

3809 BROADWAY

NEW YORK, NEW YORK



EXCLUSIVE LEASING PACKAGE

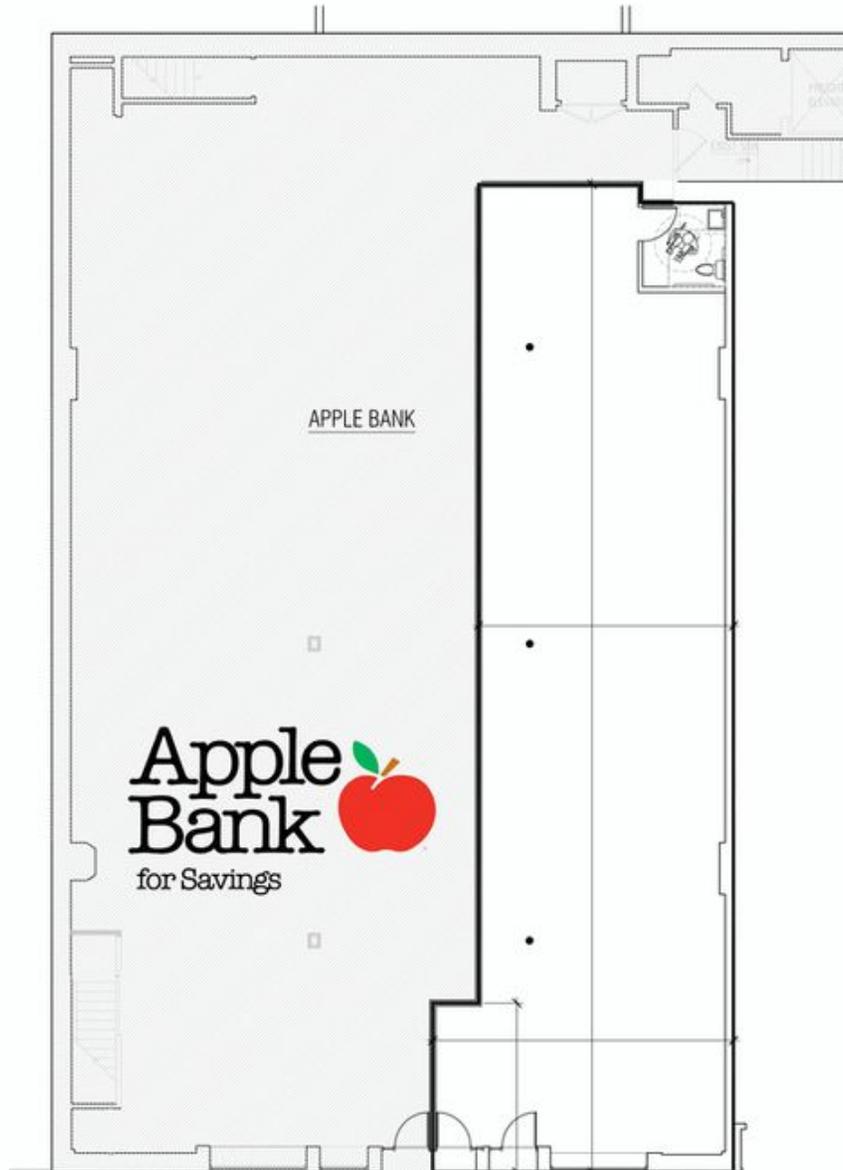
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**SCG
Retail®**

A Division of
The Shopping Center Group™

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OVERVIEW

Sublease from Apple Bank

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,915	18,036	64,167
Total Population	18,541	55,167	185,023
Average HH Income	\$45,913	\$45,631	\$49,257

PROPERTY HIGHLIGHTS

- Approximate Size: 2,100 SQ FT
- Uses: All uses considered
- Possession: Immediate
- Neighbors: McDonald's, Dunkin Donuts, Subway, Boston Market, Payless, GNC, Planet Fitness, Metro PCS, T-Mobile, Cricket Wireless, TD Bank and Bank of America
- Transportation: 1 Train at 157th Street and Broadway, A and C Trains at 163rd Street and Amsterdam Avenue
- Located on one of the busiest intersections in the up and coming Washington Heights neighborhood
- Ideal for all uses – can be vented
- Heavy foot traffic on Broadway
- 18 FT ceilings

NewYork-Presbyterian
The University Hospital of Columbia and Cornell



Hospital on
165th St.

W 161st St

Fort Washington Ave

Karnaby Pharmacy
No. 1 China
metroPCS
Brother Fish Market
2814 Hardware

Bladis Deli
Laundromat

W 160th St

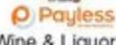


W 159th St

Riverside Dr

Riverside Dr

3809 Broadway



Wine & Liquor
Coral Diner

Broadway

Barbershop



W 158th St

W 158th St

Edward M Morgan Pl



Delgado Travel



157 St (1)
2015 Rank: 145
2015 Annual Ridership: 3,516,545



W 157th St

Riverside Market
Tropical
Estrella Dry Cleaners

Galaxy Gourmet Deli
Empanadas Monumental
Ristorante La Libertad



W 156th St

The logo for SCG Retail, featuring the text "SCG Retail" in a bold, sans-serif font. The "SCG" is stacked above "Retail". A registered trademark symbol (®) is located to the upper right of "Retail". The logo is contained within a white square with a thin white border.

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CONTACTS

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