

4771 BROADWAY, NEW YORK, NY 10034
Prime Inwood Space Adjacent to MTA Train Station
Multi-Use Site – Dry Retail, Office, Medical, Finance, etc.



FOR LEASE: PRIME INWOOD RETAIL SPACE FOR LEASE JUST OFF DYCKMAN STREET

Tremendous Foot Traffic and Exposure to Broadway

- Add'l +/-600 SF Available (Total +/-1,000 SF)
- Steps from MTA Station A-Train, Starbucks and Hudson Heights Mini Restaurant Row
- Adjacent to Tighe Triangle & Anne Loftus Playground
- Rare Parking Area Access
- Basement Area Included



+/-400 SF
CALL FOR FULL RENTAL DETAILS



CONTACT OWNER'S EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118
JONATHON GORDON: 914-779-8200 x115

alec@admiralrealestate.com
jgordon@admiralrealestate.com

BROKERS PROTECTED

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By Radius	0.5-Mile	1-Mile	1.5-Mile
Average HH Income	\$86,119	\$75,403	\$85,109
Median HH Income	\$66,667	\$55,617	\$61,078
Population	15,440	44,113	65,042
Total Households	6,418	17,941	26,868
Disposable Income	\$65,029	\$57,241	\$63,211
Medical Expenses	\$4,770	\$4,200	\$4,749

KEY FACTS (0.25-Mile Radius of Site)

POPULATION	MEDIAN AGE
15,440	38.3
AVERAGE INCOME	DISPOSABLE INCOME
\$86,119	\$65,029



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EXTERIOR PHOTOGRAPHS



(Current Exterior Photos)



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ADDITIONAL PHOTOGRAPHS



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