

4857 BROADWAY, NEW YORK, NY 10034
Ultra Prime Site in Dense Residential and Retail Area
1,748 SF to 3,600 SF | Multiple Uses Permitted



FOR LEASE:
**ULTRA PRIME
INWOOD
RETAIL SPACE**

CONTACT FOR RENTAL RATE



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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SITE HIGHLIGHTS

- Multiple Use Site Including Retail, QSR Food, Office, Medical, Financial, Fitness, Urgent Care, etc.
- Located in High Density Residential Area
- Between 2 MTA Trains – Inwood 207th St & Dyckman St
- Move-In Ready Space with Abundance of Natural Light
- Mostly Open Layout and High Ceilings – 12 Ft
- Private Office and Restrooms
- Great Frontage – 36 Ft
- Near Route 9A, Henry Hudson Bridge, Broadway Bridge and George Washington Bridge
- Very Walkable Area With Ample Shopping, Dining, Banking and Entertainment Options
- Nearby Businesses Include:
 - Starbucks, McDonald's, Capital One, Chase, USPS, TD Bank, Planet Fitness, Mama Sushi, Dunkin' Donuts, CUNY In The Heights, Mt. Sinai Doctors – Inwood, Yummy Thai, Inwood Animal Clinic, Harold O. Levy School, New York-Presbyterian, and many more!



Above: Current NY Public Library Exterior

Below: Current Probus Exterior



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ADMIRAL
REAL ESTATE SERVICES



DEMOGRAPHICS

By Radius	0.1-Mile	0.3-Mile	0.5-Mile
Average HH Income	\$75,962	\$81,240	\$82,482
Median HH Income	\$57,688	\$61,017	\$59,362
Population	3,660	26,136	44,517
Total Households	1,609	10,895	18,986
Disposable Income	\$58,778	\$61,757	\$61,975
Medical Expenses	\$4,247	\$4,574	\$4,657

KEY FACTS (0.30-Mile Radius of Site)

