As exclusive agents for the owner we are pleased to offer a prime retail store for lease

Space Size: Ground 4,589 SF with outdoor space
Lower Level 4,200 SF (Optional)

Asking Rent: Upon Request

Comment: Previously was Duane Reade
Close to 8 Subway lines
Near World Trade Center
High visitor volume in Lower Manhattan

Neighbors: The Ritz Carlton, New York Film Academy, Cipriani, Pier A Harbor House, The W Hotel, Marriot Hotel, Staten Island Ferry, Brookfield Place, World Trade Center

Stevie Haber
(917) 687-6662
Stevie@haberrealty.com
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.
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**Ground Floor**

100" Frontage

4,589 SF
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Quick Work Force Facts

323,001 Employees in Lower Manhattan
26% are TAMI tenants SF of Class A office space under construction
$131,085 Average Lower Manhattan salary

Tourism
14.2 million Lower Manhattan visitors

Quick Residential Facts

29,000 (33,010 by 2018) Total households in Lower Manhattan
63,000 (87,000 by 2018) Total residents
$206,000 Average Lower Manhattan household income
$3.2 billion Annual residential disposable income
568 Number of retailers and service businesses

School
52,000 Students

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