



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Retail/Office Space For Lease

1,810 SF

4250 Broadway • New York • NY

For Pricing Call: 212-433-3355

**Shlomi Bagdadi**  
📞 718.437.6100  
sb@tristatecr.com

**Zack Setton**  
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## Location Overview

Located in the Washington Heights neighborhood of Manhattan between W 180th St & W 181st St near the 181st St subway station.

Nearest Transit: 1 & A trains at 181st St and the Bx1, Bx13, Bx11, M100, Bx7, Bx3, Bx36, Bx35, M98, & M3 bus lines.

Nearby tenants include McDonald's, KFC, T-Mobile, Starbucks, Target, Verizon, Chipotle Mexican Grill, Claire's, Marshalls, Blink Fitness, Staples, Spectrum Store, IHOP, Chick-fil-A, Foot Locker, JD Sports, Mattress Firm Washington Heights, Concrete, Dunkin', Forever Coffee, The UPS Store, Studio in the Heights, Mattress Firm Washington Heights, and more!

## Main Highlights

- ▶ 2nd floor
- ▶ ADA accessible
- ▶ Great signage opportunity
- ▶ High-traffic area
- ▶ Thriving commercial hub



**20,356 SF**

Total Building Size



**16,025 SF**

Lot Size





**C4-4**

Zoning

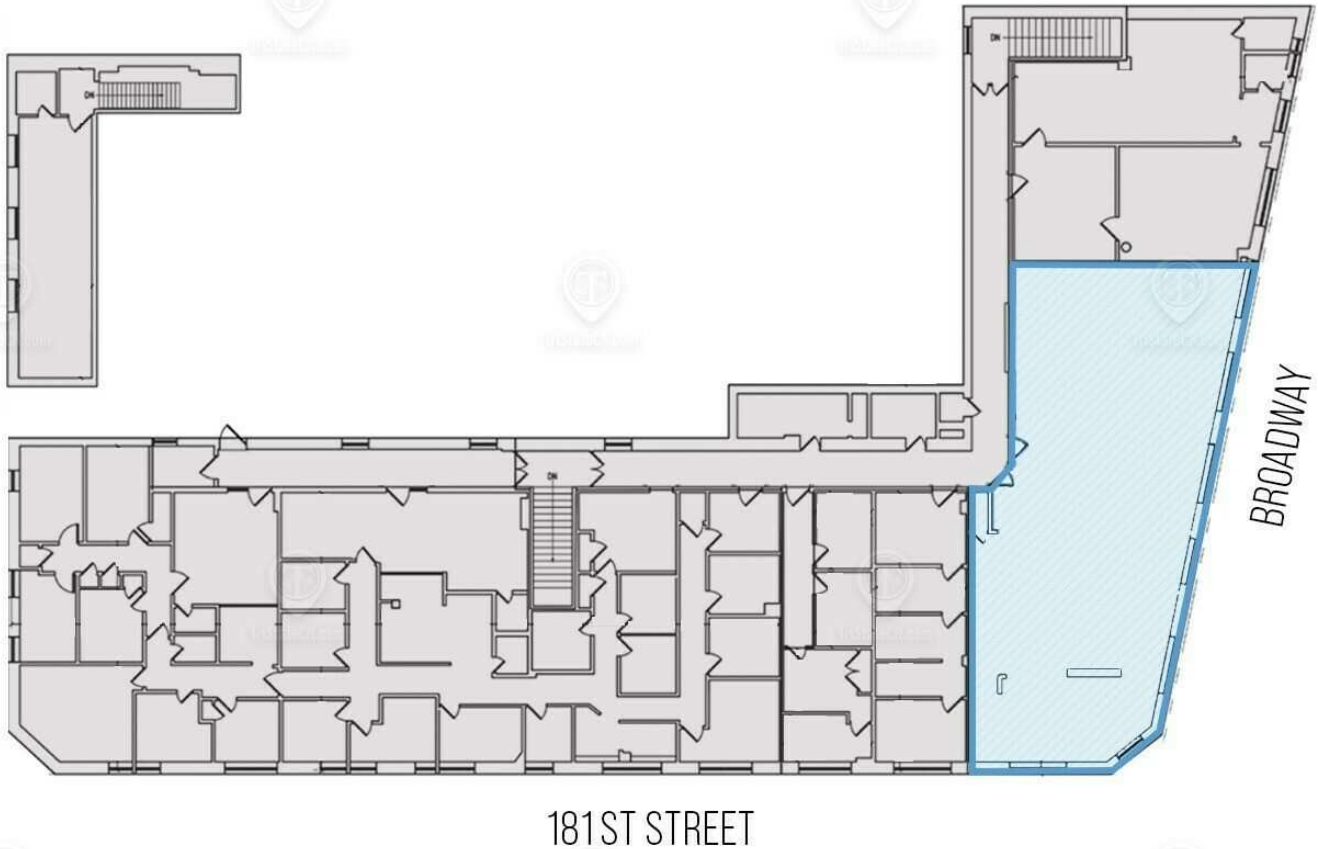
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181ST STREET

