

**RETAIL SPACE**

# 2274-2276 BROADWAY

Southeast Corner of West 82nd Street and Broadway

**UPPER WEST SIDE**

MANHATTAN | NY

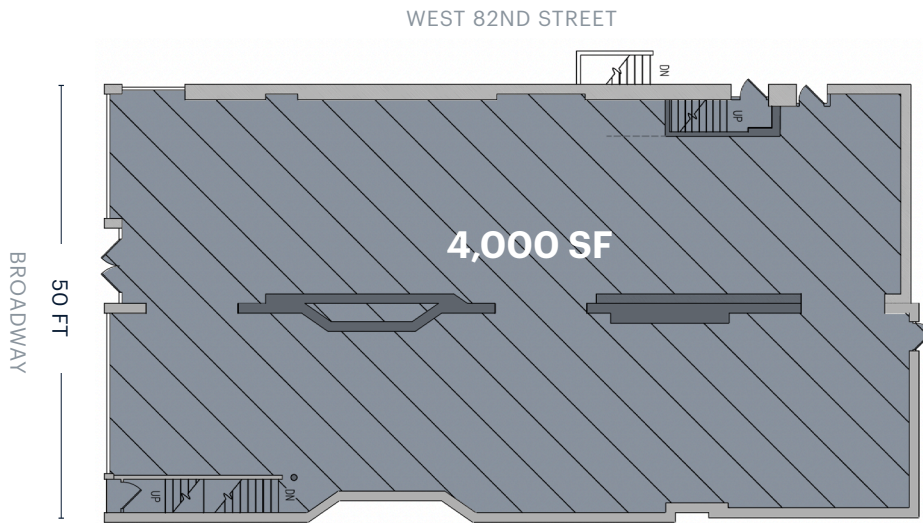
Ground Floor  
**4,000 SF**  
Basement  
**2,300 SF**  
For Lease



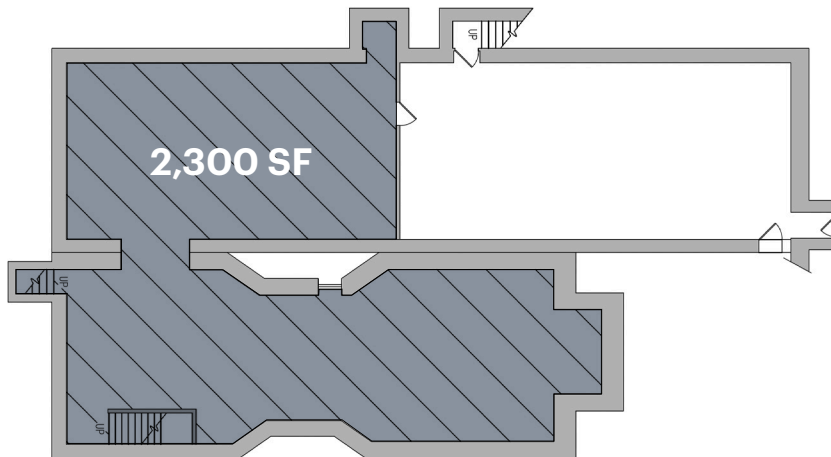
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# SPACE DETAILS

## GROUND FLOOR



## BASEMENT



### LOCATION

Southeast corner of West 82nd Street and Broadway

### SIZE

Ground Floor	4,000 SF
Basement	2,300 SF
Total	6,300 SF

### FRONTAGE

Broadway	50 FT
West 82nd Street	20 FT

### CEILING HEIGHTS

Ground Floor	Approx. 12 FT
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### STATUS

Currently vacant

### POSSESSION

Immediate

### RENT

Upon request

### NEIGHBORS

Zabars  
 AMC Theater  
 Barnes and Noble  
 FedEx  
 Harry's Shoes  
 Staples  
 Town Shop  
 Westville (coming soon)

### COMMENTS

Highly visible corner  
 Prominent branding opportunity  
 All non vented quality uses considered  
 Delivery hatch directly leading to basement

### TRANSPORTATION

2022 Ridership Report

#### 79th Street

Annual	3,182,626
Weekday	9,597
Weekend	13,698

1

#### M104 Bus

Annual	1,662,424
Weekday	4,579
Weekend	9,173

# AREA RETAIL



## CONTACT EXCLUSIVE AGENTS

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