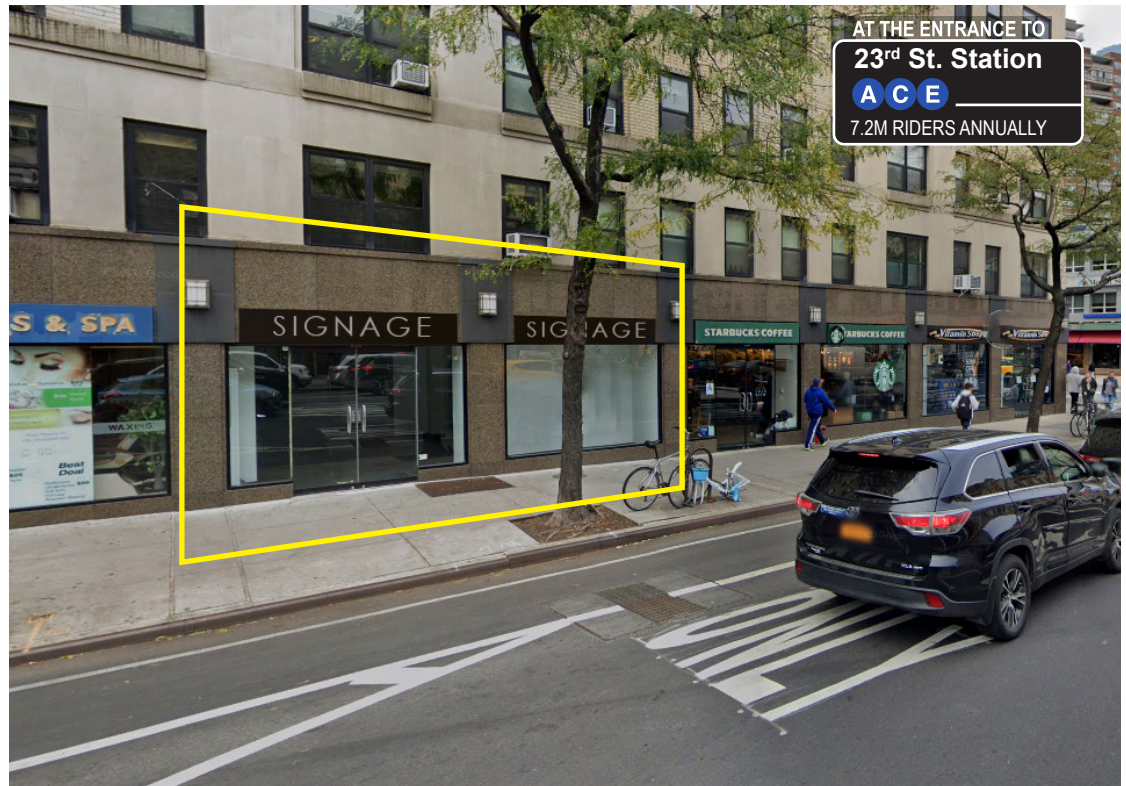
COMMENTS:

- NEXT TO STARBUCKS
- BUSY CORNER
- LOCATED OPPOSITE 23RD AVE **ACE** STATION WITH OVER 7.2M RIDERS ANNUALLY
- NEW 146 UNIT DEVELOPMENT BEING BUILT

NEIGHBORING TENANTS



AREA RETAIL



DEMOGRAPHICS	.25 MILE	.5 MILES	.75 MILES
POPULATION	21,349	62,042	100,077
HOUSEHOLDS	12,641	35,503	57,808
AVG. HOUSEHOLD INCOME	\$171,826	\$180,521	\$189,028

