

SPACE A

SPACE B

2512 BROADWAY

JUST OFF THE SOUTHEAST CORNER OF WEST 94TH STREET & BROADWAY
UPPER WEST SIDE, MANHATTAN

mona
EXCLUSIVE RETAIL LEASING AGENT

HIGHLIGHTS

- All quality uses considered.
- Prime Upper West Side Corner opportunity surrounded by a dense residential population.
- Vast Broadway frontage.
- Directly in front of the 1 2 3 subway entrance.
- Spaces can be combined.
- Centrally located between three major supermarkets (Gristedes, Trader Joe's, and Whole Foods).
- Open to all uses, including restaurants.
- Ownership can offer strong Tenant Improvement packages to qualified operators.



2512 BROADWAY



mona
EXCLUSIVE RETAIL LEASING AGENT

KIM LEVANDOVSKY

KIM@RETAILBYMONA.COM
347 431 5354

ERIC FIDLER

EFIDLER@RETAILBYMONA.COM
516 574 1124

SPACE A

GROUND FLOOR

800 SF

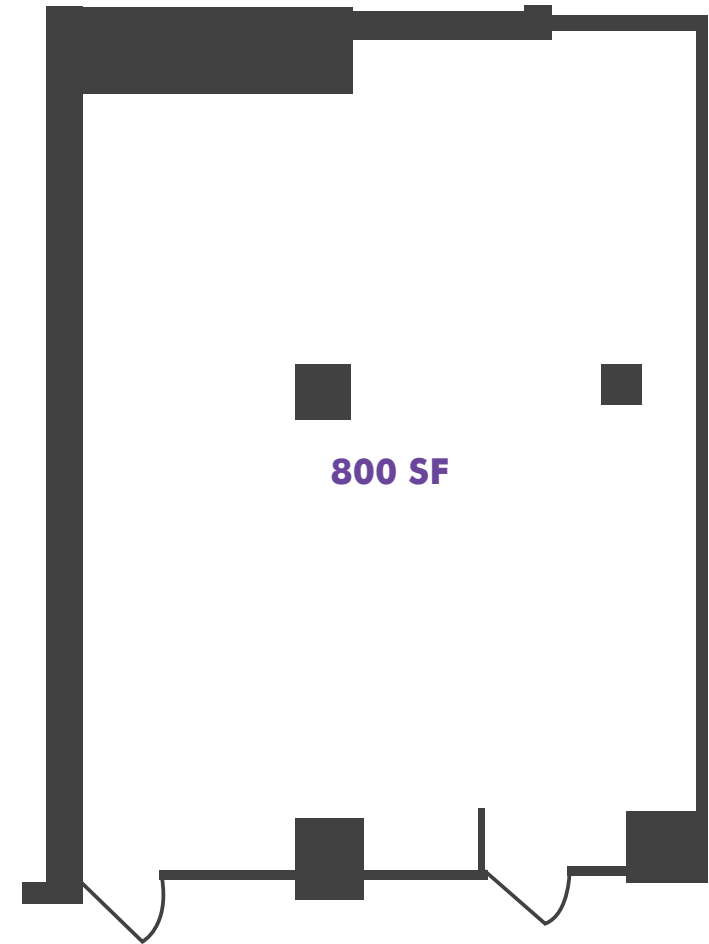
HIGHLIGHTS

- Formerly Verizon Wireless.
- ADA bathroom in place.
- Can be divided in half.
- Lower level storage available.



2512 BROADWAY

GROUND FLOOR



mona
EXCLUSIVE RETAIL LEASING AGENT

KIM LEVANDOVSKY

KIM@RETAILBYMONA.COM
347 431 5354

ERIC FIDLER

EFIDLER@RETAILBYMONA.COM
516 574 1124

SPACE B

GROUND FLOOR

3,500 SF

HIGHLIGHTS

- Currently a discount store.
- 20-25 ft banner/blade signage
- New interior skylights which boast tremendous lighting.
- Can be easily vented.
- Lower level storage available.



2512 BROADWAY

GROUND FLOOR

3,500 SF

BROADWAY

mona
EXCLUSIVE RETAIL LEASING AGENT

KIM LEVANDOVSKY

KIM@RETAILBYMONA.COM
347 431 5354

ERIC FIDLER

EFIDLER@RETAILBYMONA.COM
516 574 1124

MAP

2512 BROADWAY

NEARBY PUBLIC TRANSIT

1 2 3 @ 96TH STREET TRAIN STATION

SELECT NEARBY RETAIL TENANTS

- JOE & THE JUICE
- SWEETGREEN
- DUANE READE
- BOND VET
- EQUINOX
- PETCO
- FILLUP COFFEE
- BLUEMERCURY
- CARMINE'S ITALIAN RESTAURANT
- PARIS BAGUETTE
- EMBASSY FLORIST
- BARZINI'S
- VILLAGE SQUARE PIZZA
- CVS/PHARMACY
- MANHATTAN DINER
- TRADER JOE'S
- WHOLE FOODS
- NYSC
- STRETCHLAB
- SPECTRUM
- GOTHAM WINES & LIQUORS
- PETER JAY SHARP THEATRE AT SYMPHONY SPACE
- GRISTEDES

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
EXCLUSIVE RETAIL LEASING AGENT

KIM LEVANDOVSKY

KIM@RETAILBYMONA.COM
347 431 5354

ERIC FIDLER

EFIDLER@RETAILBYMONA.COM
516 574 1124