



SPACE A

SPACE B

SPACE C

CORNER CAFE

verizon

2512 BROADWAY

LOCATED ON 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.
- All spaces can be combined.
- Centrally located between three major supermarkets (Gristedes, Trader Joe's, and Whole Foods).



mona
EXCLUSIVE RETAIL LEASING AGENT

KIM LEVANDOVSKY

KIM@RETAILBYMONA.COM
347 431 5354

KELLY GEDINSKY

KELLY@RETAILBYMONA.COM
917 848 8528

SPACE A

2512 BROADWAY

GROUND FLOOR

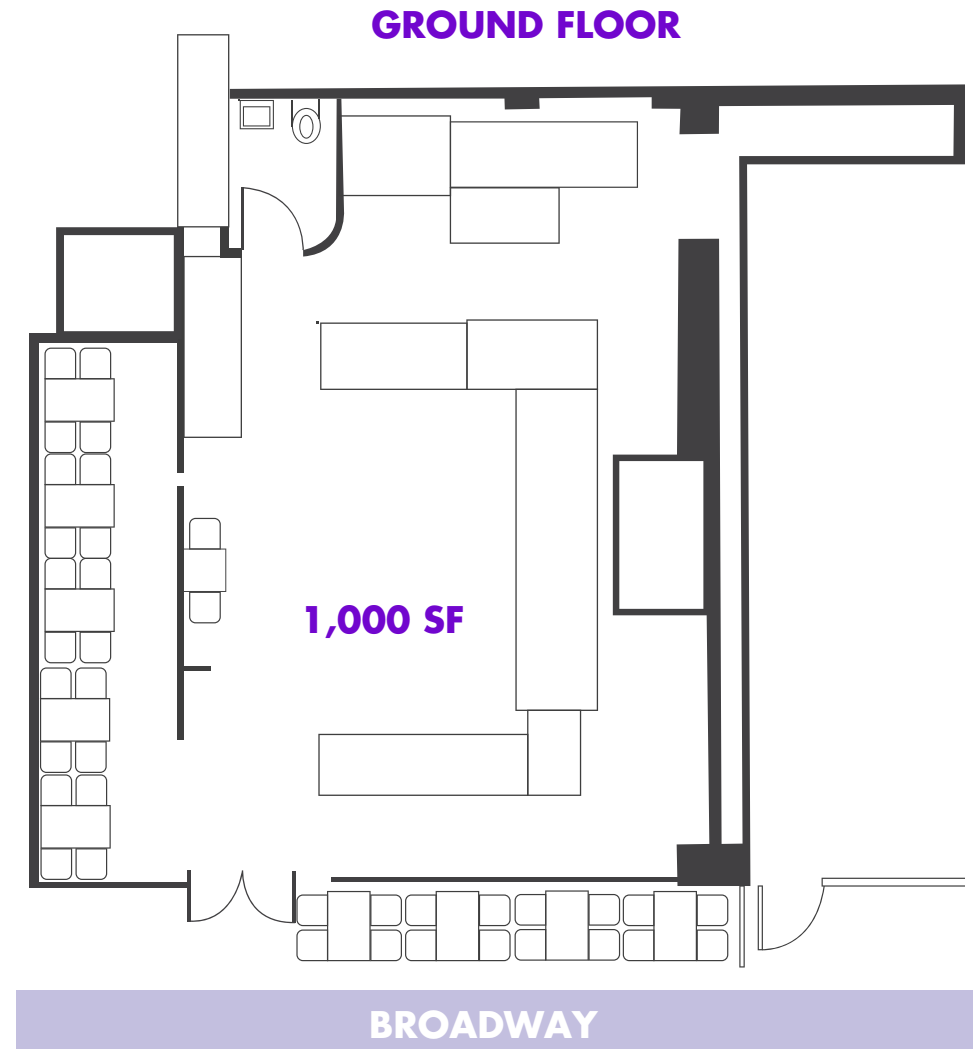
1,000 SF

CELLAR

1,000 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.



