

1674

BROADWAY



# TIMES SQUARE RETAIL / RESTAURANT OPPORTUNITY

NORTHEAST CORNER OF WEST 52ND STREET

**WRG** WINICK  
REALTY  
GROUP

**EMMES**  
• • • •





1674

## BROADWAY

1674 Broadway, New York, NY 10019

### SINGLE TENANT

Ground Floor + Second Floor  
1,325 SF 3,949 SF

Ceiling Heights  
Ground Floor Second Floor  
12'-8" 11'-8"

Frontage Possession  
135' Wraparound Immediate

### DUAL TENANT

Ground Floor + Second Floor  
1,325 SF 3,949 SF

Ceiling Heights  
Space A Space B  
12'-8" 11'-8"

Frontage Possession  
74' - 135' Immediate

### HIGHLIGHTS

- Prime Times Square corner retail/restaurant location fronting Broadway and 52nd Street
- High visibility with advertising opportunities available for maximum branding potential (480,000 weekly impressions)
- Delivered in white box condition
- Logical divisions considered
- Black iron vent in-place for cooking users
- Abundance of city life where customers come to visit NYC's most iconic destinations

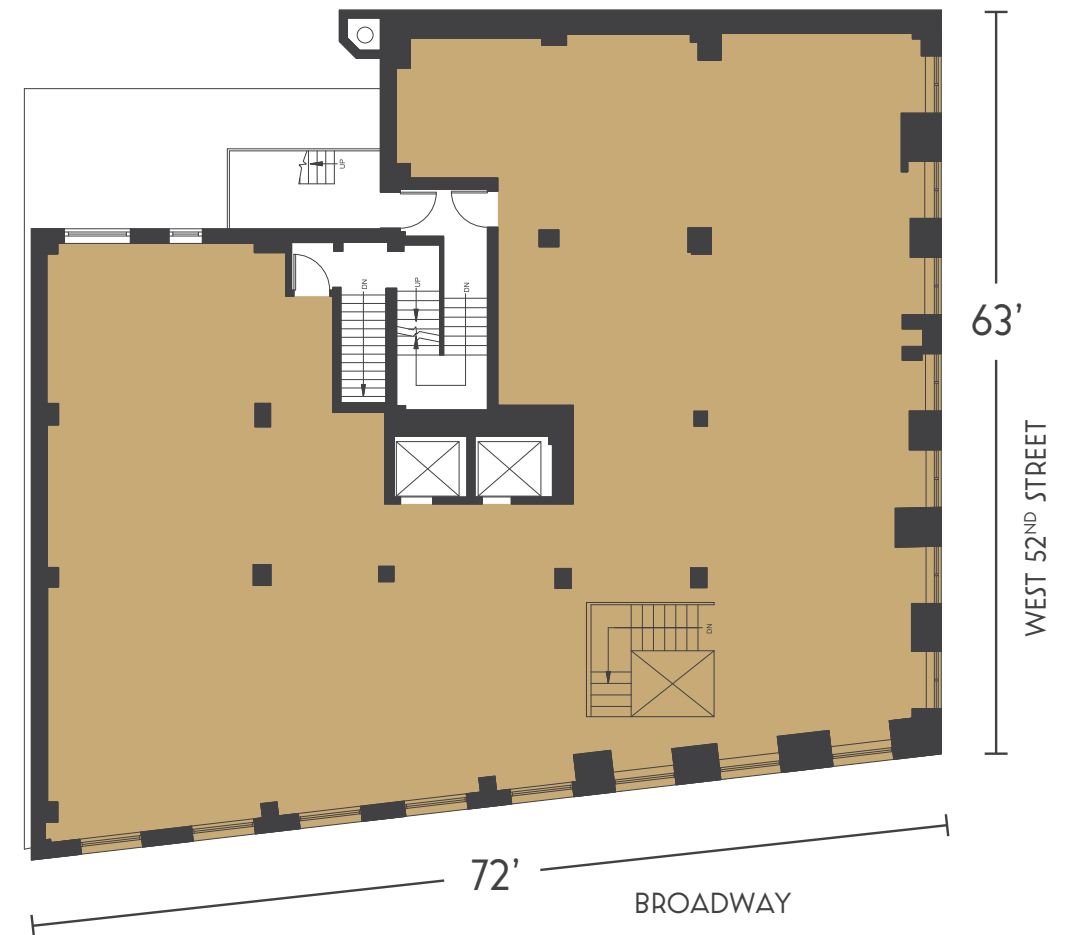


# SINGLE TENANT PLAN

**GROUND FLOOR - 1,325 SF**



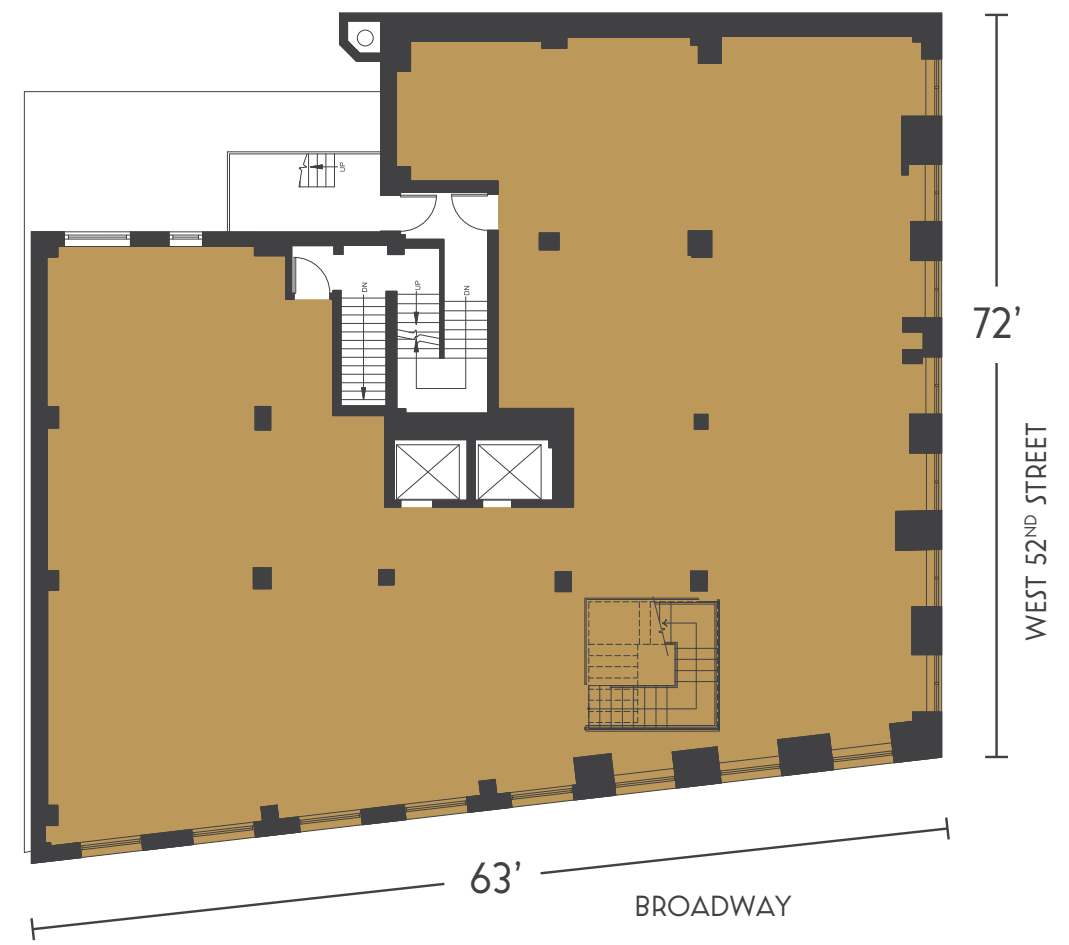
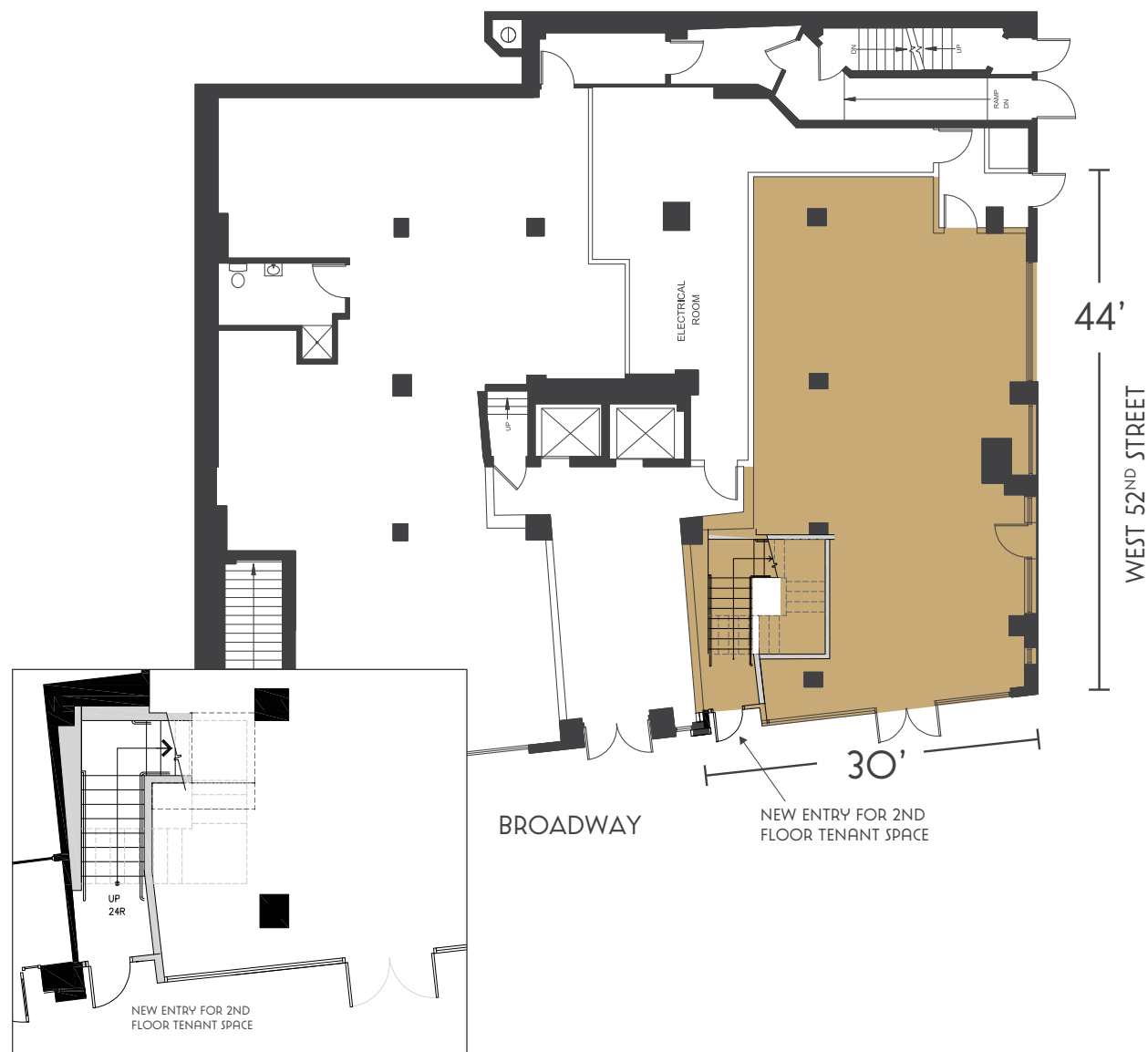
**SECOND FLOOR - 3,949 SF**



