



2169

**BROADWAY**

**UPPER WEST SIDE, NEW YORK**

**BETWEEN WEST 76TH STREET & WEST 77TH STREET**

**mona**  
EXCLUSIVE RETAIL LEASING AGENT



# FLOOR PLANS

2169 BROADWAY

## GROUND FLOOR

2,500 SF

## LOWER LEVEL

1,200 SF

## CEILING HEIGHT

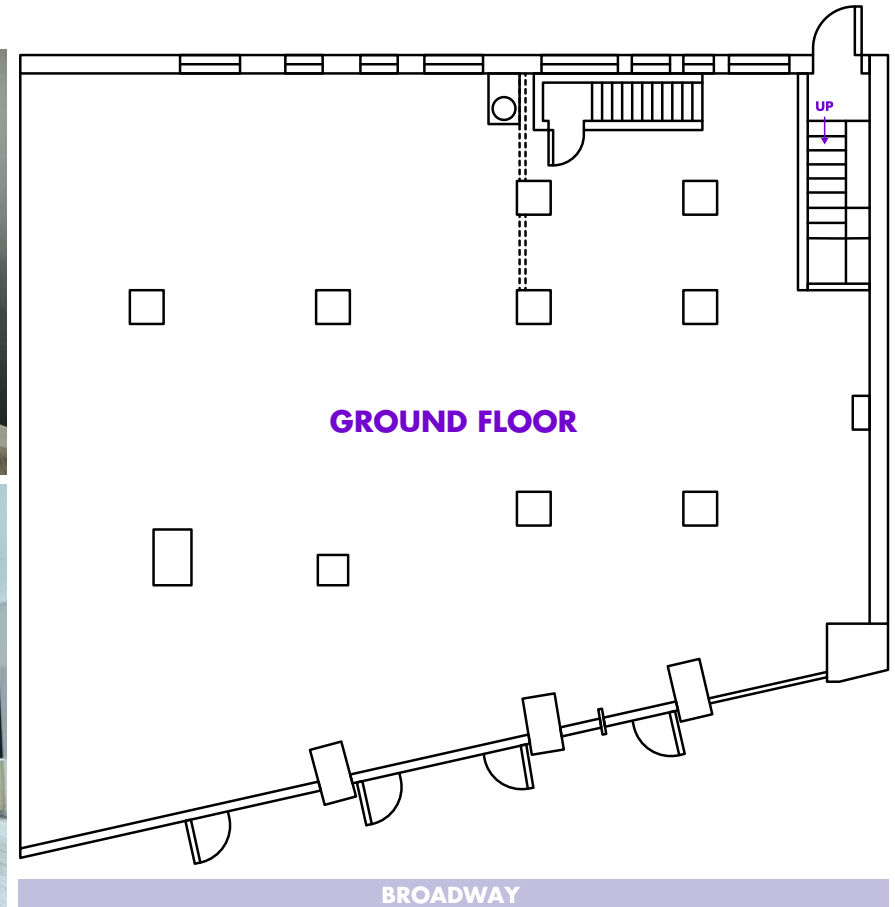
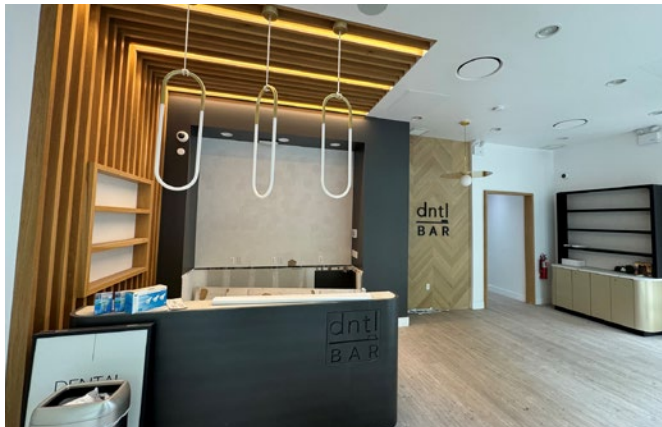
14 FT

## FRONTAGE

50 FT ON BROADWAY

## POSSESSION

IMMEDIATE



mona

**KIM LEVANDOVSKY**

KIM@RETAILBYMONA.COM  
347 431 5354

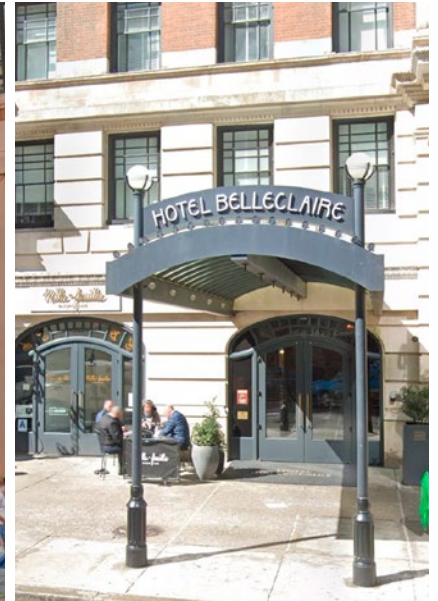
**KELLY GEDINSKY**

KELLY@RETAILBYMONA.COM  
917 848 8528

# HIGHLIGHTS

2169 BROADWAY

- FORMER DNTL BAR
- LOWER LEVEL IS LEGAL SELLING SPACE
- SPACE CAN BE VENTED
- DIVISIONS CONSIDERED
- STEPS FROM THE 79TH STREET TRAIN STATION
- HIGHLY VISIBLE RETAIL SPACE IN THE HEART OF THE UPPER WEST SIDE
- OVER 14,000 DAYTIME WORKERS AND 12,000 TOTAL HOUSEHOLDS
- AVERAGE HOUSEHOLD INCOME OF \$223,000 ANNUALLY



