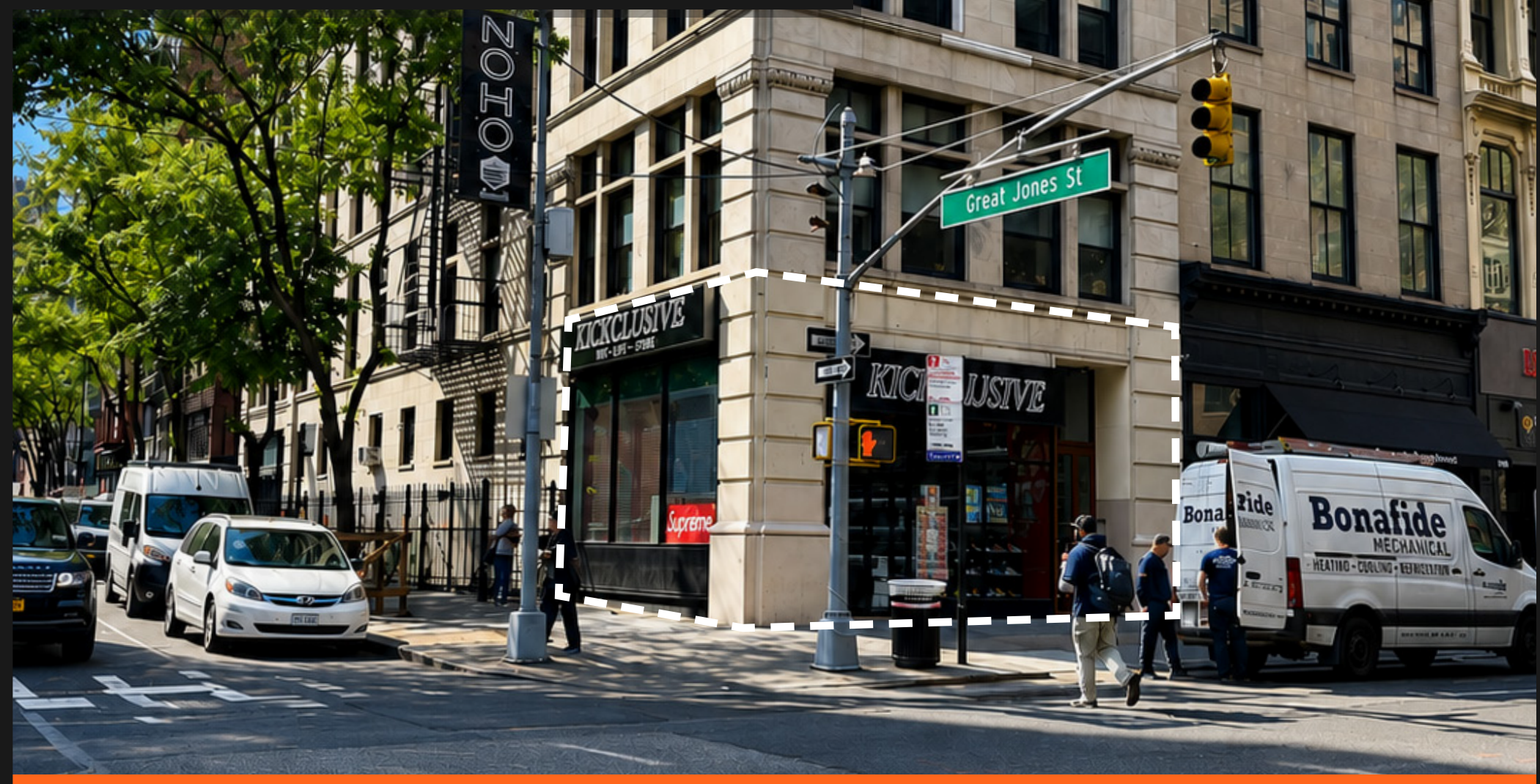


1 GREAT JONES STREET

682 BROADWAY | NEW YORK | NOHO



PRIME RETAIL CO-OP FOR SALE ON ONE OF THE BUSIEST CORNERS IN NOHO



1 GREAT JONES STREET

682 BROADWAY | NEW YORK, NY 10012 | NOHO



PROPERTY OVERVIEW

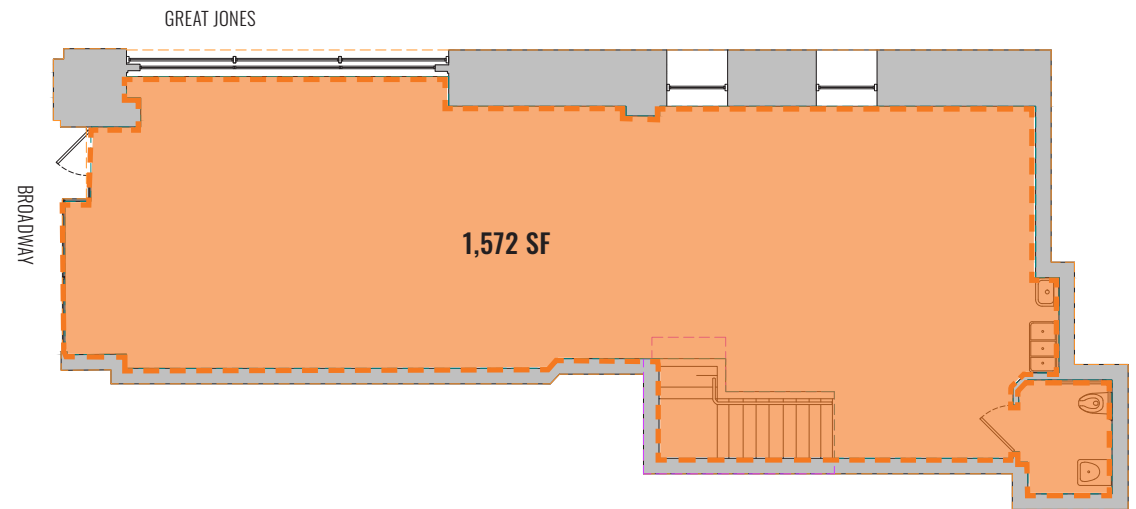
Property Type	Retail Coop
Cross Street	Corner of Great Jones and Broadway
Neighborhood	NOHO
Space Dimensions	21 x 75 (Approx.)
Total SF	2,049 SF
Zoning	M1-5/R9A
Real Estate Taxed & Common Charges	\$83,633.04

Ground Floor	1,572 SF
Cellar	477 SF
Ceiling Height	15'
Frontage	21 feet along Broadway 25 feet along Great Jones Street

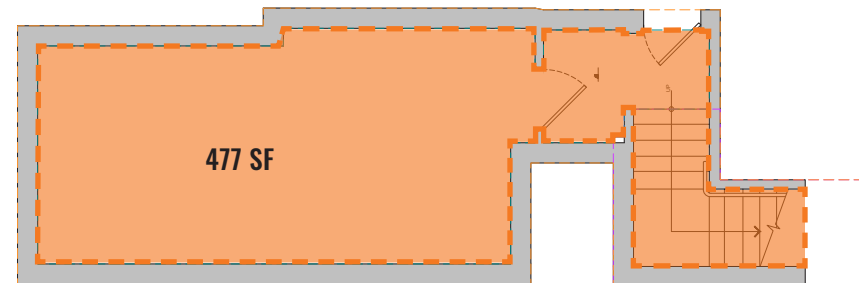


FLOOR PLANS

GROUND FLOOR



CELLAR



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EXECUTIVE SUMMARY

Kassin Sabbagh Realty is pleased to present a premier retail opportunity at one of Manhattan's most vibrant and highly trafficked intersections, the southeast corner of Great Jones and Broadway. Positioned in the heart of NoHo, this corner property offers exceptional visibility, dual street frontage, and prominent illuminated signage potential, creating a standout presence in a neighborhood defined by its mix of historic architecture and contemporary energy.

Surrounded by an impressive collection of national retailers, boutique fitness concepts, and acclaimed hospitality destinations, the location is ideally suited for brands seeking strong positioning in a lifestyle-driven market. NoHo continues to draw an affluent and diverse customer base, fueled by its proximity to NYU and steady pedestrian traffic from students, professionals, and visitors alike. Nearby anchors including Equinox, Kith, Starbucks, and Great Jones Distilling Co. further reinforce the area's status as a premier retail and dining destination.

