

# 1889 BROADWAY

## THE RETAIL AT THE EMPIRE HOTEL

LINCOLN CENTER | NEW YORK, NY 10023









# AERIAL OVERVIEW

1889





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## OPTION A

Ground Floor  
2,626 SF

Lower Level  
10,656 SF

Frontage  
46 FT

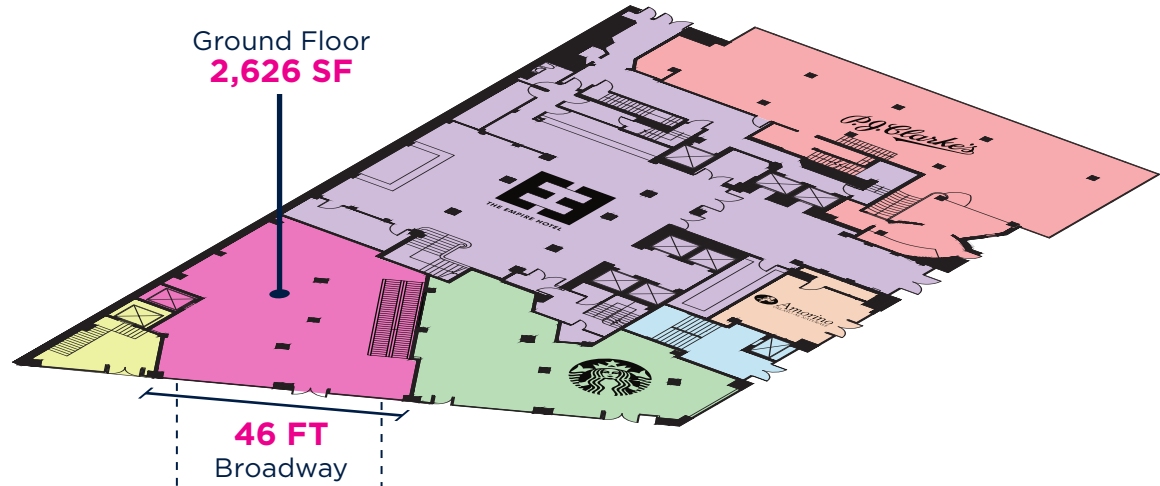
Ceiling Heights  
Ground Floor: 14'  
Lower Level: 12.5'

Possession  
Immediate

Asking Price  
Upon Request

- Comments
- Former Duane Reade
  - All uses considered
  - Elevators and escalators in place

Neighbors  
Rosa Mexicano, PJ Clarke's, Breads Bakery, The Smith, Cafe Fiorello, Bar Boulud, Epicerie Boulud, Boulud Sud, Atlantic Grill, Rosetta Bakery, Le Pain Quotidien, Shun Lee



### Legend

For Lease	Stabucks
Empire Hotel	PJ Clarke's
Restaurant coming soon	Amorino Gelato

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## OPTION B

Ground Floor

3,114 SF

Lower Level

11,091 SF

Second Floor

5,000 SF

Frontage

71 FT

### Ceiling Heights

Ground Floor: 14'

Lower Level: 12.5'

Second Floor: 15'

