



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Prime SOHO Retail Space For Lease

2,500 SF

449 Broadway • New York • NY

For Pricing Call: 212-433-3355

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Daniel Sharabi
☎ 718.437.6100 x158
daniel.s@tristatecr.com



Location Overview

Located in the SoHo neighborhood of Manhattan between Howard St & Grand St near the Canal St subway station.

Nearest Transit: R, Q, 4, 6, N, J, E, C, 2, & A trains at Canal St and the M55, X27, X28, BxM18, M1, SIM4C, SIM34, SIM1C, SIM3C, & SIM1 bus lines.

Nearby tenants include Starbucks, Dunkin', Foot Locker, Champion, Walgreens, Broadway, The UPS Store, Chipotle Mexican Grill, Chase Bank, The AT&T Store, Popeyes Louisiana Kitchen, TD Bank, Museum of Chinese in America, Alexander Wang Flagship Store, USM Modular Furniture, T.J Maxx, GRAY MATTERS, Grand Street Social, and more!

Main Highlights

- ▶ Prime SOHO space
- ▶ High foot traffic



35,000 SF

Total Building Size



6,098 SF

Lot Size



M1-5B

Zoning

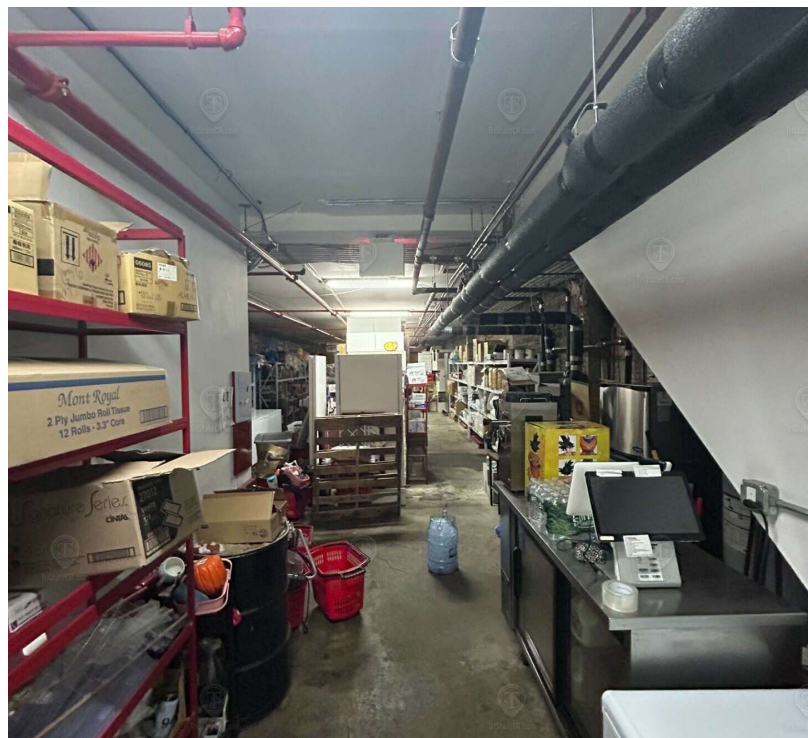
FOR LEASE • 2,500 SF • For Pricing

Call: 212-433-3355

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Daniel Sharabi
☎ 718.437.6100 x158
daniel.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



FOR LEASE • 2,500 SF • For Pricing

Call: 212-433-3355

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Daniel Sharabi
 ☎ 718.437.6100 x158
 daniel.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



TriStateCR.com

Retailer Map

449 Broadway, New York, NY 10013



FOR LEASE • 2,500 SF • For Pricing

Call: 212-433-3355

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Daniel Sharabi
☎ 718.437.6100 x158
daniel.s@tristatecr.com

