

Prime Corner Retail By Columbia Presbyterian **4101-4117 Broadway (AKA Broadway Towers)** *Corner of 173rd & Corner of 174th Streets*

4101 Broadway (N/W/C 173rd of Street)

2,410 Gross Square Feet Ground

White Boxed & Renovated Space

Asking Rents Upon Request

4117 Broadway (S/W/C of 174th Street)

~~1,130 Gross Sq Ft Inline~~ - LEASED

769 Gross Sq Ft Corner - AVAILABLE

Some Basement Available

At the base of Broadway Towers, the tallest building in Washington Heights which is comprised of 125 residential units located on the corners of 173rd and 174th Streets and Broadway. Just a stones throw from Columbia Presbyterian Hospital and the Subway at 168th Street, this a great opportunity to lease a prime corner in a very high trafficked intersection of a rapidly growing neighborhood. RECENTLY LEASED an inline portion of the building at 4117 Broadway to a national pizza franchise leaving approximately 769 square feet on the corner and landlord completely white boxed the corner at 4101 Broadway for move in ready situation. Ideal for a bank, retail, pharmacy or a variety of uses including vented food use. Landlord will consider TI allowance or work letter for qualified tenants. All logical divisions will be considered.

Neighbors Include:

Bank of America ♦ Citibank ♦ Bravo Supermarket ♦ McDonald's ♦ Rite Aid and more



For More Information Please Contact

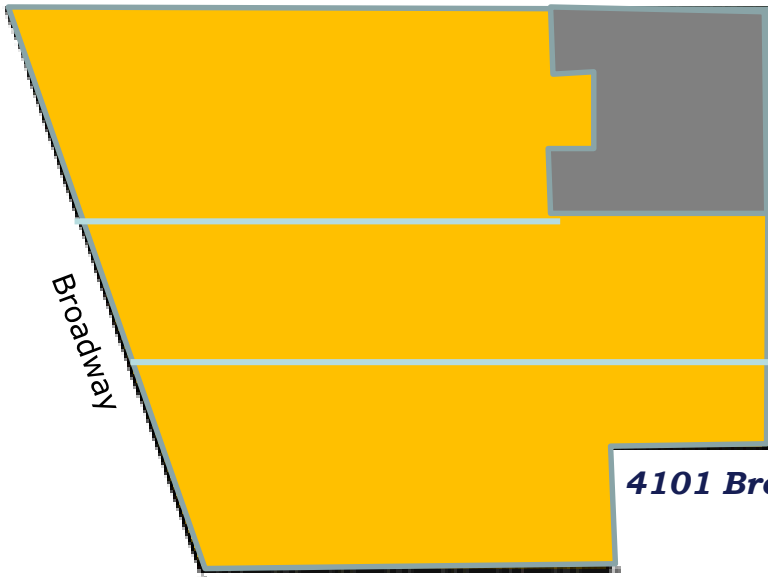
Jeffrey Angel
212-719-7017



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Floorplans Broadway Towers

West 173rd Street



Logical Divisions Considered

4101 Broadway



Great Wraparound Frontage On Broadway



4117 Broadway

Leased

Broadway

Available

West 174th Street

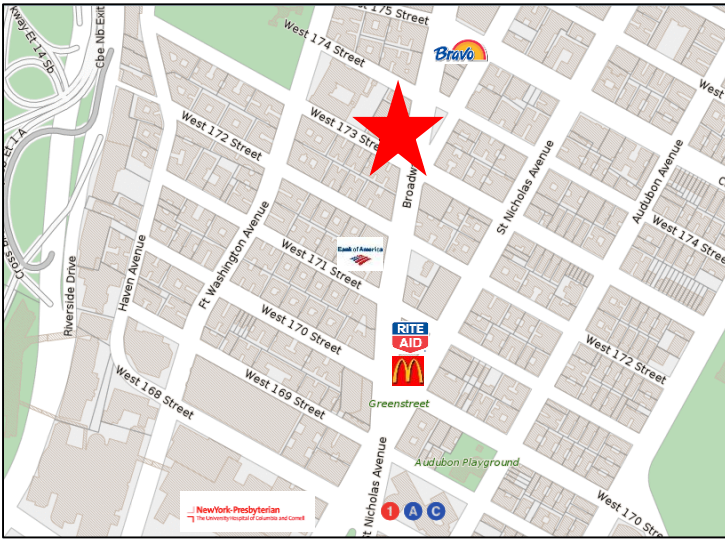
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Neighborhood Information



Demographic Highlights – Zip 10033

Total Population: 53,926
 White Population: 25,533
 Black Population: 6,802
 Hispanic Population: 37,767
 Asian Population: 1,708
 Male Population: 26,461
 Female Population: 27,465
 Median Age: 35
 Median Age of Males: 33
 Median Age of Females: 38
 Average Annual Household Income: \$40,625
 Businesses: 1,002
 Employees: 6,864
 Average Family Income: \$47,648
 Median Family Income: \$31,348

168th and Broadway/St Nicholas Station

Avg Weekday Ridership 2015 - 25,845

Avg Annual Ridership 2015 - 8,009,233

Avg Weekend Ridership 2015 - 26,334

NY-PRESBYTERIAN – 2015 (<http://nyp.org/about/facts-statistics.html>)

Full-Time Equivalent Employees (w/ Residents & Fellows)	22,622
Residents & Fellows	2,063
Attending Physicians	4,834
Total Physicians	6,897
Certified Beds	2,515
Total Outpatient Visits	2,150,080
Emergency Dept Visits	276,067
Total Inpatient Days	785,739

Demographic Highlights – Zip 10032

Total Population: 57,331
 White Population: 18,934
 Black Population: 14,628
 Hispanic Population: 39,884
 Asian Population: 2,493
 Male Population: 27,659
 Female Population: 29,672
 Median Age: 35
 Median Age of Males: 33
 Median Age of Females: 37
 Average Annual Household Income: \$35,079
 Businesses: 764
 Employees: 14,907
 Average Family Income: \$40,120
 Median Family Income: \$26,237

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