### Possession

Immediate

### Asking Price

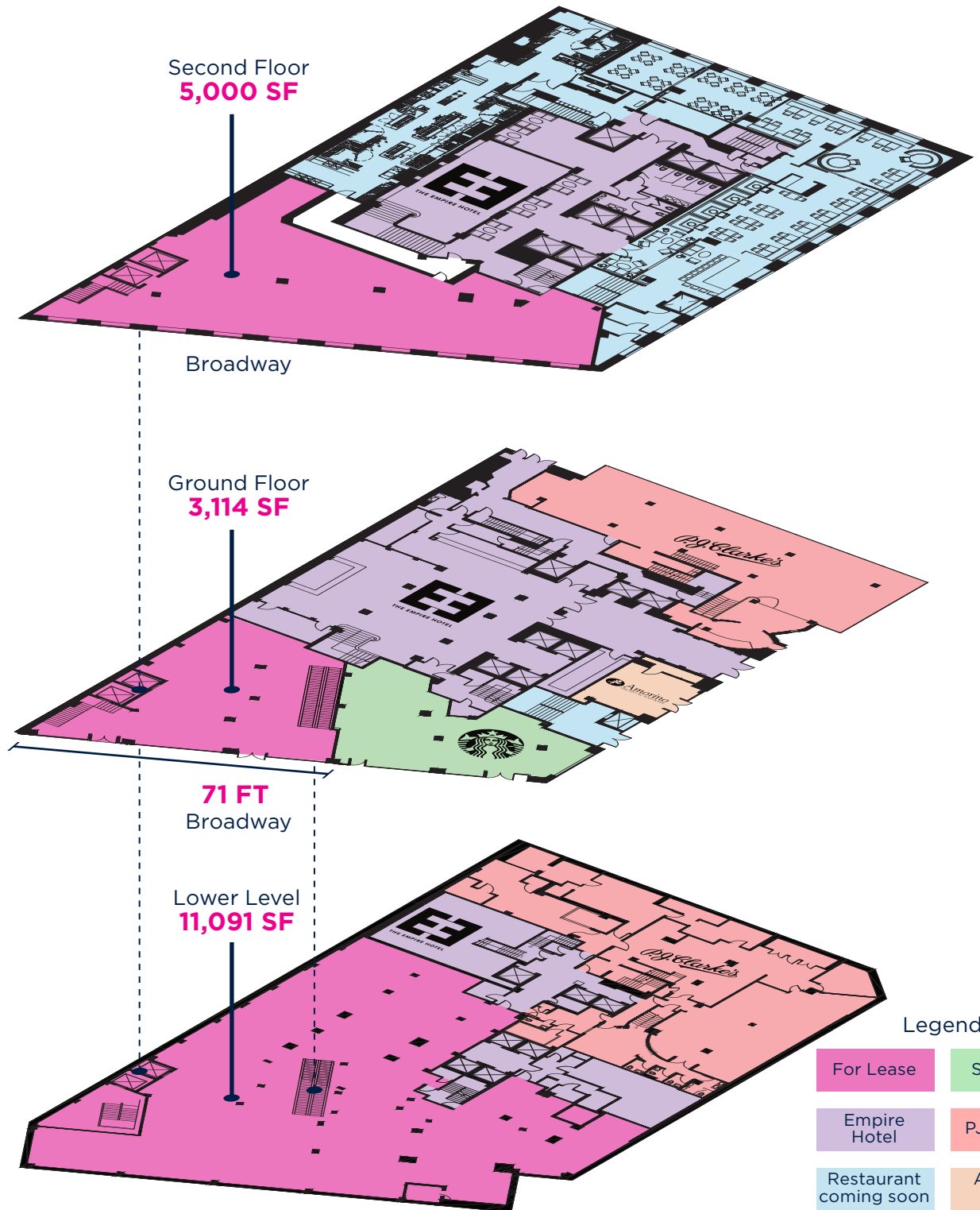
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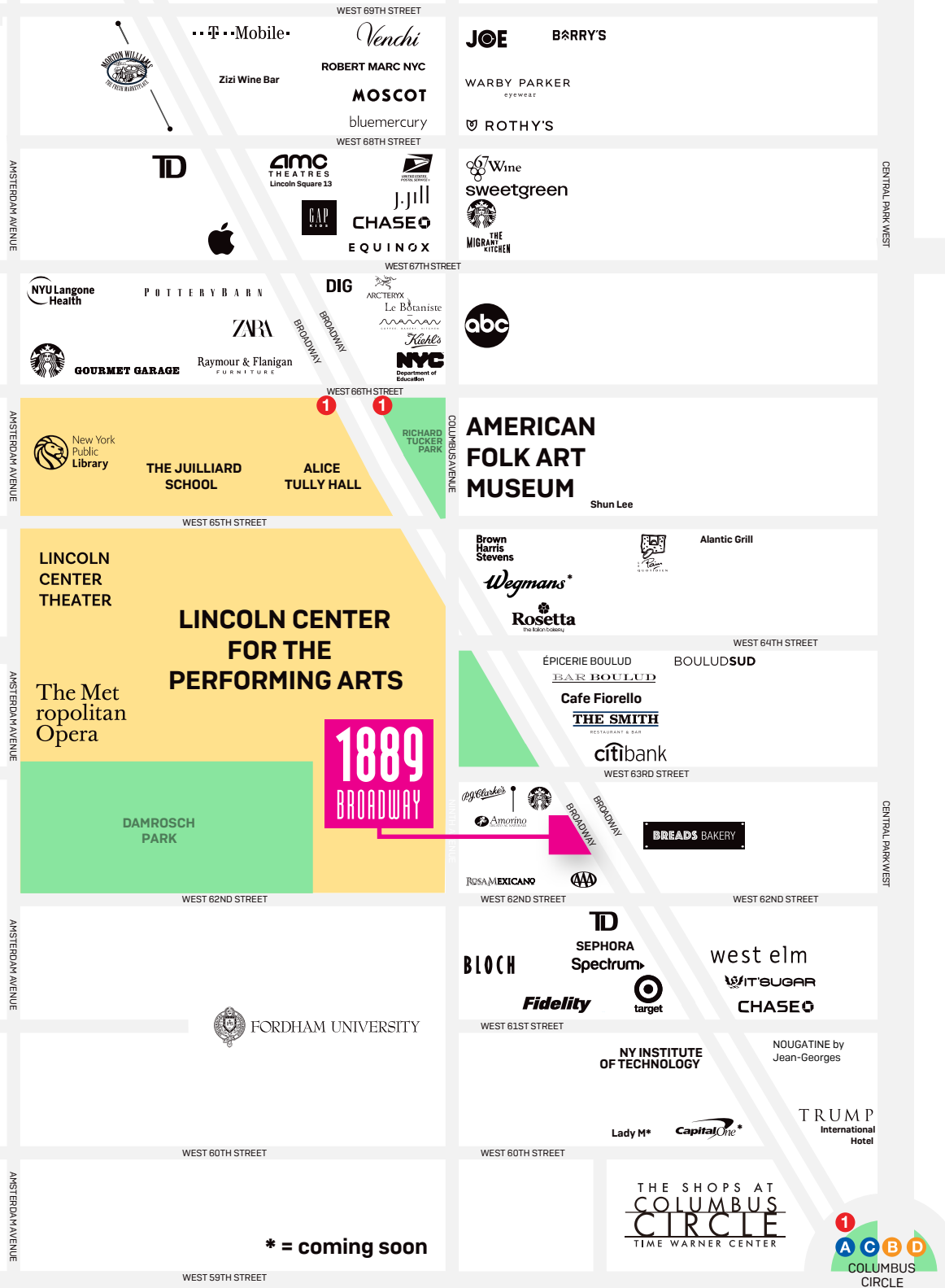
### Comments