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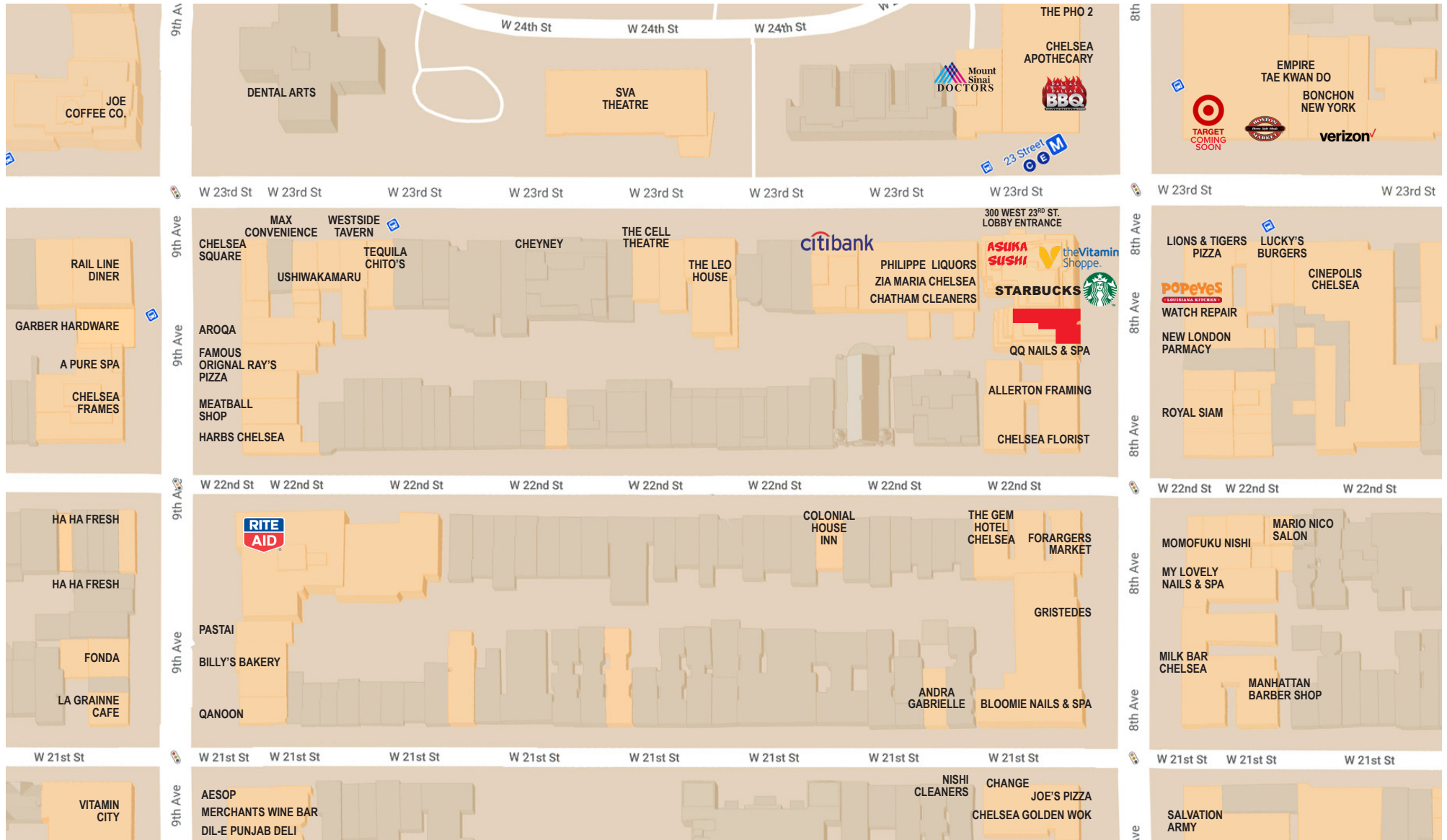
LEASING PLAN