POPULATION	MEDIAN AGE
26,136	37.6
AVERAGE INCOME	DISPOSABLE INCOME
\$81,240	\$61,757



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VISIBILITY | 1

Facing Northeast on Broadway



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VISIBILITY | 2

Facing Southwest on Broadway



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INTERIOR PHOTOGRAPH



Probus



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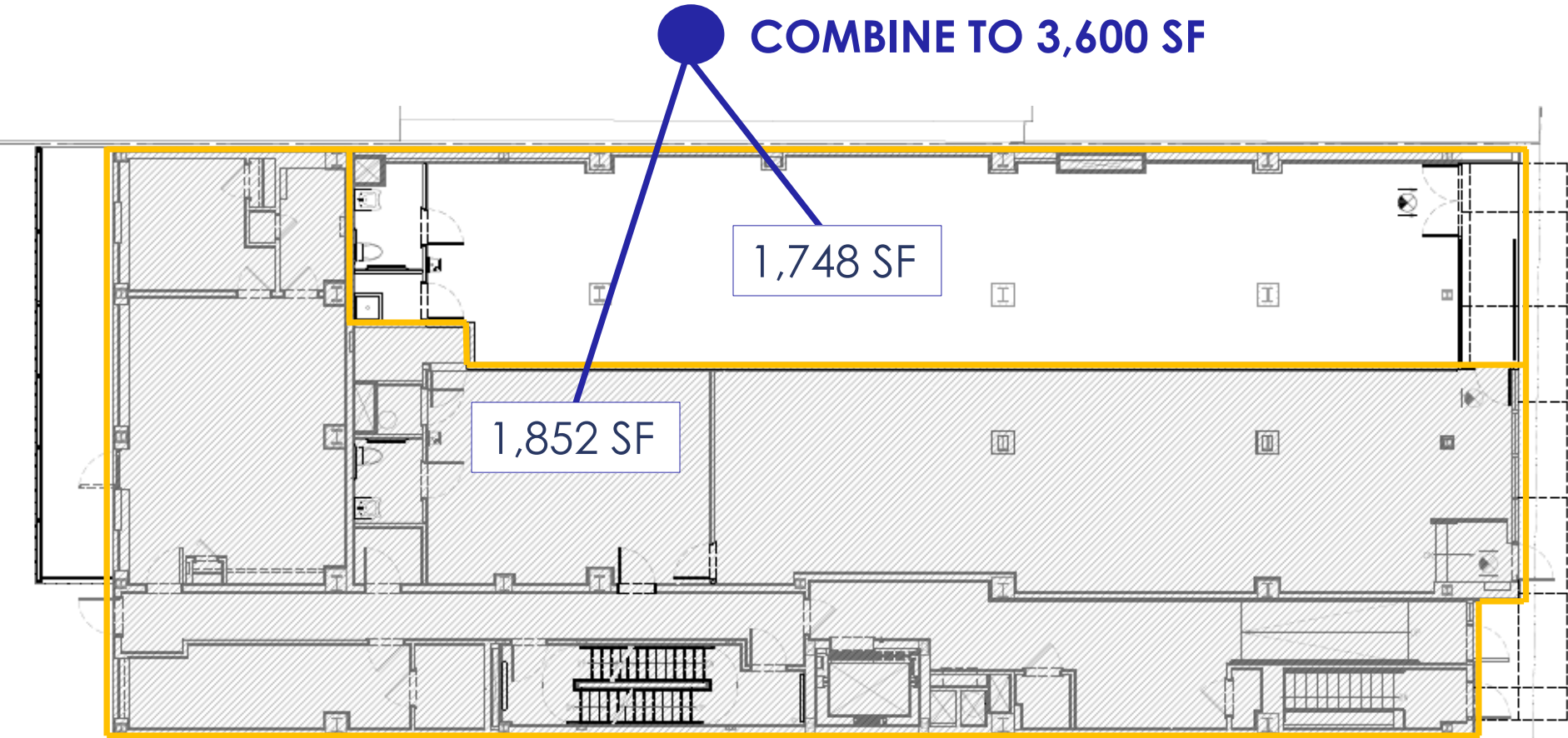
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SITE PLAN