mona
EXCLUSIVE RETAIL LEASING AGENT

KIM LEVANDOVSKY

KIM@RETAILBYMONA.COM
347 431 5354

KELLY GEDINSKY

KELLY@RETAILBYMONA.COM
917 848 8528

SPACE B

GROUND FLOOR

800 SF

CELLAR

CAN BE MADE AVAILABLE

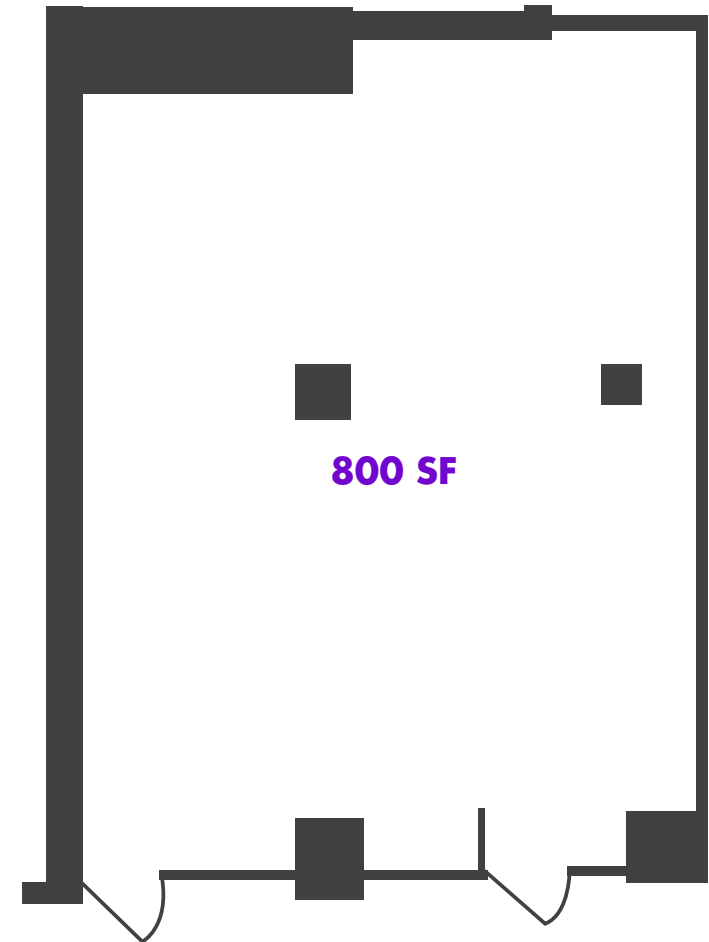
HIGHLIGHTS

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



2512 BROADWAY

GROUND FLOOR



BROADWAY

mona
EXCLUSIVE RETAIL LEASING AGENT

KIM LEVANDOVSKY

KIM@RETAILBYMONA.COM
347 431 5354

KELLY GEDINSKY

KELLY@RETAILBYMONA.COM
917 848 8528

SPACE C

GROUND FLOOR

5,500 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.



2512 BROADWAY

GROUND FLOOR

5,500 SF

BROADWAY

mona
EXCLUSIVE RETAIL LEASING AGENT

KIM LEVANDOVSKY

KIM@RETAILBYMONA.COM
347 431 5354

KELLY GEDINSKY

KELLY@RETAILBYMONA.COM
917 848 8528

MAP

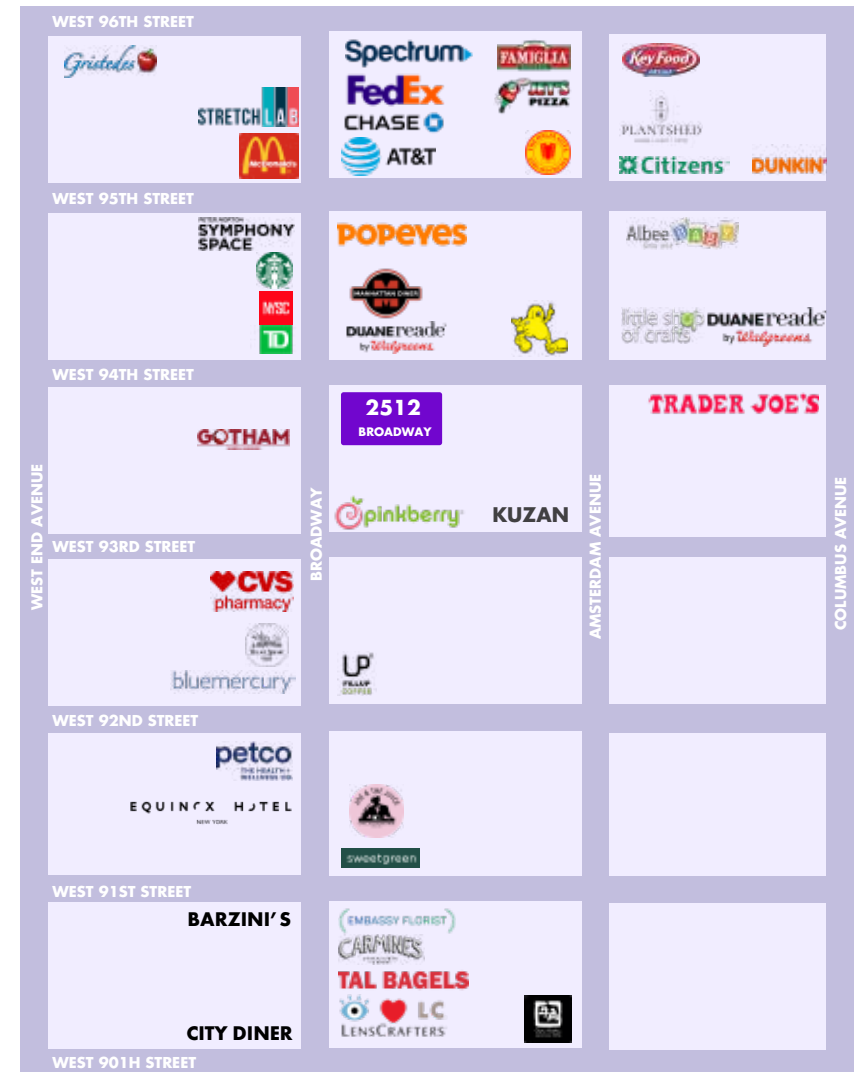
2512 BROADWAY

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



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.



KIM LEVANDOVSKY

KIM@RETAILBYMONA.COM
347 431 5354

KELLY GEDINSKY

KELLY@RETAILBYMONA.COM
917 848 8528