With more than 20,000 vehicles passing everyday and a population exceeding 276,000 residents within a one-mile radius, the property offers outstanding exposure and broad market reach. This architecturally distinctive corner building is exceptionally well-suited for flagship retail, immersive brand experiences, and experiential activations seeking a commanding presence in one of Manhattan's most coveted neighborhoods.

PRICE: **\$5,500,000**

INVESTMENT HIGHLIGHTS

- Located on the high-visibility, heavily trafficked corner of Great Jones and Broadway, the property is surrounded by premier retail, fitness, and hospitality operators
- More than 20,000 vehicles pass through the intersection each day, and the property benefits from dual street frontage with strong illuminated signage exposure.
- Just steps from NYU and multiple subway lines, the property sits within a dense, affluent residential neighborhood with a strong built-in student population.
- Positioned within a deep Manhattan consumer base, with a one-mile population exceeding 276,000 residents.





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682 Broadway, at 1 Great Jones in NoHo, is positioned in a highly visible retail pocket with a strong mix of fashion, fitness, food-and-beverage, and lifestyle operators: the immediate blocks include Equinox, Kith, Starbucks, and Great Jones Distilling Co., while the broader neighborhood also supports established fashion and design retailers such as 3.1 Phillip Lim and Crate & Barrel nearby.

Transportation is a real strength for the location as well, with the property described as steps from NYU and multiple subway lines, including the B, D, F, M, and 6 at Broadway-Lafayette/Bleecker and the R and W at 8 St-NYU, which helps drive steady foot traffic from students, residents, office workers, and visitors.



