

# 1674 BROADWAY



## PRIME MIDTOWN BROADWAY RETAIL

1674 BROADWAY | NEW YORK, NY

EMMES®





## BROADWAY

1674 Broadway, New York, NY 10019

### AVAILABLE SPACE

#### SIZE

Ground Floor Retail

1,189 SF

#### FRONTAGE

22' on Broadway

White Box Delivery

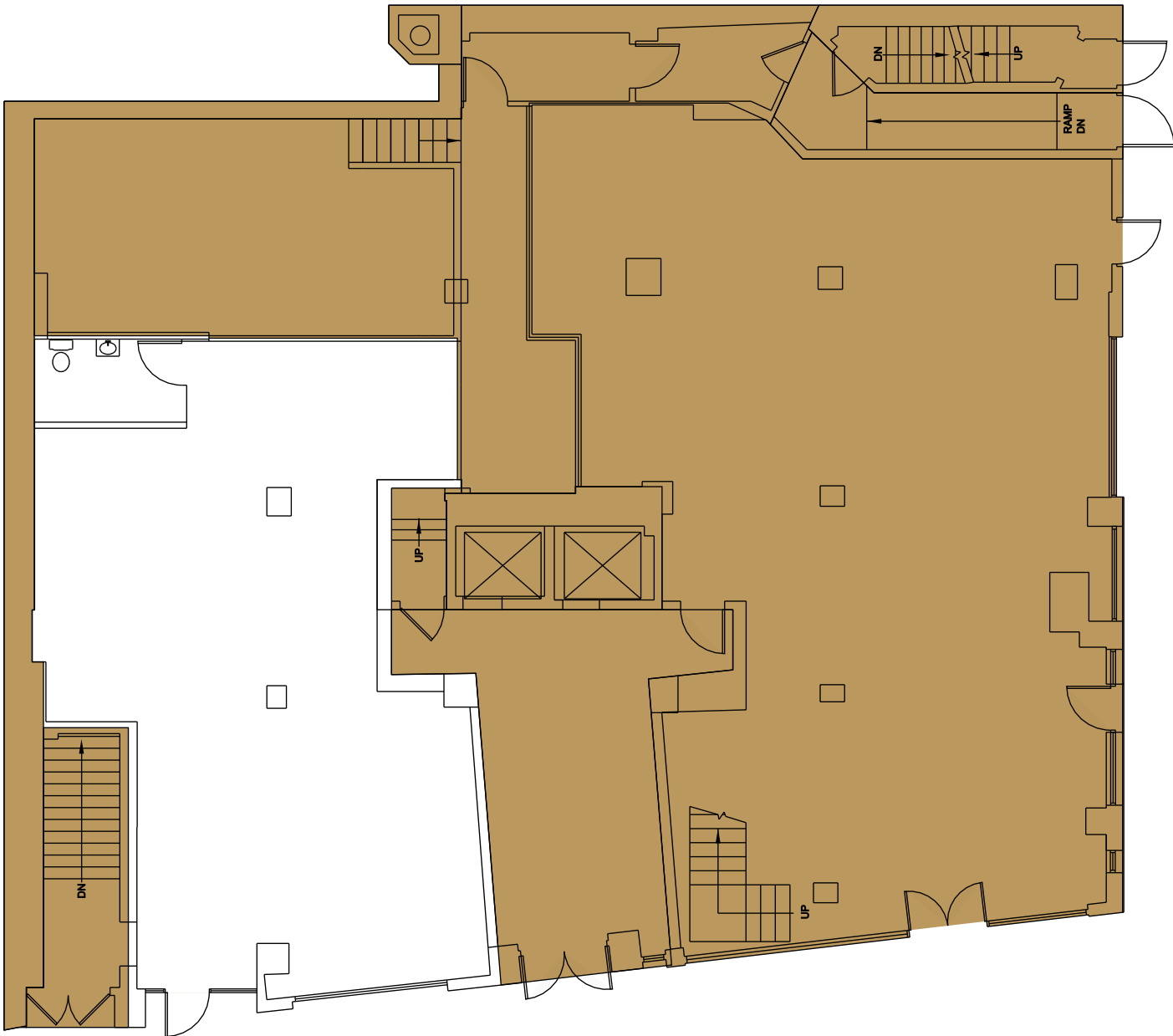
### FEATURES & HIGHLIGHTS

- 10' 10" ceiling height
- Steps from Times Square
- Immediate access to N, Q, R, W, 1, 2, 3, B, D, F, M trains
- Surrounded by office towers, hotels, theaters, and flagship retailers
- Significant daytime and evening pedestrian traffic



SUITE 150 - 1,189 SF

1674  
BROADWAY  
NEW YORK, NY 10019



22' BROADWAY FRONTAGE



# EMMES®

## GROUND FLOOR RETAIL 1,189 SF



This 1,189 SF ground-floor retail space is being delivered in white box condition, providing an ideal blank canvas for a variety of retail concepts. The space features approximately 22 feet of frontage on Broadway, offering exceptional visibility, branding potential, and exposure to the constant flow of residents, office workers, tourists, and theatergoers that define the Times Square and Midtown West submarket.

