

SPACE A

SPACE B

SPACE C

 CORNER CAFE

verizon

94 CORNER CAFE

94 CORNER CAFE

PIZZA GYRO

2512 BROADWAY

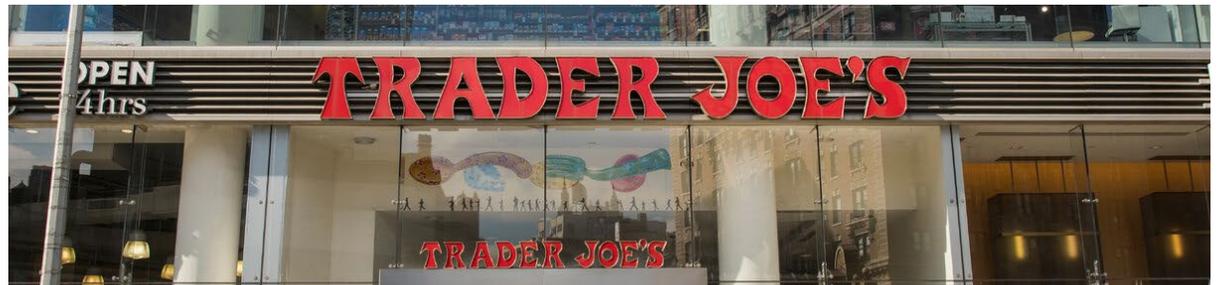
JUST OFF THE SOUTHEAST CORNER OF WEST 94TH STREET & BROADWAY
UPPER WEST SIDE, MANHATTAN

mona

HIGHLIGHTS

2512 BROADWAY

- 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.



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SPACE A

2512 BROADWAY

GROUND FLOOR

1,500 SF

CELLAR

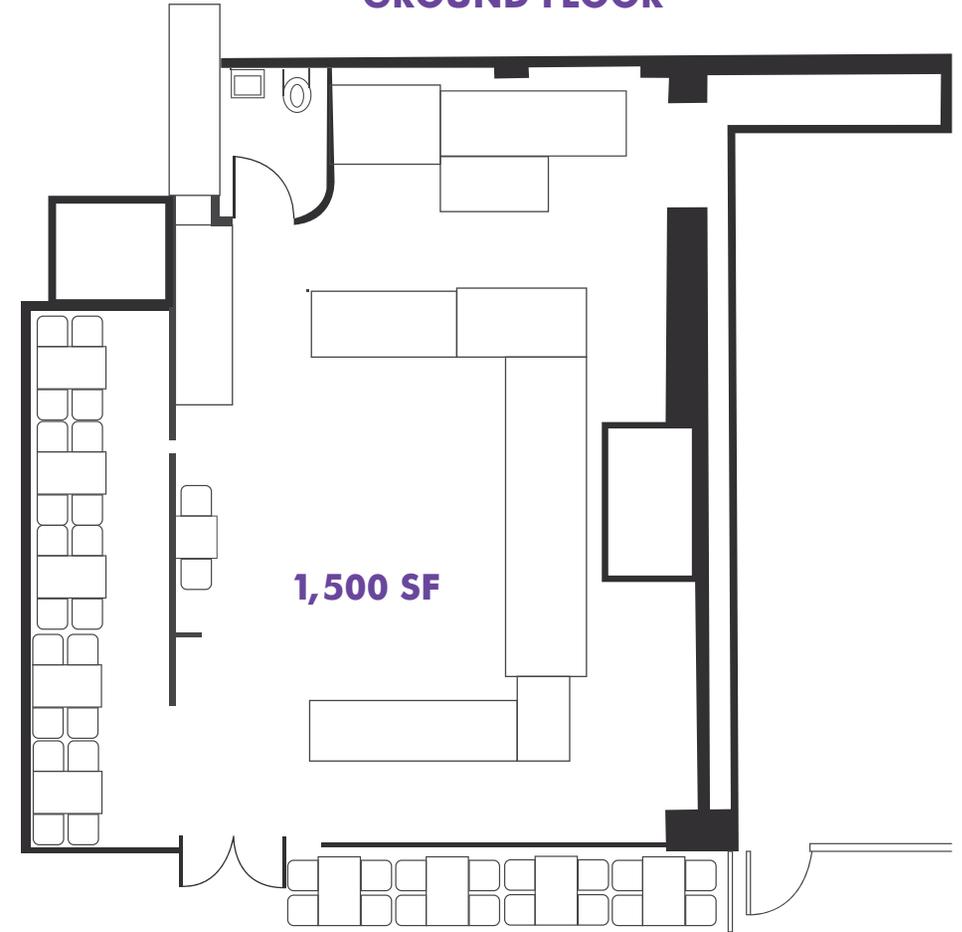
1,500 SF

HIGHLIGHTS

- Currently 94 Corner Cafe.
- Prime corner location.
- Vented with a kitchen.
- Lower Level has a walk-in box with an additional kitchen and prep area.



