

Prime Broadway Corner in Washington Heights

3856 Broadway

S/E/C of 161st Street

1,850 Square Feet Ground

Prime Corner Frontage on Broadway

1,275 Square Feet Basement

TI Allowance Available Towards Work

Asking Rent Upon Request

Close to Columbia Presbyterian Hospital

Asking Rent Reduced! Prime corner location on the Southeast corner of 161st Street and Broadway with great visibility and exposure. Previously a deli/grocery the space was cleaned up and ready for new tenant installation. With a solid corner frontage of about 60' the space L's to provide good back of the house space with about 13' ceilings. This corner comes with a lower level space of about 1,275 square feet that is currently noncontiguous access by full staircase on the side of the building.

Tons of traffic being close to Columbia Presbyterian Hospital and the 1 train at 157th Street. Neighbors Include:
**NY Presbyterian Hospital & Columbia University Medical Center ♦ Boxers ♦ McDonald's
Hilltop Park Alehouse ♦ Dunkin' ♦ Super Foodtown ♦ Subway ♦ Wendy's ♦ Chase Bank ♦ TD Bank**

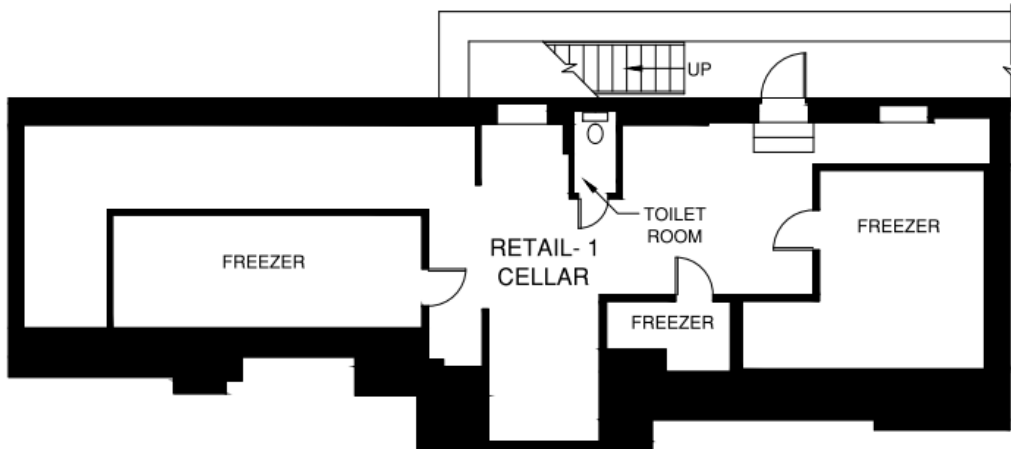
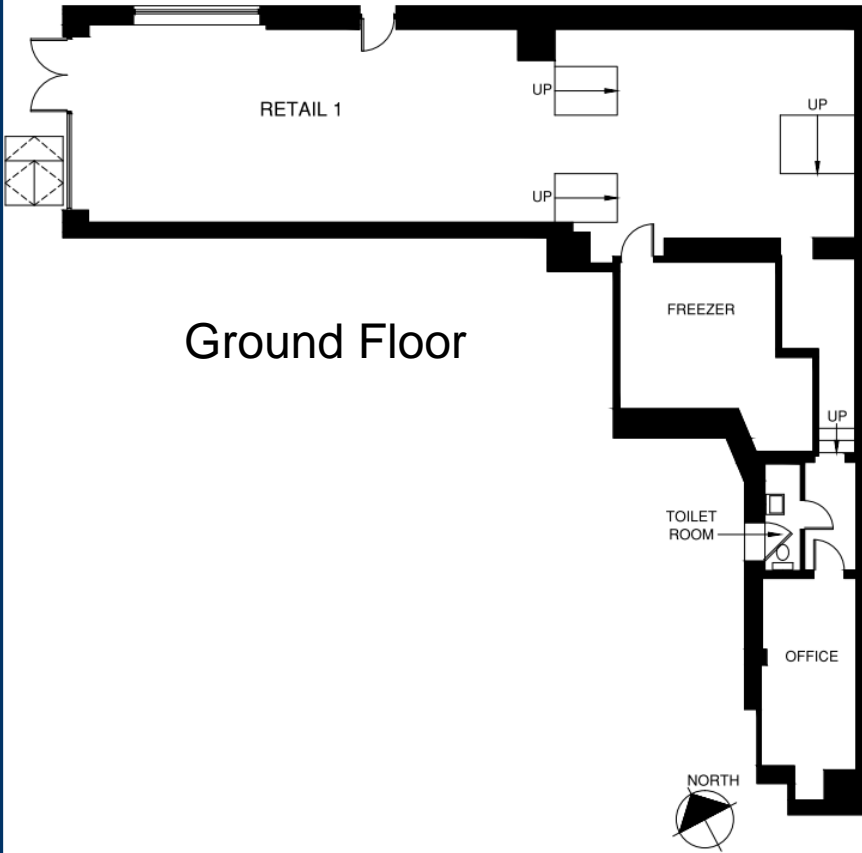


For More Information Please Contact

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212-719-7017



3856 Broadway Floorplan



Basement

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Area Description

Fantastic neighborhood on the rise with 7 day a week traffic and growing income level and density. Neighbors include:
NY Presbyterian Hospital (with the Morgan Stanley Children's Hospital) & Columbia University Medical Center
Hilltop Park Alehouse ♦ Bank of America ♦ Super Foodtown ♦ Subway ♦ Wendy's ♦ Chase Bank ♦ TD Bank



Demographic Highlights – Zip 10032

Total Population: 59,069
Female Population: 50.4%
Male Population: 49.6%
Median Age: 34.6
Median Age of Males: 32.3
Median Age of Females: 36.7
Average Annual Household Income: \$49,670
Housing Units: 21,208
Households w/ Kids: 27.3%
Source – www.propertyshark.com

168th Street Station (www.mta.info) 1 A C

Avg Weekday Ridership 2019 – 20,079
Avg Annual Ridership 2019 – 6,156,288
Avg Weekend Ridership 2019 – 19,246

157th Street Station (www.mta.info) 1

Avg Weekday Ridership 2019 – 12,042
Avg Annual Ridership 2019 – 3,739,786
Avg Weekend Ridership 2019 – 12,229

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