

THE RETAIL AT

295 FIFTH AVENUE

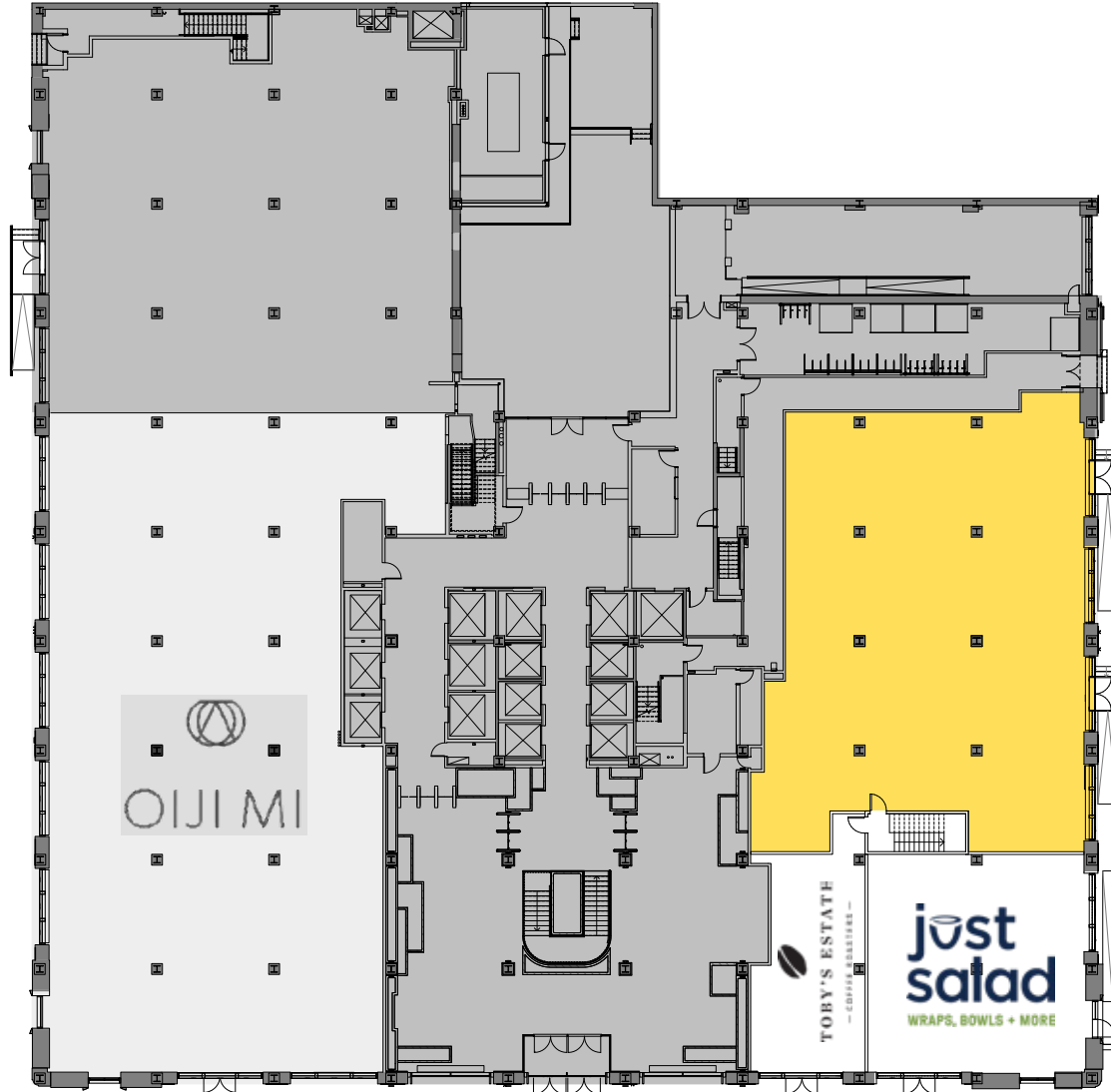
FIRST CLASS
RESTAURANT
OPPORTUNITY



295 FIFTH AVENUE

GROUND FLOOR

31ST STREET



30TH STREET

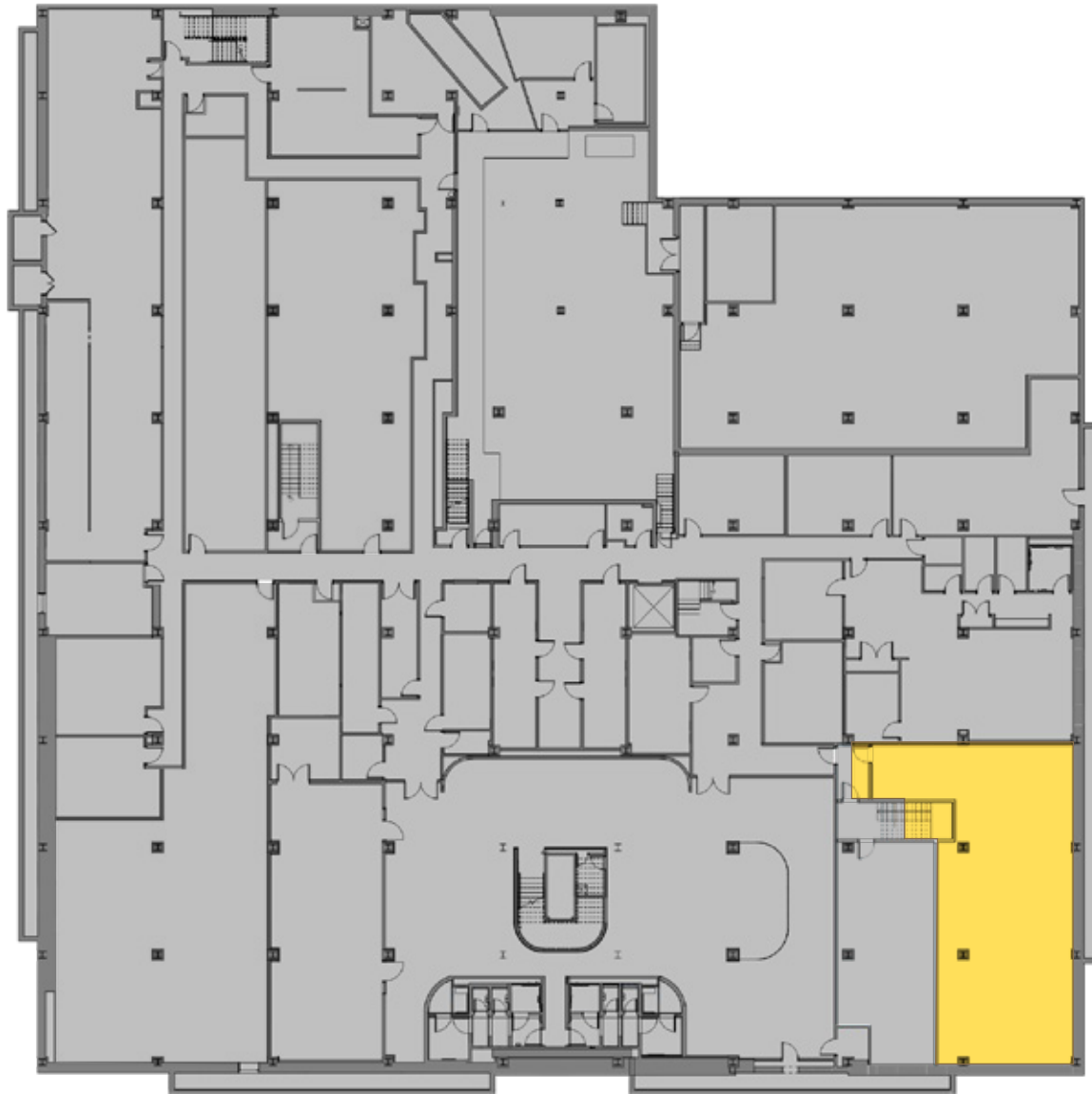
4,897 SF

FIFTH AVENUE

295
FIFTH
AVENUE

LOWER LEVEL

31ST STREET



30TH STREET

1,753 SF

FIFTH AVENUE

295 FIFTH AVENUE

JOIN OIJI, TOBY'S ESTATE COFFEE,
& JUST SALAD AT THE BASE OF A
700,000 SF CLASS-A OFFICE BUILDING

Space Notes

Ground Floor 4,897 sf

Basement 1,753 sf (contiguous basement)

Ceiling Height 21 feet (slab-to-slab)

» Ownership to provide a concession package
inclusive of a restaurant-specific work letter



295 FIFTH AVENUE

RESTAURANT RENDERING



295 FIFTH AVENUE

THE AREA



A few steps away from the **Empire State Building** and **Madison Square Park**, which attract **4 million people** and **3.5 million people** respectively per year to the area.



295 Fifth Avenue is centrally located and near all transportation hubs:

- **5-10 minute** walk to **Penn Station and PATH Train**
- **10-15 minute** walk to **Grand Central Terminal**



295 Fifth Avenue has parking for over **70 bikes**



295 FIFTH AVENUE

DEMOGRAPHICS

(Represents a 5-minute walk from 295 Fifth Avenue)

AREA DEMOGRAPHICS



13,984

POPULATION



8,997

HOUSING UNITS



\$171,175

MEDIAN HOUSEHOLD INCOME

BUSINESS SUMMARY



1,100

RETAIL TENANTS EMPLOYEES



75,942

TOTAL EMPLOYEES



27,519,965

OFFICE SQUARE FOOTAGE

LARGEST NEARBY OFFICE TENANTS



NYU LANGONE HEALTH
ONE PARK AVENUE
648,607 SF



LINKEDIN
350 FIFTH AVENUE
453,504 SF



AMAZON
7 W 34TH STREET
419,958 SF

TOURISM/HOTELS



7,510 ROOMS

45 HOTELS



950 ROOMS

3 HOTELS



295 FIFTH AVENUE

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