# DUAL TENANT PLAN

SPACE A (GROUND FLOOR) - 1,325 SF

SPACE B (SECOND FLOOR) - 3,949 SF





GROUND FLOOR  
1,325 SF



BY THE AGENCY RED

conceptual rendering



SECOND FLOOR  
3,949 SF



conceptual rendering



# THE AREA

## NEIGHBORS



EQUINOX



BANK OF AMERICA



CHASE



Sheraton  
HOTELS & RESORTS



3 BLOCKS TO TIMES SQUARE

2 BLOCKS TO CENTRAL PARK



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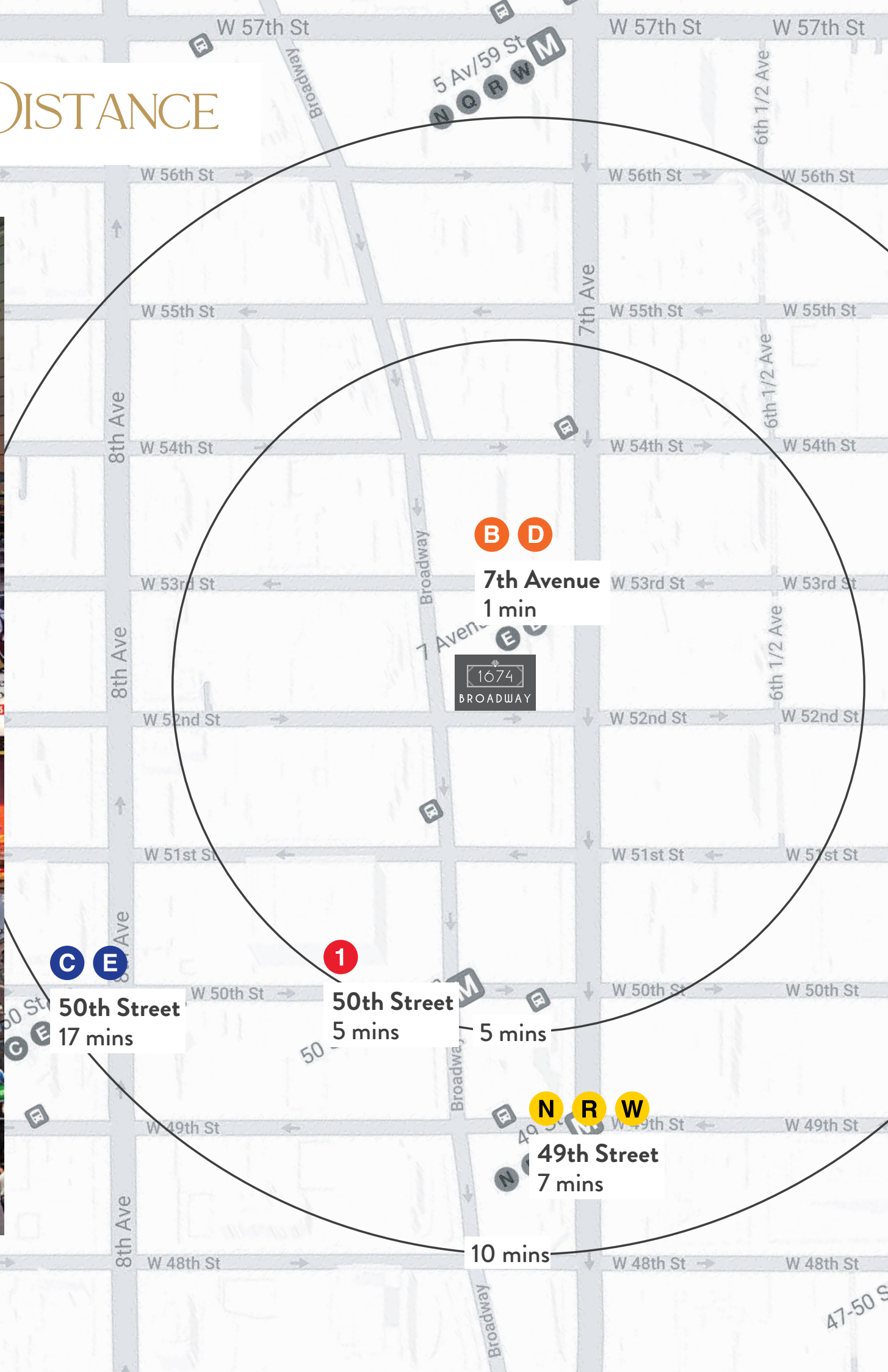
700,000 SF OFFICE TOWER

760,000 SF OFFICE BUILDING

47-50 Sts-Rockefeller Ctr



# WALKING DISTANCE



## Demographics

within a 5 m in Walk

11,973	38.7
Population	Medium age
1.6	\$130,680
Avg Household Size	Medium HH Income
2,665	91,850
Total Businesses	Total Employees