SURROUNDING TENANTS



TRANSPORTATION

Subway Line



MTA Bus Lines

B67 M101
M1 M103
M2

LOCATION OVERVIEW



NEIGHBORS

MUJI, Sally's Apple Bank, Crunch, VanLeeuwen, Think Coffee, Von, Fish Cheeks, KITH, Joe & The Juice, J.Crew, Cote, 7-Eleven, Chase bank, Sweetgreen Pret A Manger & many more!

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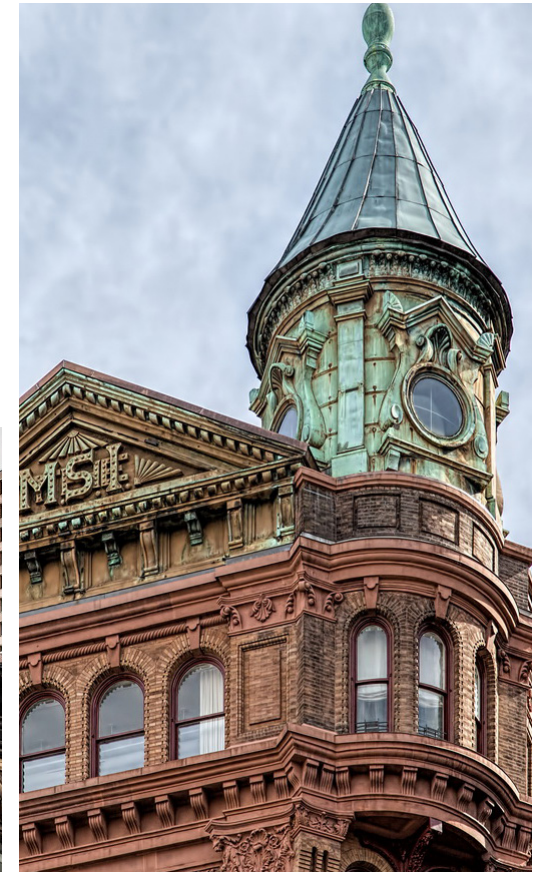
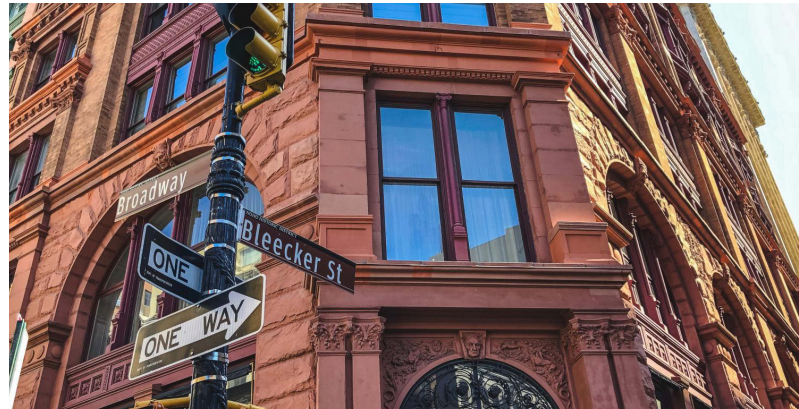
ABOUT NOHO, MANHATTAN, NY

NoHo, short for “North of Houston Street,” is one of Manhattan’s most character-rich and desirable neighborhoods—a compact yet iconic area blending industrial heritage with modern sophistication. Once a gritty manufacturing zone, NoHo has evolved into a coveted enclave of cast-iron lofts, luxury residences, design studios, and trendsetting boutiques.

Its cobblestone streets and preserved 19th-century architecture give it an old New York soul, while its creative edge attracts artists, tech entrepreneurs, and affluent professionals. Anchored between SoHo, Greenwich Village, and the East Village, it’s a crossroads of culture and commerce, where historic warehouses have become galleries, flagship stores, and Michelin-rated restaurants. The neighborhood’s walkability, transit access, and cultural magnetism make it both a local haven and an international destination—an area that epitomizes downtown Manhattan’s evolution from industrial grit to high-end urban chic.

Demographically, NoHo skews affluent, young-professional, and highly educated. The median household income exceeds \$140,000, and the average resident is a professional or entrepreneur in the creative, financial, or tech sectors. Many are drawn by the neighborhood’s walkability, access to multiple subway lines, and the energy of downtown Manhattan. Despite its small footprint, NoHo draws millions of visitors annually—design enthusiasts, tourists, and locals alike—who come to experience its architecture, shopping, and culture.

In essence, NoHo is where New York’s industrial past meets its creative future: a district that embodies sophistication through authenticity, and luxury through legacy. It’s not just a place to live or work—it’s a lifestyle, a statement, and a living example of how history and innovation can coexist seamlessly in the heart of Manhattan.



DEMOGRAPHICS

70,000+
POPULATION

15–19M+
TOURISM/YEAR

\$231,689+
AVG INCOME



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FOR MORE INFORMATION,
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