mona

**KIM LEVANDOVSKY**

KIM@RETAILBYMONA.COM  
347 431 5354

**KELLY GEDINSKY**

KELLY@RETAILBYMONA.COM  
917 848 8528

# MAP

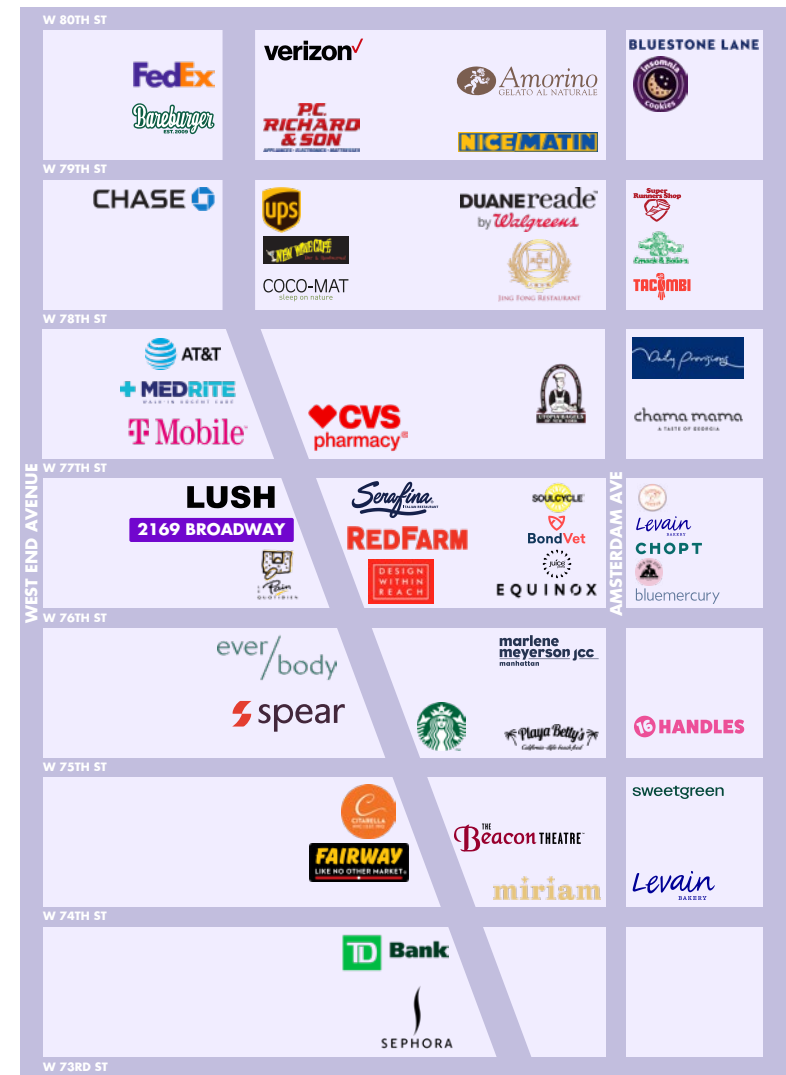
## NEARBY PUBLIC TRANSIT

**1 2 3** @ 72ND & 79TH STREET STATIONS

## SELECT NEARBY RETAIL TENANTS

- |                          |                        |                        |
|--------------------------|------------------------|------------------------|
| • CITARELLA              | • LUSH COSMETICS       | • COCOMAT              |
| • FAIRWAY                | • BOND VET             | • DUANE READE          |
| • TD BANK                | • SWEETGREEN           | • JING FONG RESTAURANT |
| • STARBUCKS              | • LEVAIN BAKERY        | • SUPER RUNNERS SHOP   |
| • LE PAIN QUOTIDIEN      | • MARLENE MEYERSON JCC | • EMACK & BOLIO'S      |
| • DAILY PROVISIONS       | • PLAYA BETTY          | • TACOMBI              |
| • EVER/BODY              | • MEDRITE              | • AT&T                 |
| • SEPHORA                | • PC RICHARD & SON     | • BAGEL TALK           |
| • CVS                    | • FEDEX                | • CHAMA MAMA           |
| • T-MOBILE               | • BAREBURGER           | • SOUL CYCLE           |
| • SPEAR PHYSICAL THERAPY | • VERIZON              | • JUICE PRESS          |
| • REDFARM                | • AMORINO              | • EQUINOX              |
| • MIRIAM                 | • NICE MATIN           | • CHIRPING CHICKEN     |
| • SERAFINA               | • BLUE STONE LANE      | • LEVAIN               |
| • CHOPT                  | • INSOMNIA COOKIES     | • JOE & THE JUICE      |
| • TRADER JOE'S           | • CHASE BANK           | • BLUE MERCURY         |
| • BEACON THEATER         | • UPS                  | • 16 HANDLES           |
| • DESIGN WITHIN REACH    | • NEW WAVE CAFE        |                        |

## 2169 BROADWAY



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. MONA and the MONA logo are service marks of Mona Retail Holdings LLC. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Mona Retail Holdings LLC.

# mona

**KIM LEVANDOVSKY**

KIM@RETAILBYMONA.COM  
347 431 5354

**KELLY GEDINSKY**

KELLY@RETAILBYMONA.COM  
917 848 8528