

MANHATTAN, NY – 4769 Broadway (Inwood)



HIGHLY VISIBLE SITE ON STREET FRONT JUST OFF DYCKMAN ST

+/-600 SF

- Tremendous Foot Traffic and Exposure to Broadway
- Steps from MTA Station A-Train
- Steps from Starbucks and Hudson Heights Mini Restaurant Row
- Adjacent to Tighe Triangle & Anne Loftus Playground
- Rare Parking Area Access

By Radius	.25-Mile	.5-Mile	1-Mile
Average HH Income	\$55,367	\$52,371	\$63,232
Median HH Income	\$39,666	\$34,960	\$40,083
Population	19,837	48,775	40,541
Total Households	7,584	18,072	106,498
Retail Potential	\$188M	\$422M	\$1.14B

JON GORDON

CALL OWNER'S **EXCLUSIVE AGENTS:** ALEC FREDERICO 914-779-8200 x 118 914-779-8200 x 115





ALEC@ADMIRALREALESTATE.COM JGORDON@ADMIRALREALESTATE.COM

BROKERS PROTECTED

ADMIRAL REAL ESTATE SERVICES CORP. 62 Pondfield Rd Bronxville, NY 10708 Jonathan H. Gordon, Corporate Broker admiralrealestate.com All information furnished regarding property for sale or rental is from sources deemed reliable, but no repr express or implied, are made as to the accuracy thereof.