

2431  
BROADWAY

# SWC OF 90TH AND BROADWAY — UPPER WEST SIDE

## 10,859 SF Retail, Medical and Fitness Opportunity

*This will be a direct deal with the new owner*



# AREA MAP

## 0.5 MILE DEMOGRAPHICS | 2023

### SPENDING: FOOD AT HOME

\$521,435,976



### MEDIAN INCOME

\$124,668



### 2022 SUBWAY RIDERS

#### 86th / Broadway

Annual 3,672,777  
Weekday 11,348

#### 96th / Broadway

Annual 7,059,602  
Weekday 21,636

### BUS RIDERS

#### W89th / Broadway

Annual 1,662,424  
Weekday 4,578



+ coming soon

# FLOOR PLANS

**NEIGHBORHOOD**  
Upper West Side

**LOCATION**  
Southwest corner of  
90th Street

**SIZE**  
Ground Floor — 550 SF  
Basement — 10,309 SF

**FRONTAGE**  
West 90th Street,  
Broadway — 52 FT

**STATUS**  
Formerly Face  
Values & Beyond

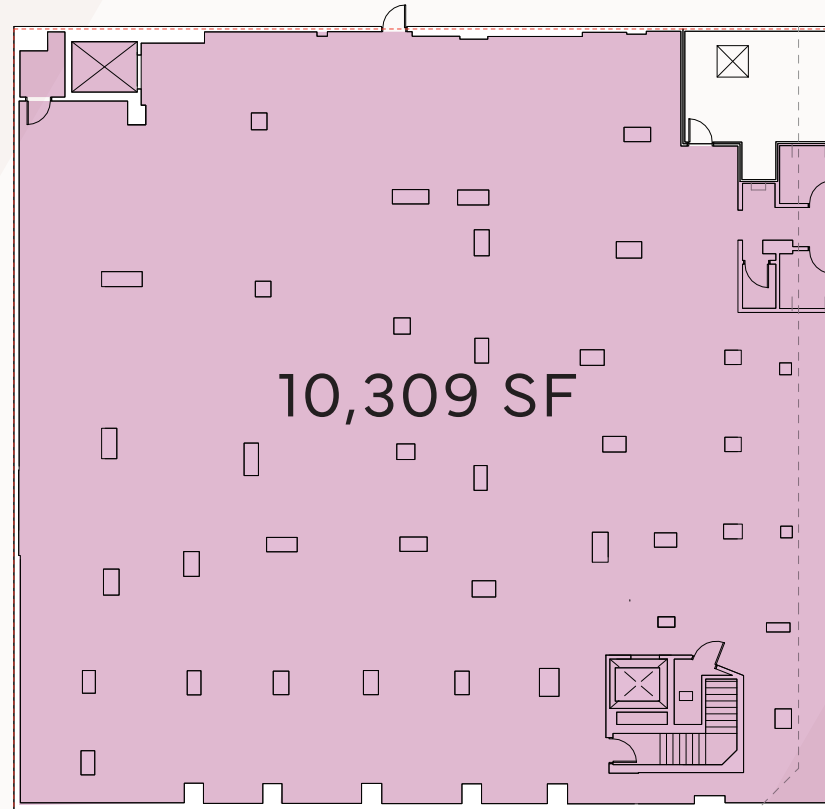
**POSSESSION**  
Immediate

**COMMENTS**  
Three blocks from the  
86th Street subway station,  
servicing the 1 train  
Vertical transportation in place

## GROUND FLOOR



## LOWER LEVEL



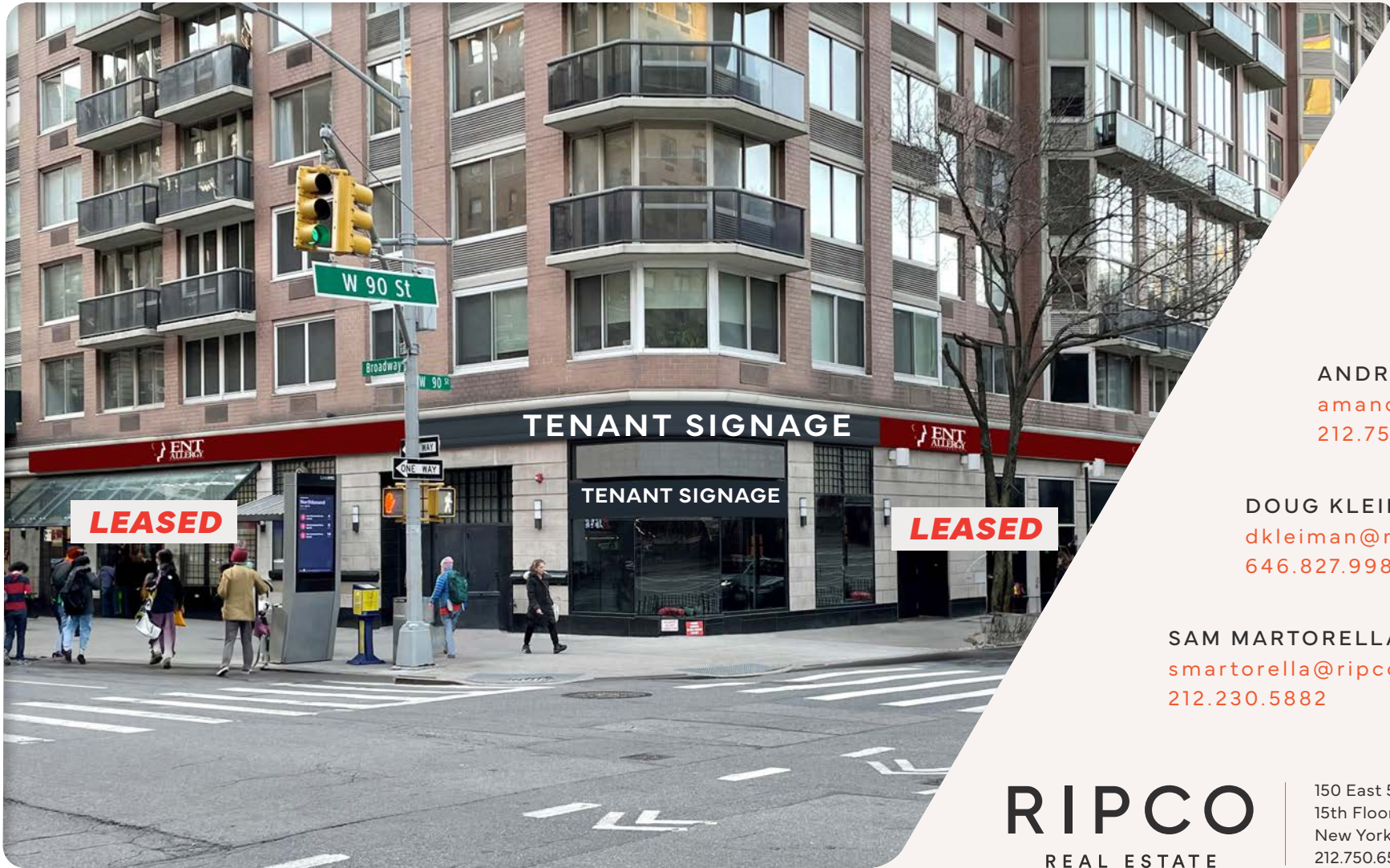


- Tend Dental
- AMC Movie Theater
- Joe & The Juice
- Chase
- Starbucks
- Sweetgreen
- Equinox
- CityMD
- Petco
- Bond Vet
- Panera
- Naya



— AREA RETAIL —





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