

RETAIL
SPACE
FOR
LEASE

2760-2762 BROADWAY

PRIME CORNER | NEW YORK, NY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

The **Stahl**
Organization

PROPERTY OVERVIEW

- Prime Upper West Side Corner Retail Opportunity
- At the base of 175-unit building
- Approximately 100 FT of wraparound frontage
- Walking Distance from both the 103rd Street and 110th Street subway stations: 1 subway line – servicing 5.1M+ annual riders (2023)
- M104 Bus Stop is directly in front of the property
- All non-vented uses considered
- Additional approx. 900 Square Foot Storage Mezzanine

NEIGHBORING CO-TENANTS

- | | | |
|-------------------|-------------------------------|----------------------------------|
| • Bank of America | • MAMA's TOO | • Hashi Market |
| • Teso Mini | • Lenscrafters | • Luckin Coffee (Coming Soon) |
| • Gristedes | • Six Corners Market Place | |
| • Laseraway | | |

CEILING HEIGHTS

- Ground Floor: 20 Feet slab-to-slab
- Lower Level: 12.5 Feet slab-to-slab



DEMOGRAPHICS

| | 0.25 MILES | 0.5 MILES | 0.75 MILES |
|-------------------|------------|-----------|------------|
| POPULATION | 25,313 | 66,228 | 118,288 |
| HOUSEHOLDS | 11,736 | 28,316 | 52,398 |
| EMPLOYEES | 4,820 | 25,381 | 39,128 |
| AVERAGE HH INCOME | \$183,865 | \$179,529 | \$186,822 |



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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 03.02.26



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