## Total Subway Ridership in 2022

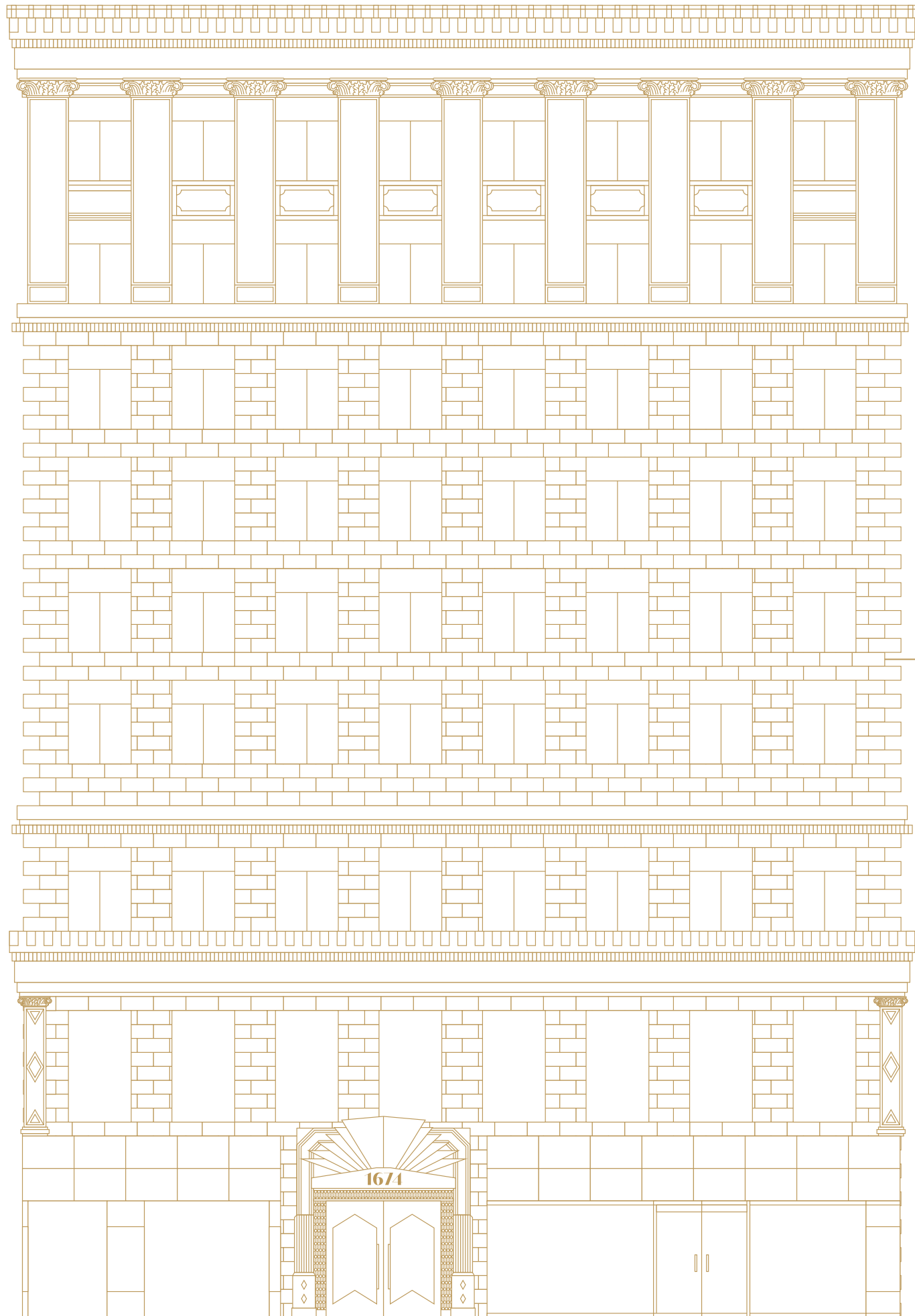
7th Ave (B, D)	50th St (1)
3,100,698	4,946,989
50th St (C, E)	49th St (N, R, W)
4,126,925	4,692,505
57th St (F)	57th - 7th Ave
2,992,231	6,429,389
47th - 50th St Rockefeller	
9,781,251	

## Wealth Index 125

(Represents the wealth of an area relative to the national level. Values over 100 represent above-average wealth). Above-average lifestyle spending index for all categories (100 is average)

195	204
Meals at restaurants	Apparel & Services
170	173
Retail Goods	Entertainment/Recreation
166	
Home Services	





## BROADWAY

FOR MORE INFO, CONTACT  
OUR EXCLUSIVE AGENTS:

MICHAEL SHKRELI  
212-792-2638  
mshkreli@winick.com

JEFF WINICK  
212-792-2601  
jeff@winick.com

MAXWELL GREENGRASS  
212-792-2625  
mgreengrass@winick.com



Winick Realty Group LLC, Licensed Real Estate Brokers  
655 Third Avenue, 24th Floor | New York, NY 10017  
T 212.792.2600 | F 212.792.2660 | winick.com

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