

SOBROADWAY

BROADWAY

UNION SQUARE

5,250 SQUARE
FEET OF NEWLY
DEVELOPED
RETAIL SPACE
WITH ALL GLASS
FRONTAGE

THE SPACE



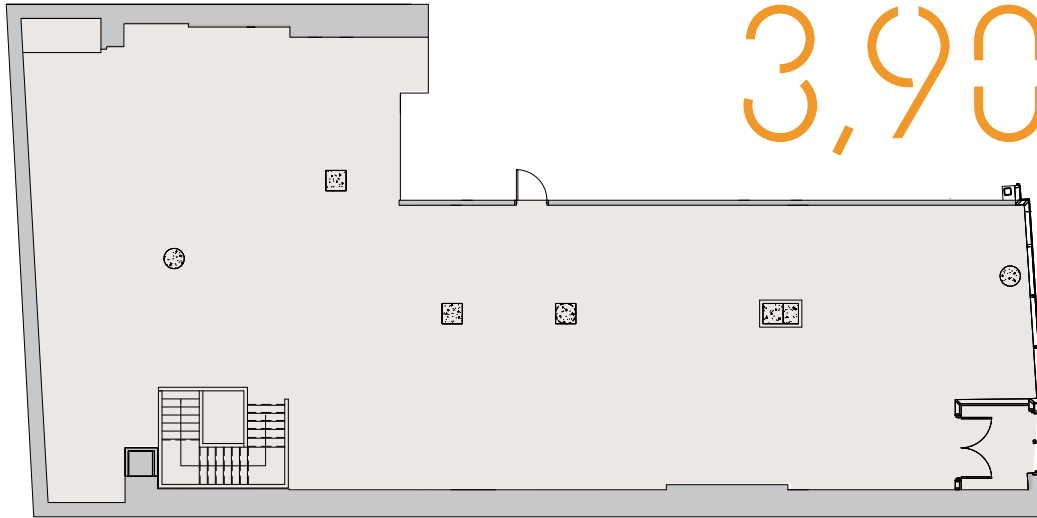


BROADWAY

BETWEEN
EAST 11TH AND
12TH STREETS

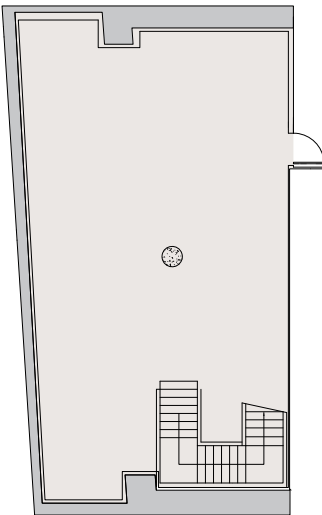


GROUND FLOOR



3,900 SQ FT

SELLING LOWER LEVEL



1,350 SQ FT

SIZE

Ground Floor - 3,900 SF
Selling Lower Level - 1,350 SF

CEILING HEIGHTS

Ground Floor - 16FT
Lower Level - 12FT

FRONTAGE

Broadway - 30FT

CURRENTLY

New development

POSSESSION

Q3 2019

COMMENTS

New retail construction in "Silicon Alley" with all glass storefronts, new HVAC and restored rear skylights

High volume foot traffic due to close proximity to Union Square and its mass transportation hub

Located in a dense residential, office, student and tourist neighborhood

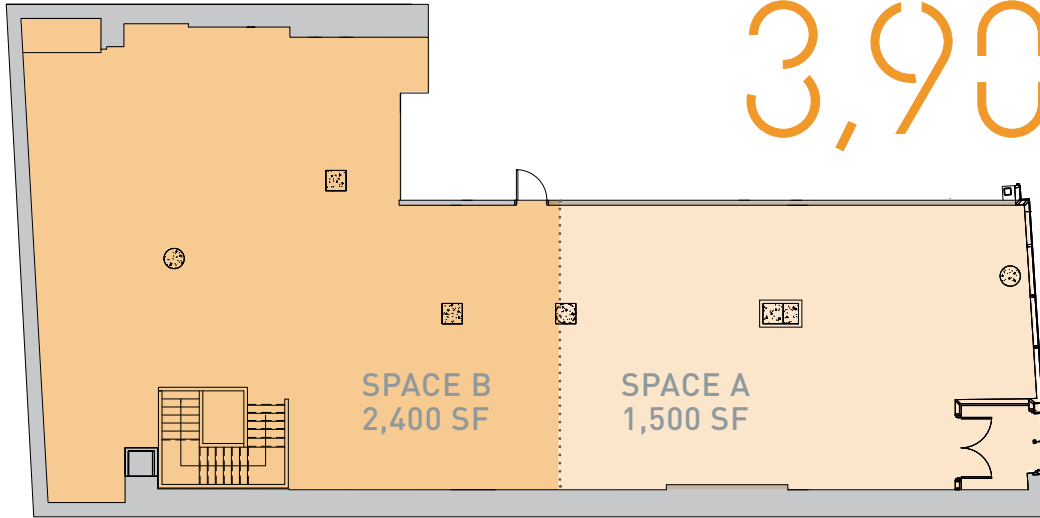
Nearby several schools including NYU, Cardozo School of Law, Parsons School of Design and the New School University

