



2192

BROADWAY

## 2192 BROADWAY

- >> 2,027 SF corner retail opportunity at 2192 Broadway, southeast corner of 78th Street
- >> Possession January 15, 2027
- >> Exceptional frontage along Broadway with strong branding and visibility
- >> Multiple storefront windows providing excellent natural light
- >> Co-tenancy with a 26,000 SF fitness tenant, driving consistent daily traffic
- >> Located one block south of the 79th Street subway stop for convenient access
- >> Positioned within a dense residential neighborhood
- >> Surrounded by strong retail co-tenants and established neighborhood anchors
- >> Ideal for retailers seeking high visibility, strong foot traffic, and a premier Upper West Side presence



# UPPER WEST SIDE

25K    13K    1K

TOTAL POPULATION

TOTAL HOUSEHOLDS

TOTAL BUSINESSES

\$183K

MEDIAN INCOME

17K

DAYTIME WORKERS

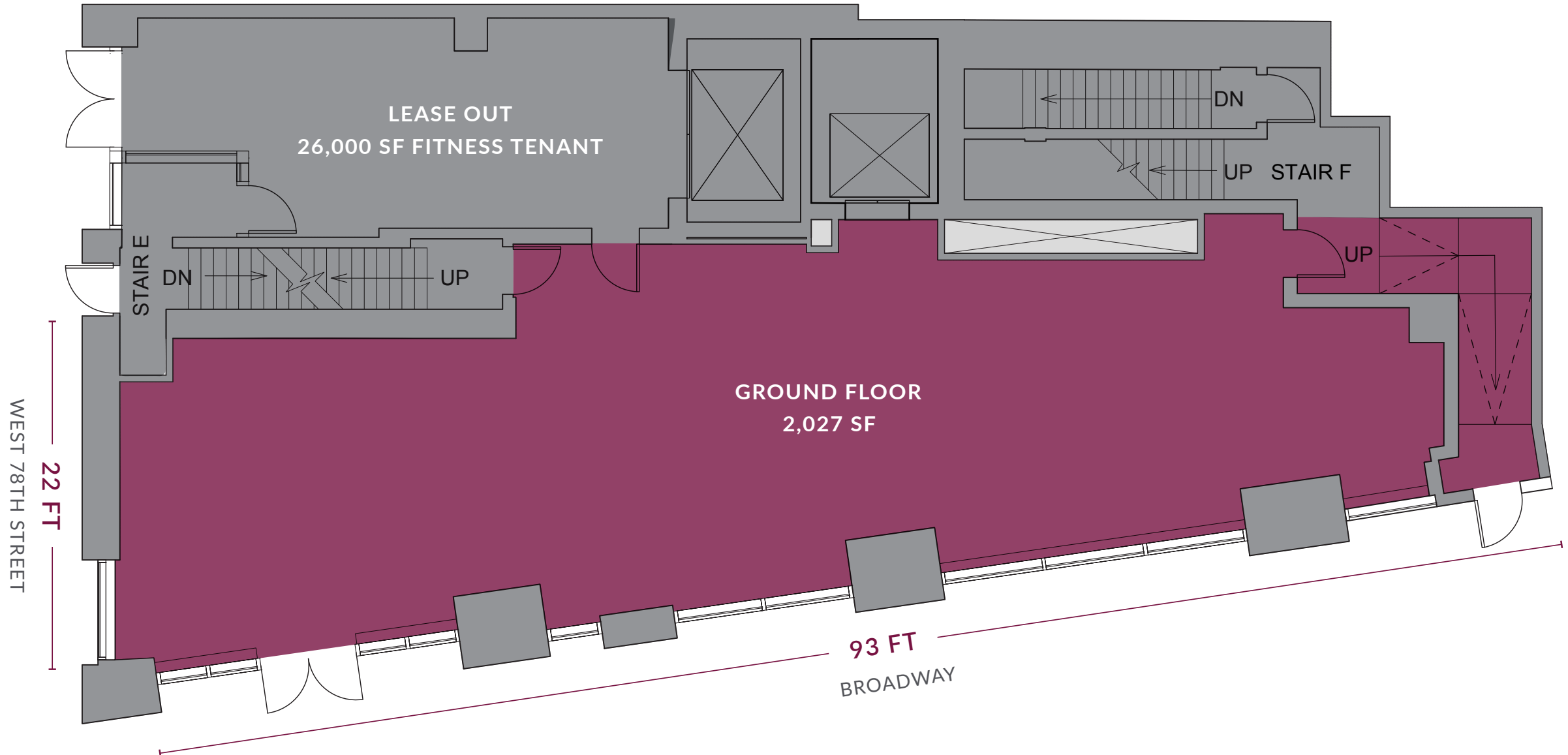
\$1.03B

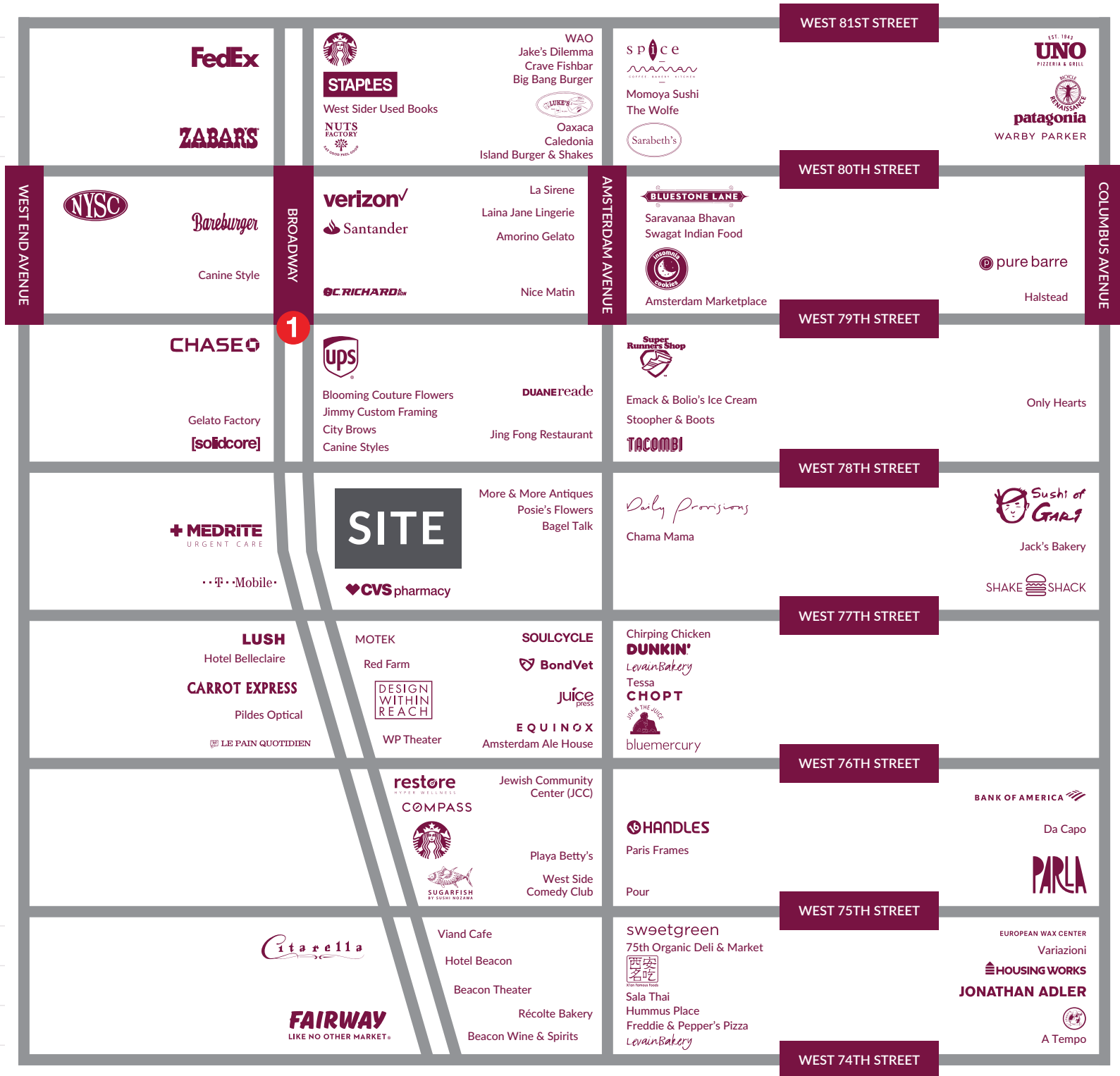
TOTAL RETAIL EXPENDITURE



# FLOOR PLAN

GROUND FLOOR CEILING HEIGHT 12 FT 10 IN





# UPPER WEST SIDE MAP

**SUBWAY RIDERSHIP**

**1**

**79TH STREET AND BROADWAY**

DAILY	9,934
WEEKEND	12,320
ANNUAL	3,207,507

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