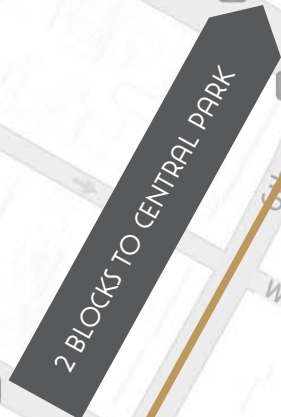




# THE AREA

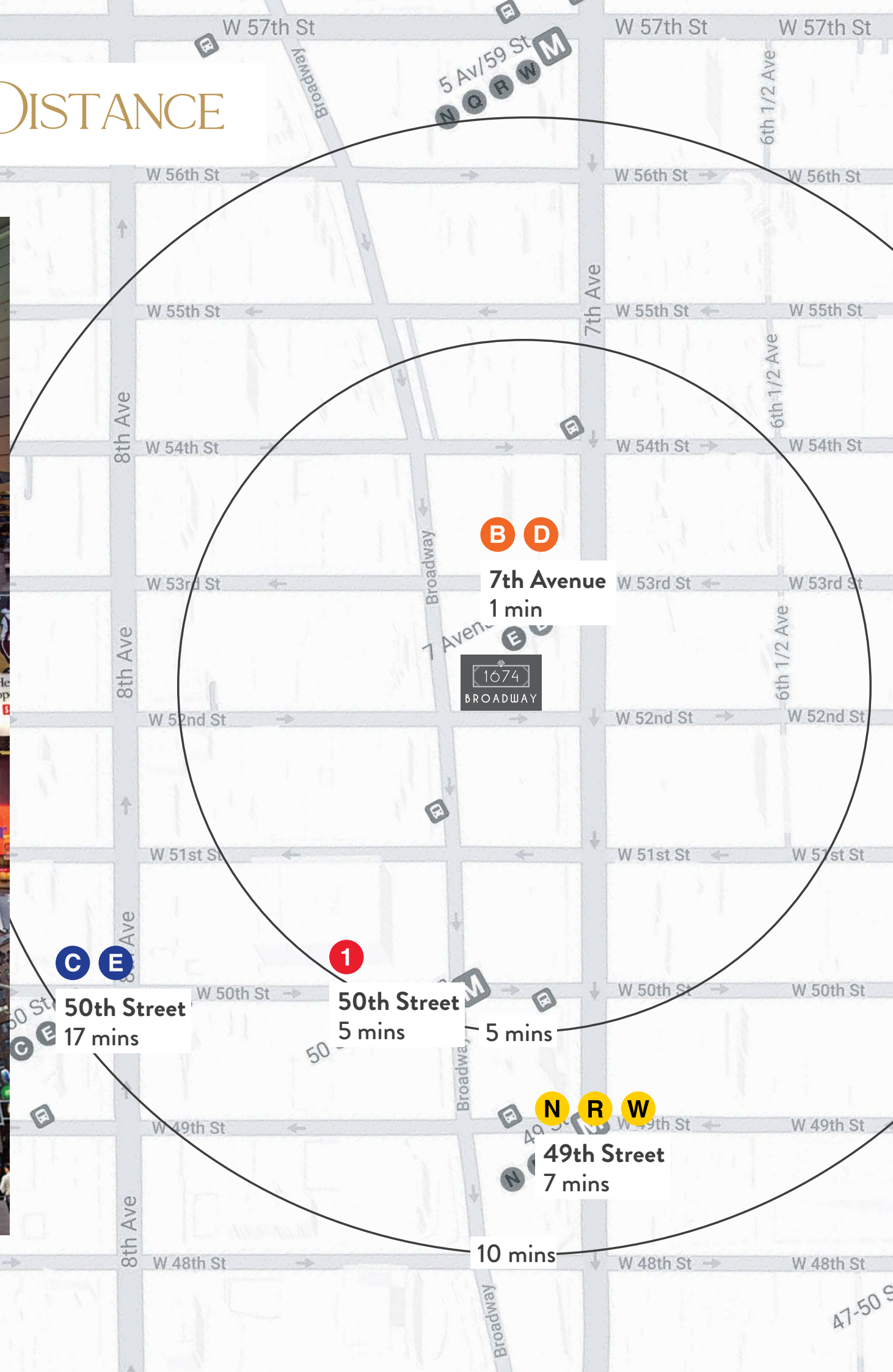
The property benefits from immediate access to numerous subway lines, world-class hotels, office towers, entertainment venues, and destination retailers. Neighboring tenants and attractions generate significant pedestrian traffic throughout the day and evening, creating an outstanding opportunity for brands seeking a prominent Manhattan presence.

