

# 1865

## BROADWAY

Columbus Circle | Upper West Side

Retail Opportunity

btw. 61st & 62nd Streets



**High-traffic retail opportunity, situated one block from Columbus Circle and steps from Central Park, Lincoln Center, Nordstrom, and Fordham University**

<b>Size</b>	<b>Frontage</b>	<b>Ceiling Height</b>	<b>Status</b>	<b>Possession</b>
Ground floor: 2,634 sf	26'2" on Broadway	20'	Vacant	Immediate

### Features

- Retail at the base of Avalon Bay's 162-unit luxury residential condominium in the heart of Upper West Side, one of Manhattan's wealthiest zip-codes
- One block from 59th Street-Columbus Circle subway station
- Surrounded by world-class retail, restaurants, universities and a dense residential and office population



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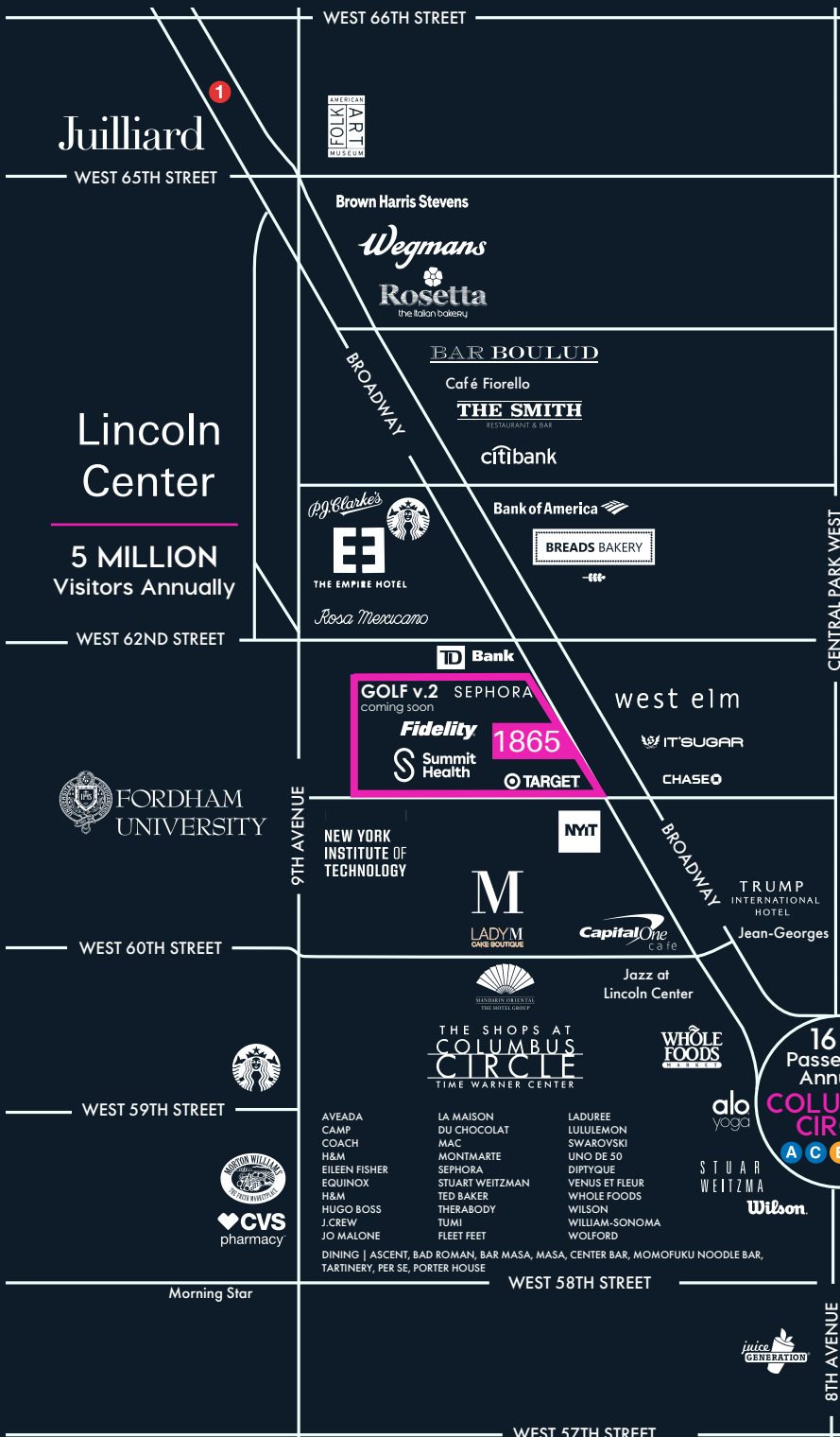
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**AvalonBay**  
COMMUNITIES

Join **Target**, **Sephora**, **Fidelity Investments**, **Golf v.2** & **Summit Health** in a perfect high-density neighborhood blend of top global retail brands, dense daytime and nighttime population, tourist destinations and a vibrant 24/7 cultural

<b>Daytime Population</b>	<b>Residential Population</b>	<b>Household Income</b>
<b>132,189</b>	<b>62,038</b>	<b>\$168,079</b>

\* 1/2 Mile Radius



**CENTRAL PARK**

42 MILLION  
Visitors Annually

16 M  
Passengers  
Annually  
**COLUMBUS CIRCLE**  
A C B D 1

**NORDSTROM**

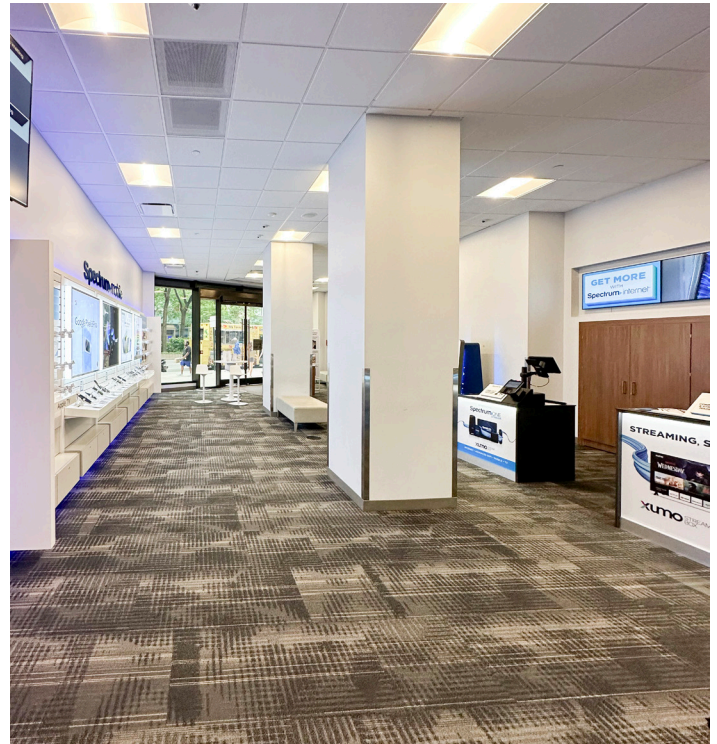
Appleberry Sales & Repair

Three Angels | Crystal Gallery | Eve Bari

**BILLIONAIRES ROW**

# 1865 BROADWAY RETAIL

## GROUND FLOOR



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