

# **Prime Corner Retail By Columbia Presbyterian** **4101-4103 Broadway (Broadway Towers)** **Corner of West 173<sup>rd</sup> Street**

**1,000 up to 2,410 Gross Square Feet Ground**

**Prime Corner Frontage of over 50'**

**White Boxed & Renovated Space**

**Approximately 11' Ceilings**

**Asking Rents Upon Request**

**Divisions from 1,000 sf -1,500 sf**

At the base of Broadway Towers, the tallest building in Washington Heights which is comprised of 125 residential units combined. Just a stones throw from Columbia Presbyterian Hospital and the Subway at 168<sup>th</sup> Street, this a great opportunity to lease a prime corner in a very high trafficked intersection of a rapidly growing neighborhood. Landlord completely white boxed the space and Landlord will consider TI allowance or work letter for qualified tenants. Ideal for a bank, retail, pharmacy, medical or a variety of uses including vented food use. All logical divisions will be considered ranging between about 1,000 sf and the entire corner of 2,410 rsf.

### *Neighbors Include:*

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



**For More Information Please Contact**

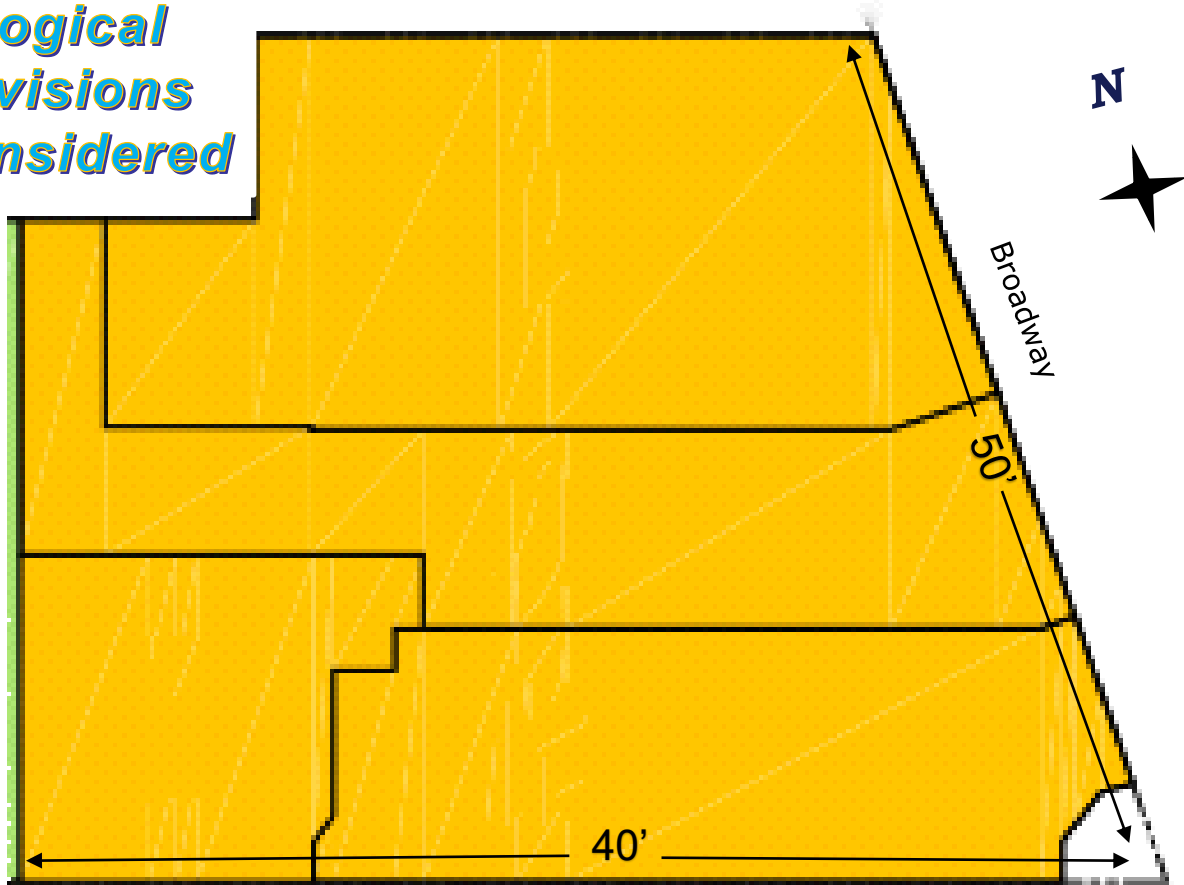
**Jeffrey Angel**  
**212-719-7017**



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# Floorplans Broadway Towers

**Logical  
Divisions  
Considered**



West 173<sup>rd</sup> Street

**Great  
Wraparound  
Frontage  
On  
Corner**



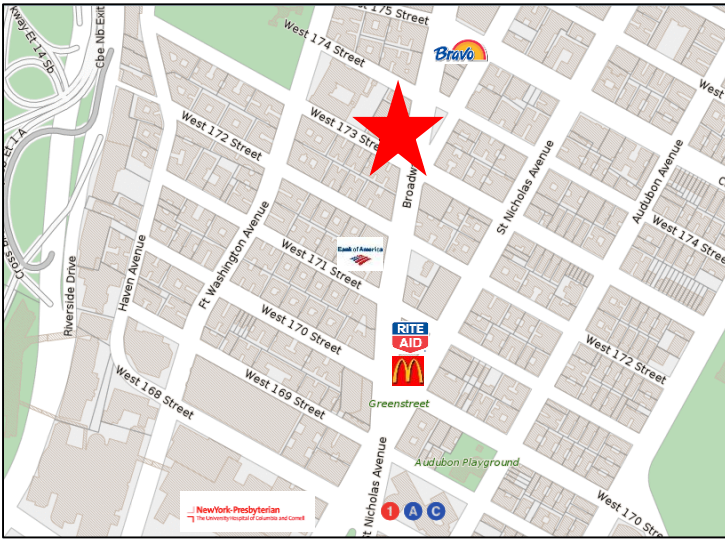
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# Neighborhood Information



## 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

## 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

## 168<sup>th</sup> 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 (<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

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