- Former Duane Reade
- All uses considered
- Elevators and escalators in place

### Neighbors

Rosa Mexicano, PJ Clarke's, Breads Bakery, The Smith, Cafe Fiorello, Bar Boulud, Epicerie Boulud, Boulud Sud, Atlantic Grill, Rosetta Bakery, Le Pain Quotidien, Shun Lee





# NEIGHBORING DRIVERS



ROSETTA BAKERY



# DEMOGRAPHICS FOR 10023

## WITHIN A 5 MINUTE WALK



Population  
**76,943**



Residential Units  
**51,348**



Average Income  
**\$127,345**



SF of Residential  
**52,450,885**



SF of Office  
**6,780,481**



Annual Consumer Spend  
**\$2.1B**

## ANNUAL SUBWAY RIDERSHIP (10 MIN WALK)

57 St-7 Av



**6,429,389**

72 St



**1,904,998**

72 St



**7,791,430**

66 St-Lincoln Center



**4,015,455**

59 St-Columbus Circle



**13,777,313**



## TOURISM WITHIN A 10 MINUTE WALK

- Central Park (5 minute walk): 42 Million annual visitors
- Lincoln Center: 5 Million annual visitors
- Store Foot Traffic Potential: 450,000 store visits in 12 months
- Area Foot Traffic Potential: 300 Million total venue visits in 12 months
- 30 hotels with over 7,500 rooms



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