GROUND FLOOR



BROADWAY

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SPACE B

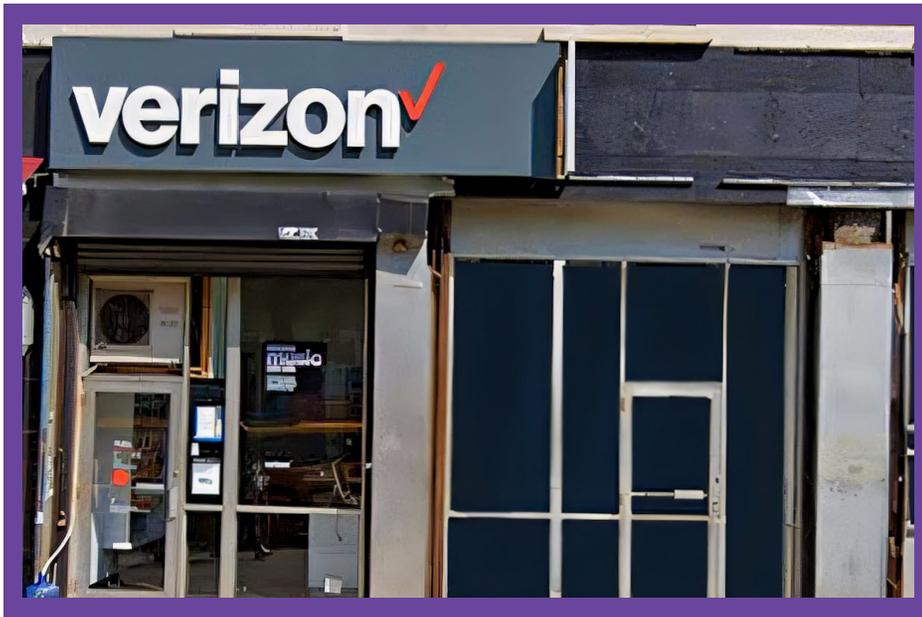
2512 BROADWAY

GROUND FLOOR

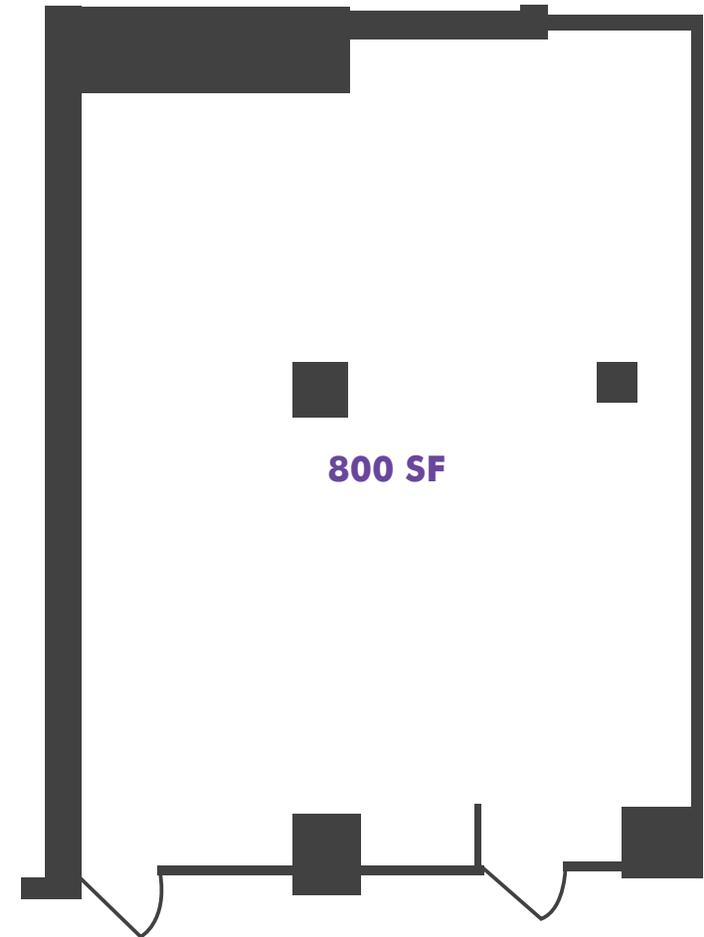
800 SF

HIGHLIGHTS

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



GROUND FLOOR



BROADWAY

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SPACE C

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

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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

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