

# 421 SEVENTH AVENUE

UNSURPASSED  
CORNER VISIBILITY

Penn District, Manhattan

Corner of Seventh Avenue  
& West 33rd Street

**mona**  
EXCLUSIVE RETAIL LEASING AGENT



# OVERVIEW

421 SEVENTH AVENUE

## GROUND FLOOR

2,475 SF

## LOWER LEVEL

2,550 SF

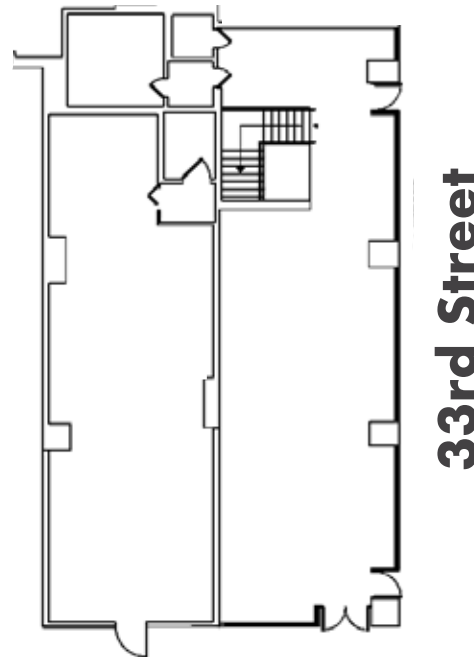
## FRONTAGE

38' on Seventh Avenue  
64' on West 33rd Street

## HIGHLIGHTS

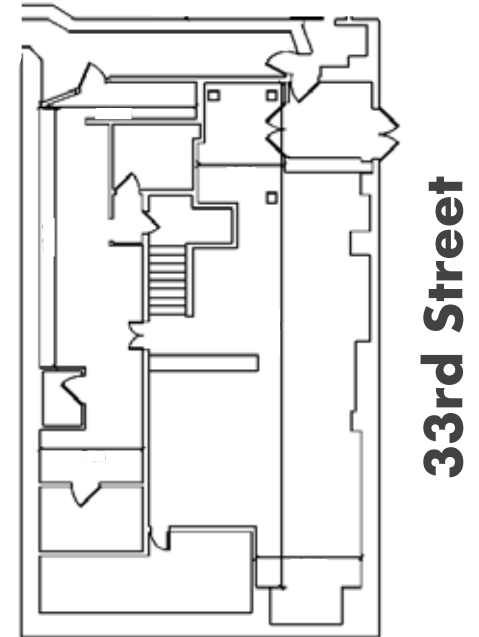
- Prime corner retail space with unobstructed visibility.
- Currently Sbarro's and gift store.
- Directly across from Penn Station, a major transit hub serving over 600,000 daily commuters.
- Steps from Madison Square Garden, Herald Square, Macy's department store and Hudson Yards, attracting millions of visitors annually.
- Surrounded by a dynamic mix of office buildings, retail shops, dining options, and entertainment venues.
- Directly in front of the 1 2 3 Train Station.

## GROUND FLOOR



Seventh Avenue

## LOWER LEVEL



Seventh Avenue

mona

KIM LEVANDOVSKY

KIM@RETAILBYMONA.COM  
347-431-5354

BRANDON SINGER

BRANDON@RETAILBYMONA.COM  
888-421-MONA



# HIGHLIGHTS

421 SEVENTH AVENUE

**PRIVATE SIDEWALK SPACE ON WEST  
33RD STREET BEHIND THE SUBWAY STAIRS.**



**OUTSIDE SEATING**

**DIRECT LOWER-LEVEL ACCESS FROM THE 1,2,3  
SUBWAY STATION & PENN STATION.**



**SUBWAY STATION BELOW GRADE**

**monga**

**KIM LEVANDOVSKY**

KIM@RETAILBYMONA.COM  
347-431-5354

**BRANDON SINGER**

BRANDON@RETAILBYMONA.COM  
888-421-MONA



# NEIGHBORHOOD

421 SEVENTH AVENUE

VIBRANT NEIGHBORHOOD



mona

**KIM LEVANDOVSKY**

KIM@RETAILBYMONA.COM  
347-431-5354

**BRANDON SINGER**

BRANDON@RETAILBYMONA.COM  
888-421-MONA



# THE PENN DISTRICT

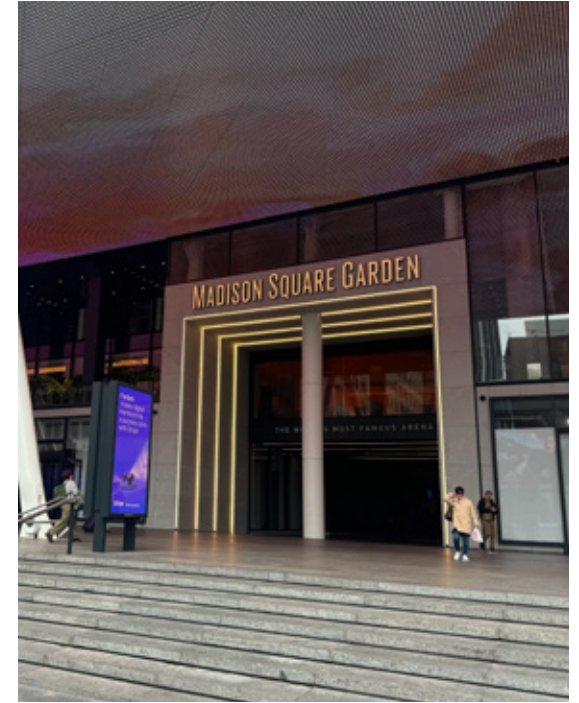
421 SEVENTH AVENUE

## AREA TRANSPORTATION

1 2 3 B D F A C E N Q R



- 1.723M Daytime Population
- 500K Office Workers
- 88M SF of office space
- 600K Area Residents
- 38M Annual Visitors
- 60K Hotel Rooms
- Surrounded by massive office tenants such as Netflix, Meta, Apple, Samsung, Amazon, LinkedIn and many more.