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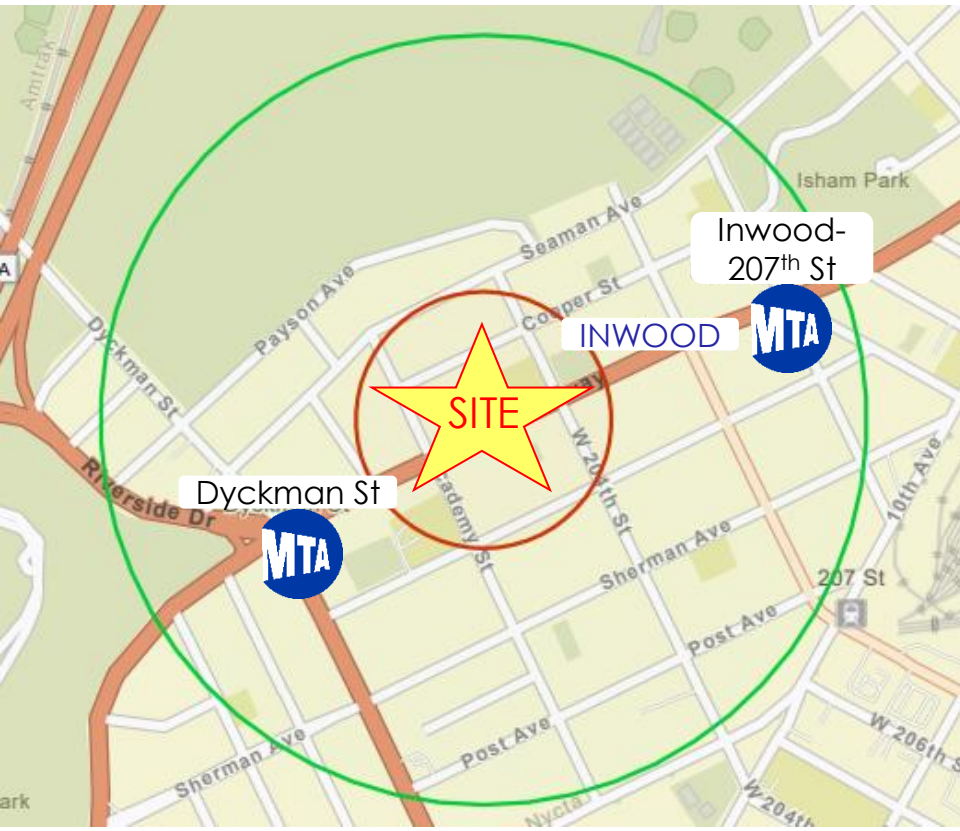
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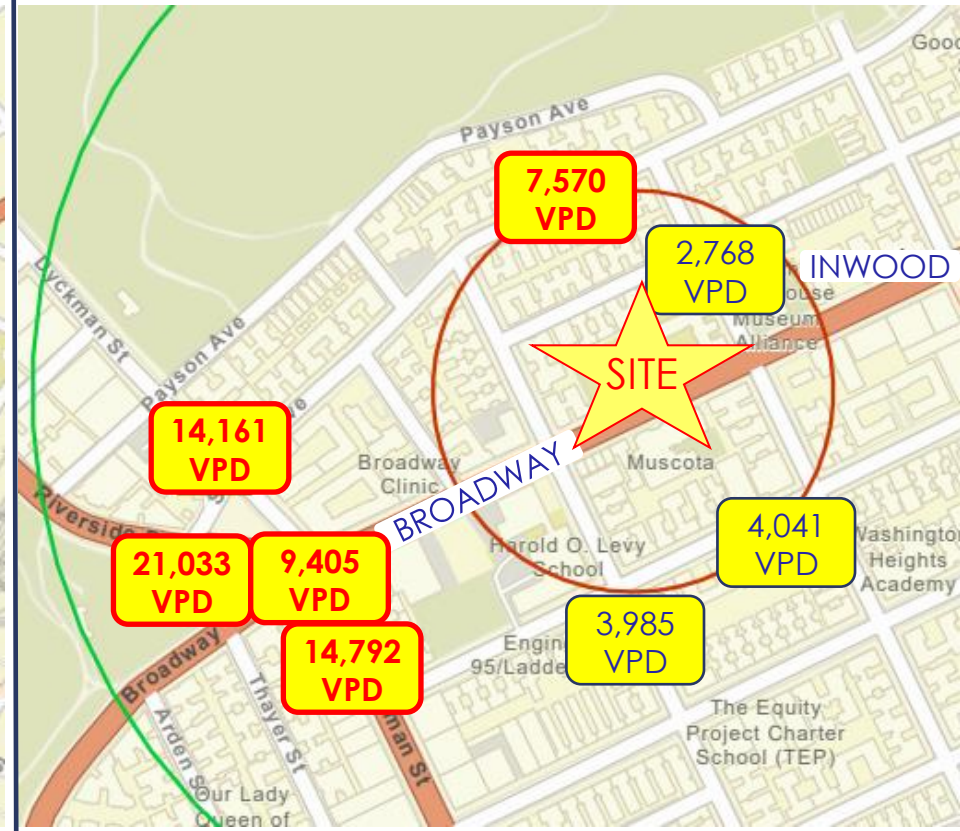
SITE MAP

RADIUS: **0.1-MILE** **0.3-MILE**



TRAFFIC COUNT

Over 9,000 Vehicles Per Day on Broadway



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PUBLIC TRANSPORTATION



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LOCAL
 RETAIL
 MAP



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