

RES COMMERCIAL CORP IS PLEASE TO PRESENT THIS NEW EXCLUSIVE LISTING...

Washington Heights Retail by Col. Pres Hospital

3906 Broadway

Between 163rd / 164th Streets

925 Square Feet Ground

26' Frontage on Broadway

1,100 Square Feet Basement

Currently La Rosa Wine & Liquors

Asking Rent Upon Request

Close to Columbia Presbyterian Hospital

Prime frontage on a very highly trafficked section of Broadway. Currently operating as La Rosa Wine & Liquors this is a great open retail space with great frontage and a large storage basement. Possession available June 2022.

Tons of traffic being close to Columbia Presbyterian Hospital and the 1 train at 157th Street. Neighbors Include:
**NY Presbyterian Hospital & Columbia University Medical Center ♦ Boxers ♦ McDonald's
Hilltop Park Alehouse ♦ Dunkin ♦ Super Foodtown ♦ Subway ♦ Wendy's ♦ Chase Bank ♦ TD Bank**



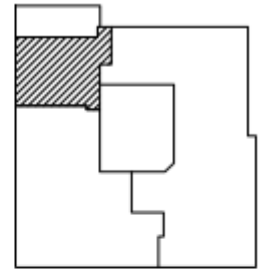
For More Information Please Contact

Jeffrey Angel
212-719-7017

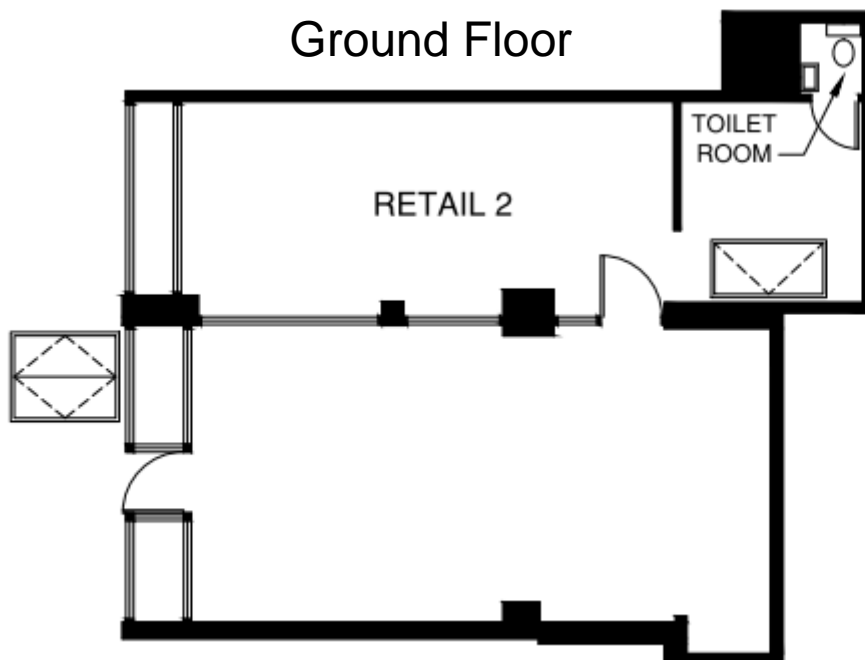


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3900 Broadway Floorplan



KEY PLAN



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3900 Broadway

Area Description

Fantastic neighborhood on the rise with 7 day a week traffic and growing income level and density. Neighbors include:
NY Presbyterian Hospital (with the Morgan Stanley Children's Hospital) & Columbia University Medical Center
 GoGo – Gi ♦ Bank of America ♦ Super Foodtown ♦ Subway ♦ Wendy's ♦ Chase Bank ♦ TD Bank



Demographic Highlights – Zip 10032

Total Population: 59,069
 Female Population: 50.4%
 Male Population: 49.6%
 Median Age: 34.6
 Median Age of Males: 32.3
 Median Age of Females: 36.7
 Average Annual Household Income: \$49,670
 Housing Units: 21,208
 Households w/ Kids: 27.3%
 Source – www.propertyshark.com

168th Street Station (www.mta.info) 1 A C

Avg Weekday Ridership 2019 – 20,079
 Avg Annual Ridership 2019 – 6,156,288
 Avg Weekend Ridership 2019 – 19,246

157th Street Station (www.mta.info) 1

Avg Weekday Ridership 2019 – 12,042
 Avg Annual Ridership 2019 – 3,739,786
 Avg Weekend Ridership 2019 – 12,229



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