mona

**KIM LEVANDOVSKY**

KIM@RETAILBYMONA.COM  
347-431-5354

**BRANDON SINGER**

BRANDON@RETAILBYMONA.COM  
888-421-MONA



# MACY'S REDEVELOPMENT

421 SEVENTH AVENUE

Plan includes \$235 million of private investment by Macy's to both improve accessibility to the Herald Square transit station and upgrade the surrounding neighborhood with improved transit entrances and connections, new ADA-accessible elevators and upgraded public space.

"Macy's investment in its flagship location and Herald Square neighborhood celebrates the store's history in New York City while embracing a shared future."

**-Macysinc.com**



**mona**

**KIM LEVANDOVSKY**

KIM@RETAILBYMONA.COM  
347-431-5354

**BRANDON SINGER**

BRANDON@RETAILBYMONA.COM  
888-421-MONA

# MAP

## 421 SEVENTH AVENUE

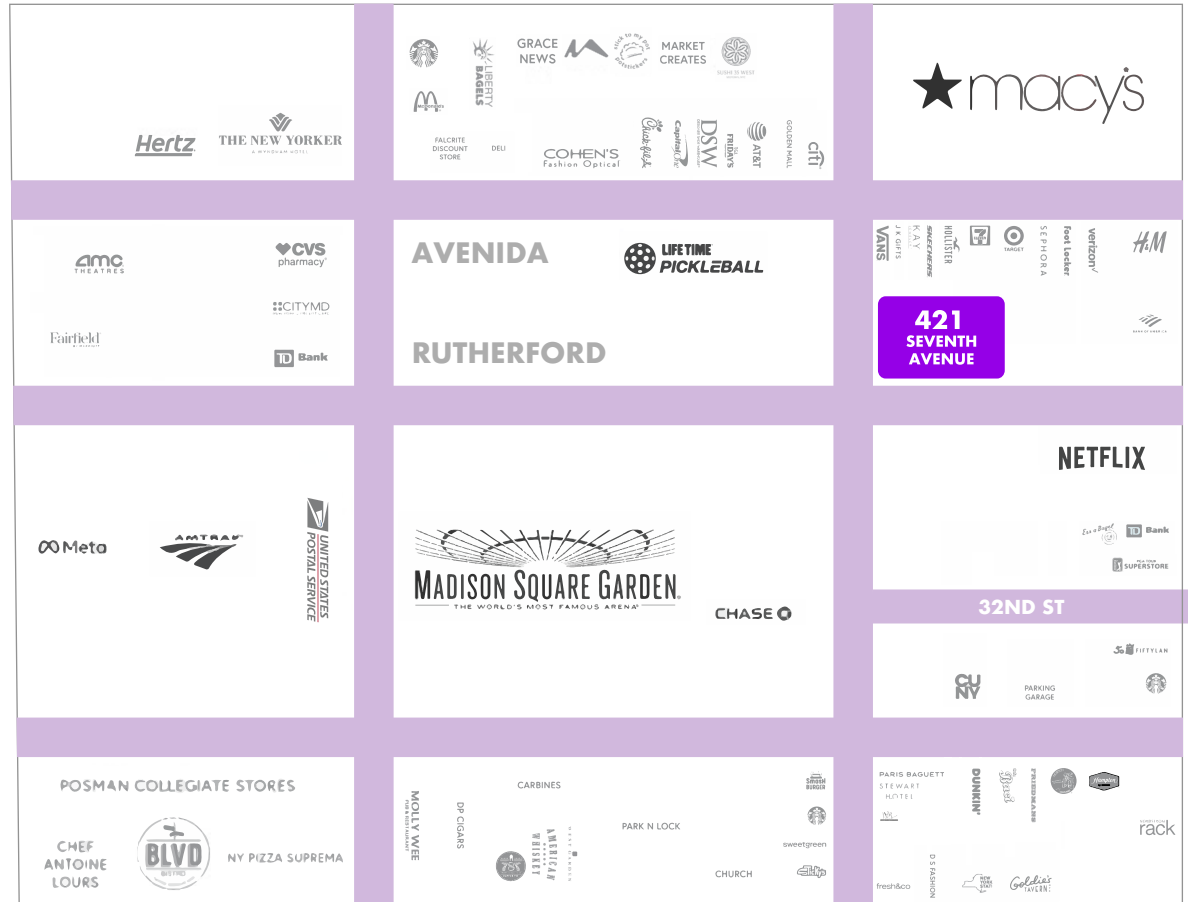
### NEARBY FOOD & BEVERAGE TENANTS:

Bar Primi, Avra, Los Taco's No.1, Roberta's, The Rutherford, Blue Ribbon Sushi & Steak, Le Botaniste, Anita Gelato, Raising Cane's

### NEARBY RETAIL TENANTS:

Primark, Vans, DSW, Hollister, Macy's, Lifetime Fitness, Target, H&M, Crocs, Foot Locker, Sephora, ULTA, ZARA AMC Theatres, TD Bank, CVS Pharmacy, Starbucks, AT&T, CityMD.

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

BRANDON SINGER

BRANDON@RETAILBYMONA.COM  
888-421-MONA