Second floor can be made available with outdoor space

FLOOR PLANS

DIVISION FLOOR PLANS

GROUND FLOOR



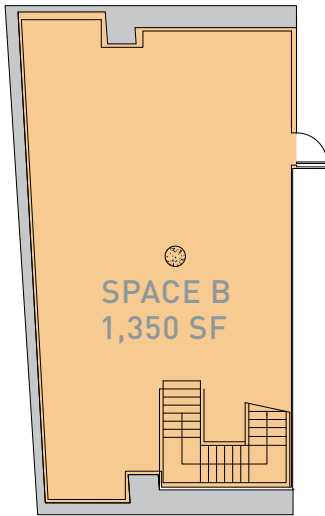
TOTAL:
3,900 SQ FT

*** SIZE**
Space A:
Ground Floor - 1,500 SF

Space B:
Ground Floor - 2,400 SF
Selling Lower Level - 1,350 SF

* Divisions are flexible
** Sizes are approximate

SELLING LOWER LEVEL



1,350 SQ FT

809
BROADWAY



ANNUAL
RIDERSHIP

34K

14TH ST UNION SQ
N R Q W 4 5 6 L

2.5K

3RD AVE / 14TH ST
L

6K

8TH ST / NYU
R W

5.3K

ASTOR PLACE
6

AREA RETAILERS

DEMOGRAPHICS

\$190.3K

AVG INCOME

75.6K

POPULATION

11.3K

TOTAL BUSINESSES

40.5K

HOUSEHOLDS

SILICON ALLEY NEIGHBORS

KEY SPACES

**NORMANDY
DEVELOPMENT**
200,000 SF

**TECH
HUB**
258,000 SF

**TACONIC
DEVELOPMENT**
114,000 SF

wework

IBM

hulu

facebook

KARGO

SeatGeek

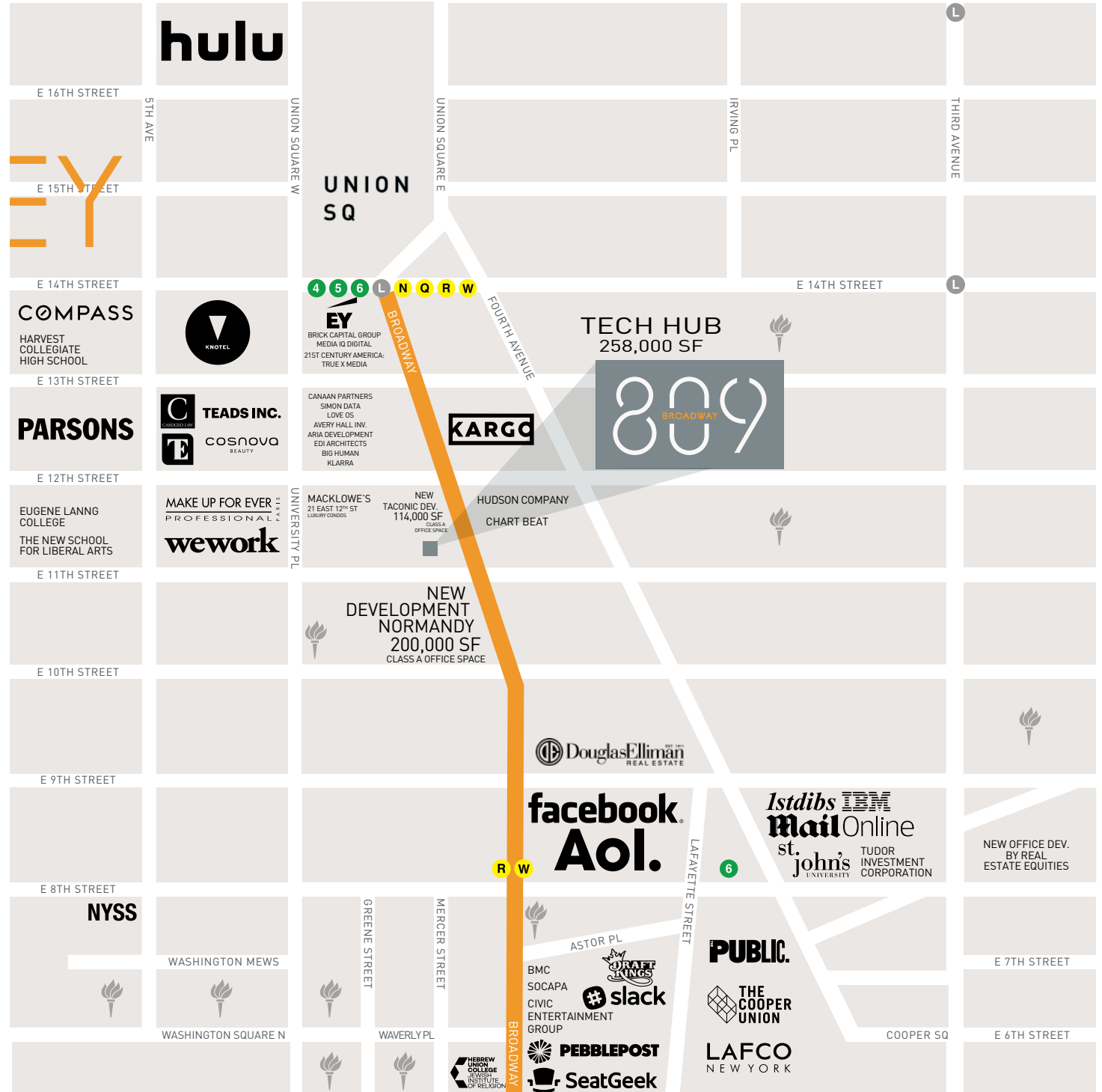
DRAFT KINGS

PEBBLEPOST

Aol.

slack

KEY BRANDS





809

BROADWAY
UNION SQUARE

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