## NEIGHBORS





# WALKING DISTANCE



Position your business in the heart of Midtown Manhattan at 1674 Broadway, a highly visible retail opportunity located along one of New York City's most heavily trafficked commercial corridors.

## Demographics

within a 5 m in Walk

11,973

Population

1.6

Avg Household Size

2,665

Total Businesses

38.7

Medium age

\$130,680

Medium HH Income

91,850

Total Employees

## Total Subway Ridership in 2022

7th Ave (B, D)

3,100,698

50th St (C, E)

4,126,925

57th St (F)

2,992,231

47th - 50th St Rockefeller

9,781,251

50th St (1)

4,946,989

49th St (N, R, W)

4,692,505

57th - 7th Ave

6,429,389

## Wealth Index 125

(Represents the wealth of an area relative to the national level. Values over 100 represent above-average wealth). Above-average lifestyle spending index for all categories (100 is average)

195

Meals at restaurants

170

Retail Goods

166

Home Services

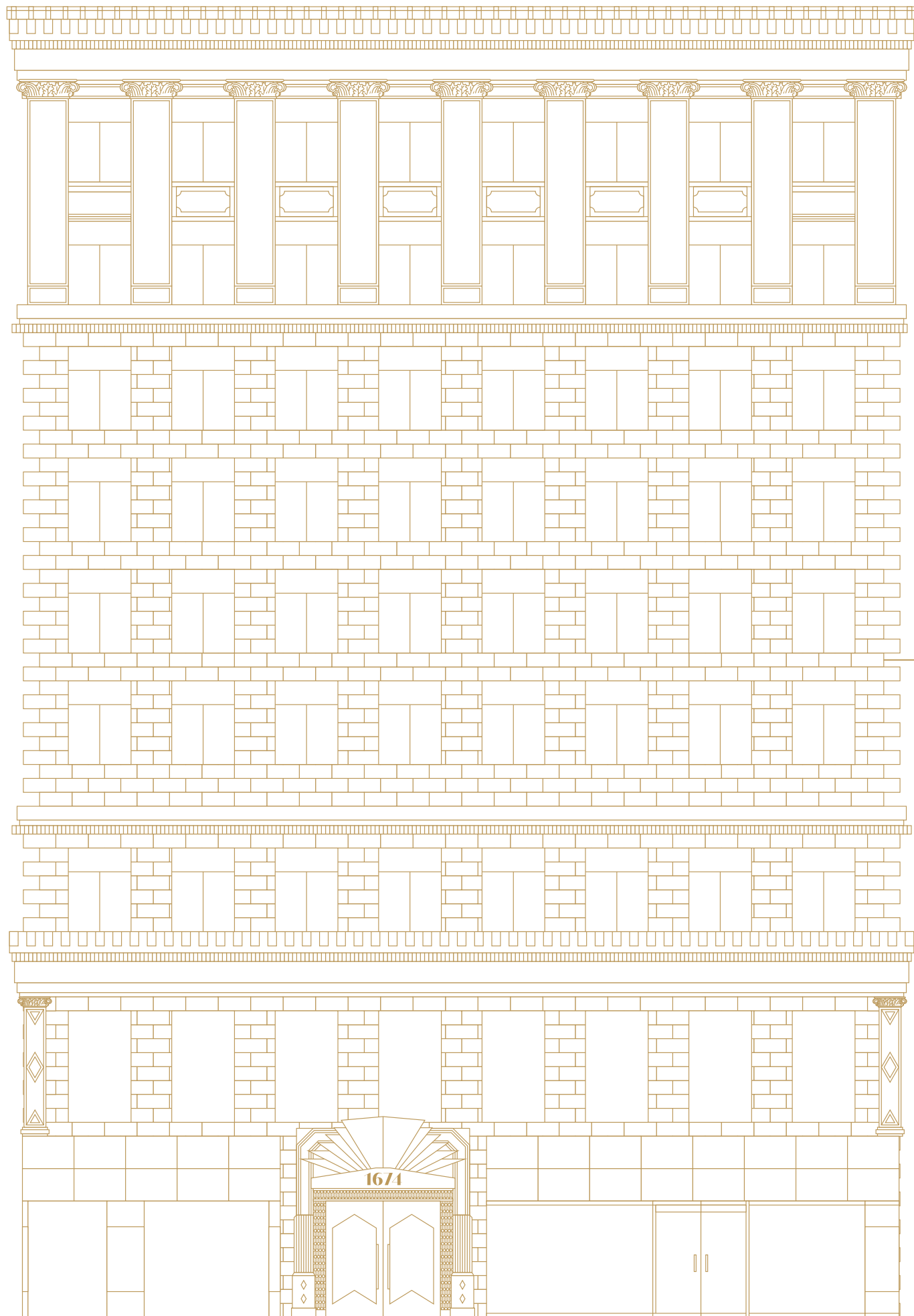
204

Apparel & Services

173

Entertainment/Recreation





BROADWAY

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