8TH AVENUE



WEST 23RD STREET

RETAIL MAP

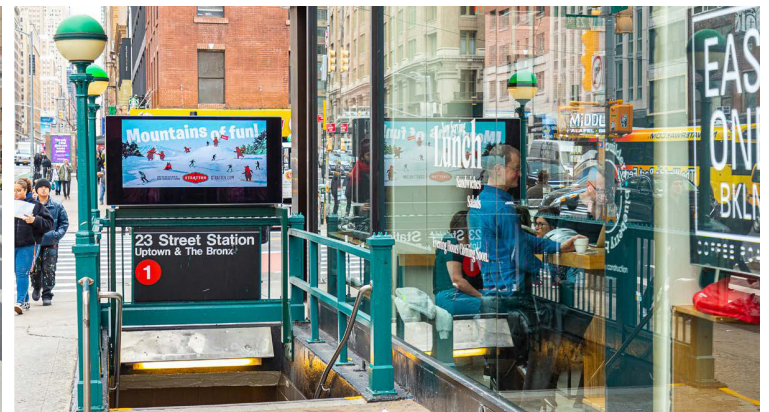


Chelsea

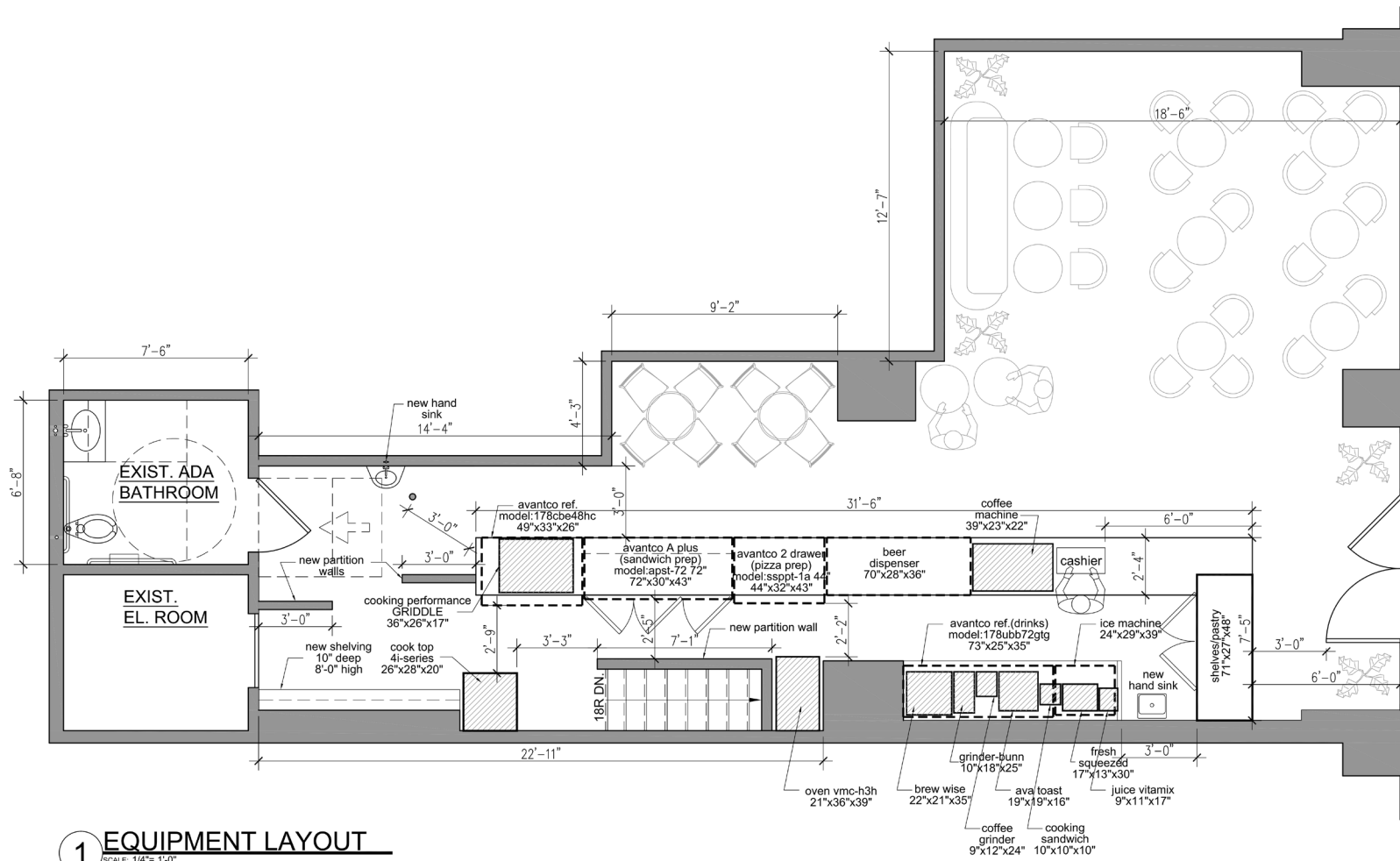
Bounded roughly by the Hudson River to the west, Sixth Avenue to the east, 34th Street to the north and West 14th Street to the south, Chelsea is a convenient neighborhood that benefits from its proximity to transportation as well as convenient location in a developing part of the city.

Located on the west side of Manhattan, Chelsea has emerged as a neighborhood with a plethora of art galleries, and popular restaurants. With new additions in the area over recent years, this one-of-a-kind neighborhood has evolved into a mix of uptown luxury and downtown chic. Most notably is the High Line, a 1.45 mile long elevated park along 10th Avenue, connecting newly developed Hudson Yards to the Meatpacking District. Created on an old New York Railroad track, the High Line features world-class artwork and over 500 species of plants, attracting over 20 million visitors since it opened in late 2014.

Chelsea's eclectic mix of professionals, residents and visitors is complimented by its wide variety of restaurants. From health conscious eateries like Westville and Blossom to upscale restaurants such as the famous Del Posto and Chelsea Market, the neighborhood has it all.



EQUIPMENT LAYOUT - GROUND FLOOR



LOWER LEVEL - PROPOSED

2 PROPOSED CELLAR PLAN
SCALE: 1/4" = 1'-0"