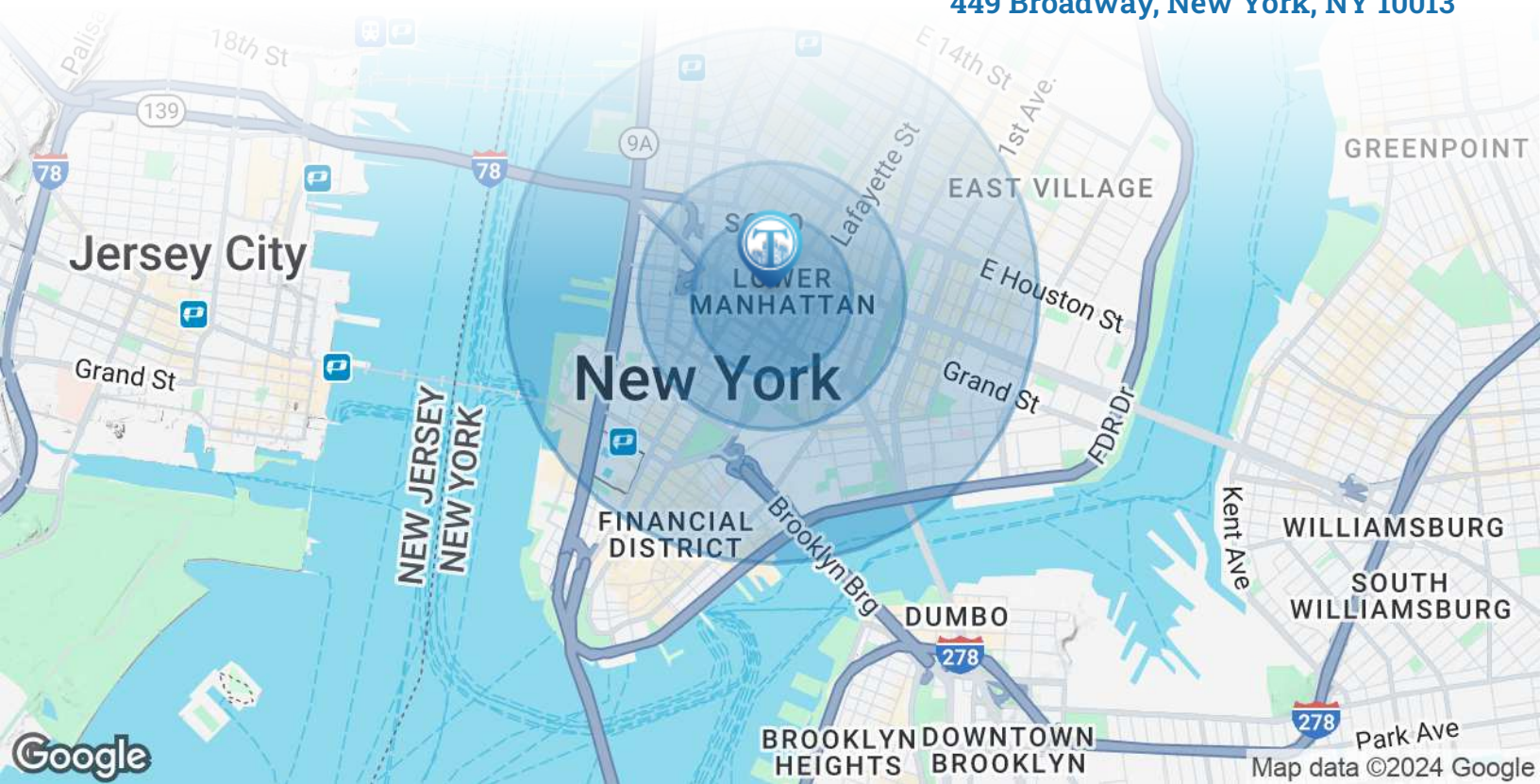
Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



TriStateCR.com

Area Demographics

449 Broadway, New York, NY 10013



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	8,464	46,859	203,483
Average Age	40	41	41
Average Age (Male)	40	41	40
Average Age (Female)	40	42	41



203,483

People within 1 Mile

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	3,926	21,918	99,124
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$201,719	\$178,847	\$172,622
Average House Value	\$1,698,187	\$1,465,508	\$1,277,259



\$172,622

Avg Household Income

FOR LEASE • 2,500 SF • For Pricing

Call: 212-433-3355

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Daniel Sharabi
📞 718.437.6100 x158
daniel.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

For Lease



TriStateCR.com

2,500 SF | 449 Broadway | Prime SOHO Retail Space For Lease

2,500 SF • For Pricing **Call: 212-433-3355**

449 Broadway • New York • NY

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Daniel Sharabi
☎ 718.437.6100 x158
daniel.s@tristatecr.com

SITE SOURCE
RETAIL BROKER NETWORK