



774 BROADWAY

BETWEEN EAST 9TH & 10TH STREETS | \pm 1,300 SF | ASTOR PLACE - UNION SQUARE VICINITY

774 Broadway

Northeast Corner of East 9th Street

Store 1 (inline): ± 1,300 sf | ± 39' frontage

Store 2 (inline): ~~± 1,650 sf~~ - **LEASED**

Possession: Immediate

Rent: Upon Request

Comments

- Formerly Douglas Elliman / Wegmans Food Market's hiring office
- At base of 360-unit residential co-operative building centrally located between Union Square and Astor Place
- Walk to Broadway **R** **W** station and **6** subway at Astor Place; close proximity to Union Square transportation hub with additional access to **4** **5** **Q** express and **L** trains
- Ideal for Retail, Medical offices/clinical, Vet/animal-related, Non-vented food, Wellness, and Showroom/Offices
- Join co-tenants HotWorx and WS Hairstyling; as well as area tenants The Donut Pub, Brooklyn Bagel & Coffee Co., Bank of America, Staples, The Bean, Metropolis Vintage, 7-Eleven, Strand Book Store, Whole Foods, DSW, Burlington, Duane Reade, Nordstrom Rack, Regal Union Square . . . and many more

By the Numbers

Retail Businesses

4,082

1 Mile Radius

Households

143,094

2024 est. - 1 Mile Radius

Household Income

\$142,189

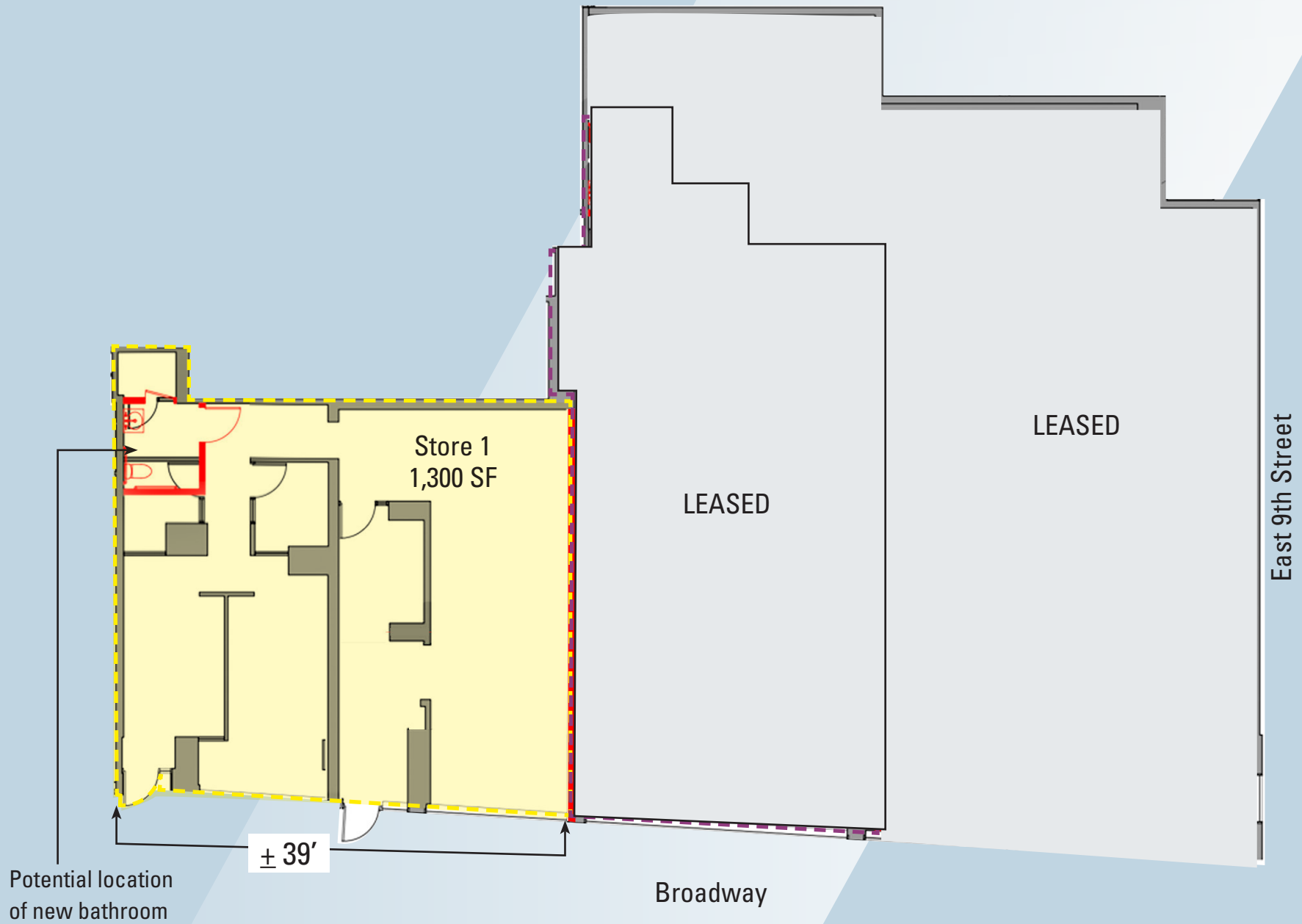
2024 Average

Subway Ridership

22,811,597

2024 Annual - Union Sq/14thSt Station

Floor Plan





AREA TENANTS

1. HotWorx / WS Hairstyling
2. The Donut Pub
3. Brooklyn Bagel & Coffee Co.
4. Bank of America
5. Staples
6. The Bean
7. Metropolis Vintage
8. Luxury Eyewear Brands
9. Flight club
10. Wells Fargo
11. 3 Times Restaurant
12. Strand Book Store
13. Forbidden Planet
14. Pret A Manger
15. Regal Union Square
16. Capital One Bank
17. Peet's Coffee
18. Duane Reade Pharmacy
19. Nordstrom Rack
20. Whole Foods Market
21. Burlington
22. DSW
23. The Cooper Union
24. The Public Theatre
25. Tisch School of Arts
26. New York University
27. Astor Wines & Spirits
28. Gyu-Kaku Japanese BBQ
29. Lafayette Grand Café & Bakery
30. Housing Works Cannabis Co.
31. Barry's Bootcamp
32. Blue Man Group/Astor Place Theatre
33. Rumble Boxing
34. 2nd Street NoHo
35. Sweetgreen
36. Union Square Play
37. Raising Cane's
38. Wegmans
39. Penny
40. Claud
41. Travel Agency: A Cannabis Store
42. StretchLab
43. UpFit Training Studio
44. Karl Kemp Antiques
45. Cardozo School of Law
46. The New School
47. Maison Gerard
48. Nickey • Kehoe

Co-Tenants





For further information and/or inspection contact:

Cooper Katz
646-439-2009
ckatz@absre.com

Alan S. Cohen
212.400.2359
acohen@absre.com

Mark Tergesen
212.400.9528
mt@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com