**4250 BROADWAY**  
2ND FLOOR  
TOTAL AVAILABLE SPACE: 1,810 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

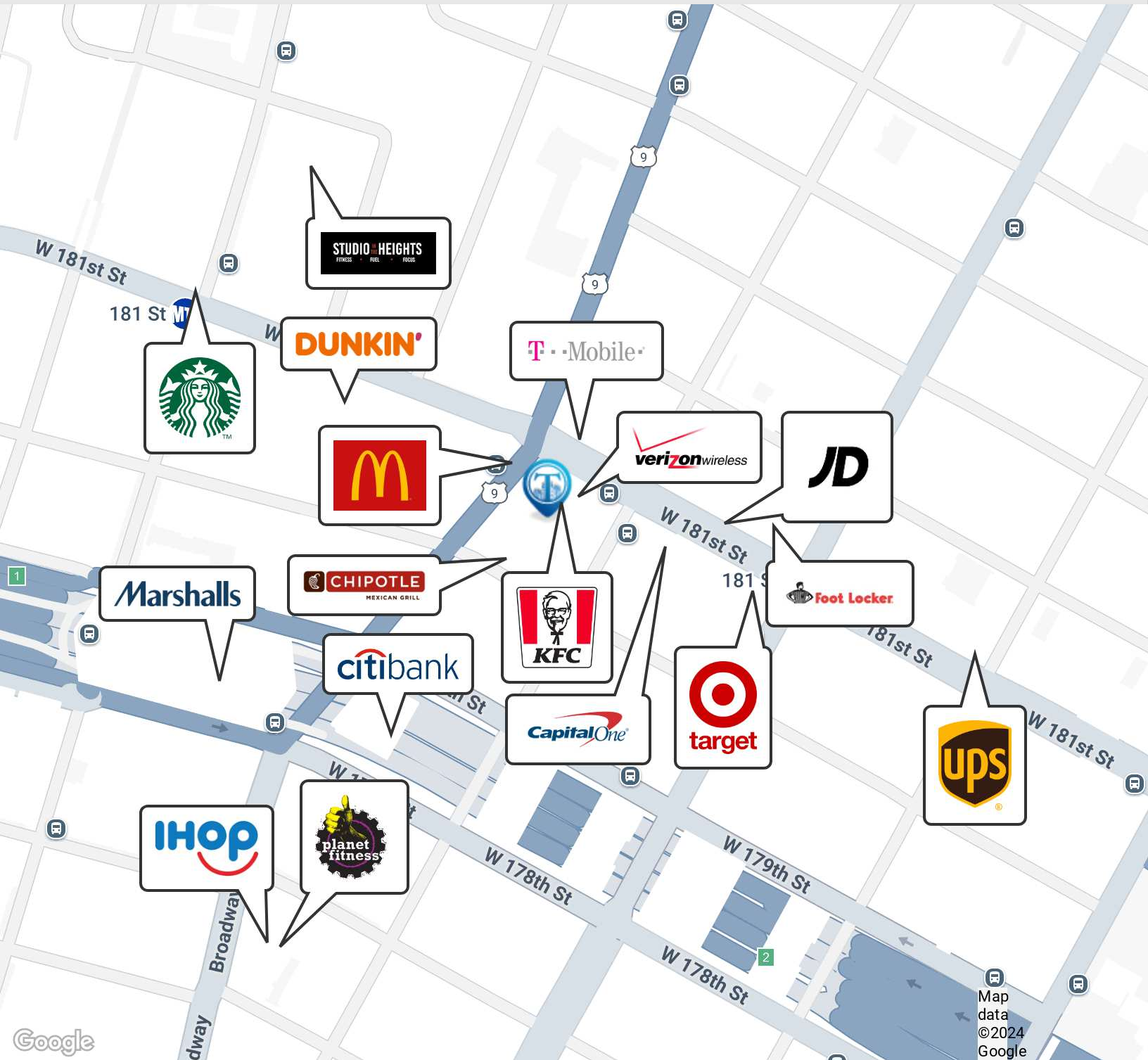
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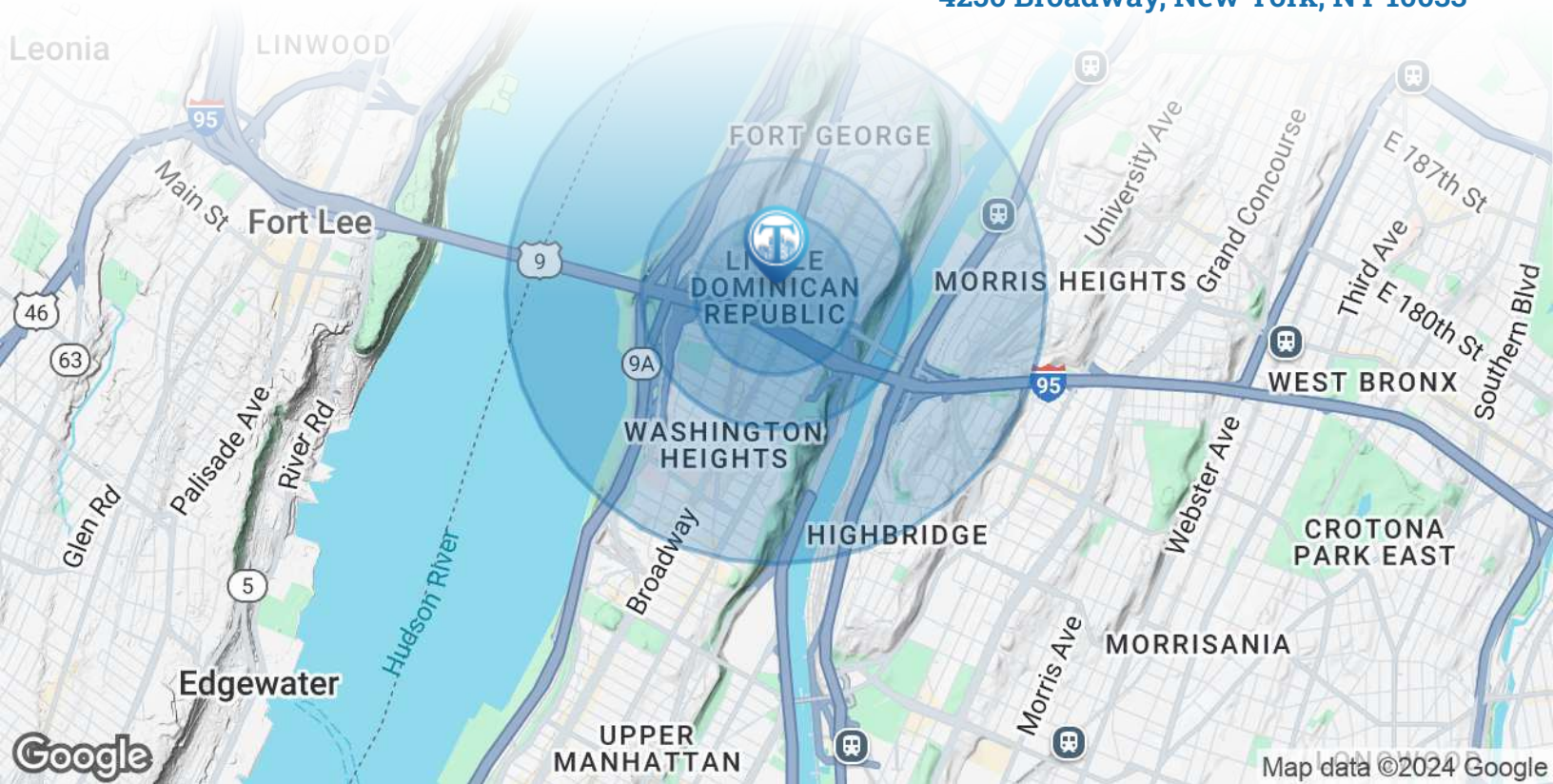
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	21,439	61,927	146,540
Average Age	41	42	41
Average Age (Male)	39	40	39
Average Age (Female)	43	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7,988	23,901	55,686
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$90,889	\$87,882	\$74,074
Average House Value	\$470,934	\$581,052	\$560,807



**146,540**

People within 1 Mile



**\$74,074**

Avg Household Income

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