

The image shows the exterior of a three-story building at 2512 Broadway. The ground floor features a Verizon store on the left, followed by two large, empty retail spaces labeled 'SPACE A' and 'SPACE B'. The building has a classic facade with horizontal stone or brick bands and several windows on the upper floors. A purple vertical line separates the Verizon store from SPACE A, and another purple vertical line separates SPACE A from SPACE B. To the left of the Verizon store, a portion of a cafe is visible with signs for 'CAFE', 'CORNER CAFE', and 'GYRO'.

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).



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SPACE A

GROUND FLOOR

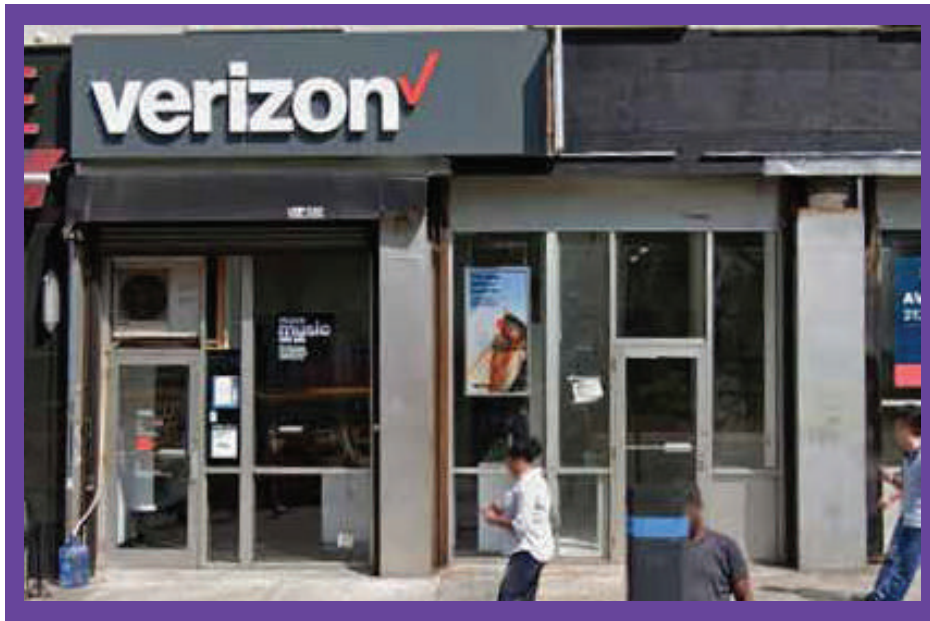
800 SF

CELLAR

CAN BE MADE AVAILABLE

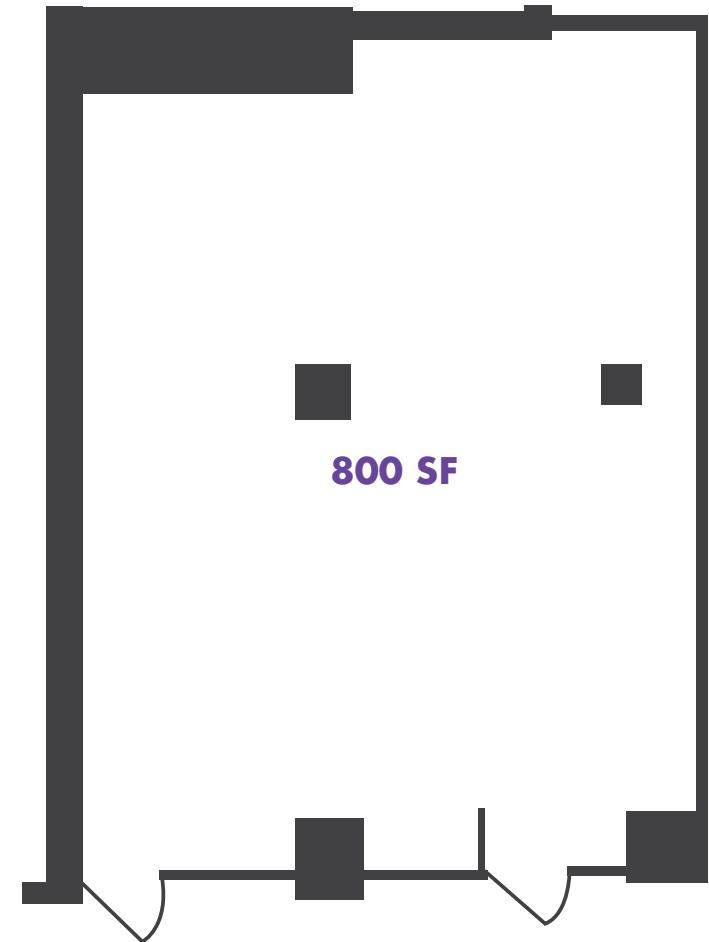
HIGHLIGHTS

- Formerly Verizon Wireless.
- ADA Bathroom in place.
- Can be divided in half.



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GROUND FLOOR



BROADWAY

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SPACE B

GROUND FLOOR

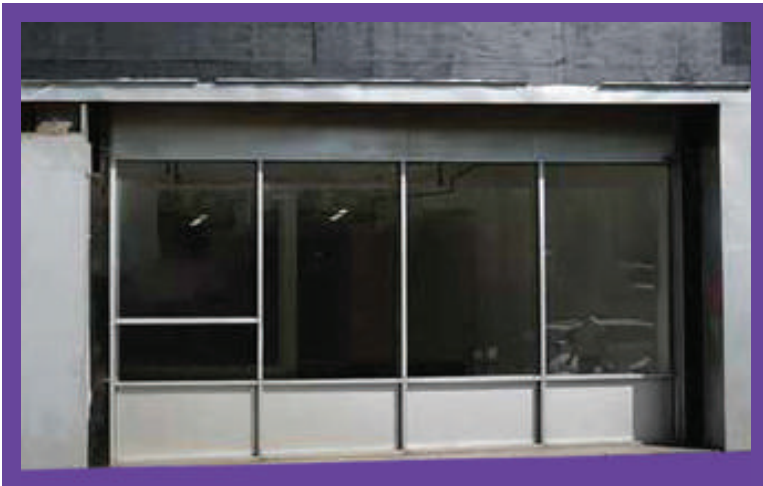
3,500 SF

CELLAR

2,000 SF

HIGHLIGHTS

- Currently a discount store.
- 20-25 ft Banner/blade signage can be made available.
- New interior skylights which boast tremendous lighting.
- Can be easily vented.



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GROUND FLOOR

3,500 SF

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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 BAQUETTE
- EMBASSY FLORIST
- BARZINI'S
- VILLAGE SQUARE PIZZA
- CVS/PHARMACY
- MANHATTAN DINER
- TRADER JOE'S
- WHOLE FOOD'S
- NYSC
- STRETCHLAB
- SPECTRUM
- GOTHAM WINES & LIQUORS
- PETER JAY SHARP THEATRE AT SYMPHONY SPACE
- GRISTEDES



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