

Prime Corner Retail By Columbia Presbyterian

***4117 Broadway
Corner of 174th Street***

710 Gross Square Feet Ground

Wraparound Frontage of 40+ Feet

Double Height Frontage

650 Square Feet Storage Basement

Asking \$6,100 per month

15" Ceiling Heights on Ground

Fantastic corner in the heart of Washington Heights. Ceilings are 15'+ on the ground floor and there is double height frontage offering great exposure on the corner along with some basement space for storage. Landlord will consider TI allowance or work letter for qualified tenants. Just a stones throw from Columbia Presbyterian Hospital and the Subway at 168th Street. Ideal for any retail, pharmacy or a variety of uses including vented food use. This a great opportunity to lease a prime corner in a very high trafficked intersection of a rapidly growing neighborhood. At the base of Broadway Towers, the tallest building in Washington Heights with 125 apartments.

Neighbors Include:

Papa John's ♦ Bank of America ♦ Citibank ♦ Bravo Supermarket ♦ McDonald's ♦ Rite Aid



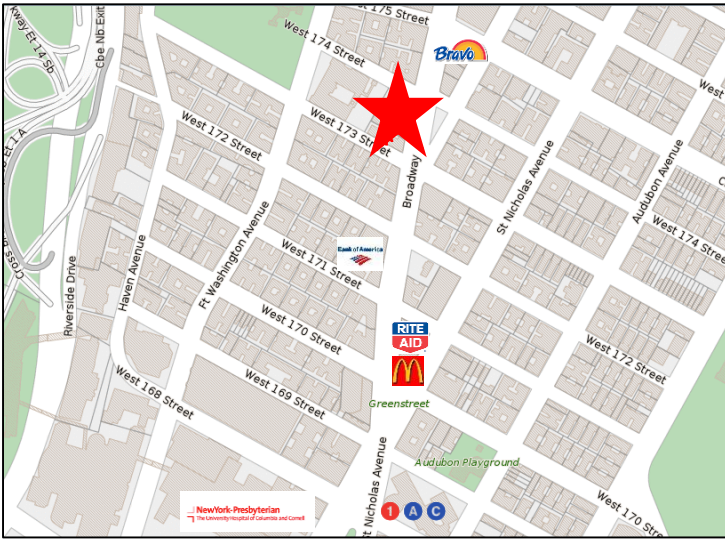
For More Information Please Contact

***Jeffrey Angel
212-719-7017***

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Neighborhood Information



Demographic Highlights – Zip 10033

Total Population: 53,926
 White Population: 25,533
 Black Population: 6,802
 Hispanic Population: 37,767
 Asian Population: 1,708
 Male Population: 26,461
 Female Population: 27,465
 Median Age: 35
 Median Age of Males: 33
 Median Age of Females: 38
 Average Annual Household Income: \$40,625
 Businesses: 1,002
 Employees: 6,864
 Average Family Income: \$47,648
 Median Family Income: \$31,348

168th and Broadway/St Nicholas Station

Avg Weekday Ridership 2017 – 25,589

Avg Annual Ridership 2017 – 7,945,871

Avg Weekend Ridership 2017 – 26,637

NY-PRESBYTERIAN – 2015 (<http://nyp.org/about/facts-statistics.html>)

Full-Time Equivalent Employees (w/ Residents & Fellows)	22,622
Residents & Fellows	2,063
Attending Physicians	4,834
Total Physicians	6,897
Certified Beds	2,515
Total Outpatient Visits	2,150,080
Emergency Dept Visits	276,067
Total Inpatient Days	785,739

Demographic Highlights – Zip 10032

Total Population: 57,331
 White Population: 18,934
 Black Population: 14,628
 Hispanic Population: 39,884
 Asian Population: 2,493
 Male Population: 27,659
 Female Population: 29,672
 Median Age: 35
 Median Age of Males: 33
 Median Age of Females: 37
 Average Annual Household Income: \$35,079
 Businesses: 764
 Employees: 14,907
 Average Family Income: \$40,120
 Median Family Income: \$26,237

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