

# RETAIL OPPORTUNITY AVAILABLE

177 DYCKMAN STREET | MANHATTAN, NY 10040

## PROPERTY INFORMATION

**SIZE:** 2,800 SF  
**ASKING:** UPON REQUEST  
**AVAILABILITY:** ARRANGED  
**CEILING HEIGHT:** 12.6'  
**FRONTAGE:** 26 FEET  
**POSSESSION:** IMMEDIATE

### COMMENTS:

- FORMER MATTRESS FIRM
- HEAVY FOOT TRAFFIC
- DENSE RESIDENTIAL POPULATION
- RAPIDLY GROWING NEIGHBORHOOD
- ALL USES CONSIDERED
- MTA RIDERSHIP: 2,158,170 ANNUAL RIDERS  
2.3M ANNUAL RIDERS



### NEIGHBORING TENANTS:



DEMOGRAPHICS	.25 MILE	.5 MILE	.75 MILE
POPULATION	52,938	80,020	119,769
HOUSEHOLDS	20,108	30,722	44,587
AVG. HOUSEHOLD INCOME	\$51,417	\$54,758	\$53,317

CONTACT EXCLUSIVE BROKER FOR DETAILS:

**ARI MALUL**

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**KENNETH SCHUCKMAN**

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**516-496-8888**

[VIEW ALL PROPERTIES](#)



120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570 [WWW.SCHUCKMANREALTY.COM](http://WWW.SCHUCKMANREALTY.COM)

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## RETAIL MAP

FORT TRYON PARK  
THE CLOISTERS



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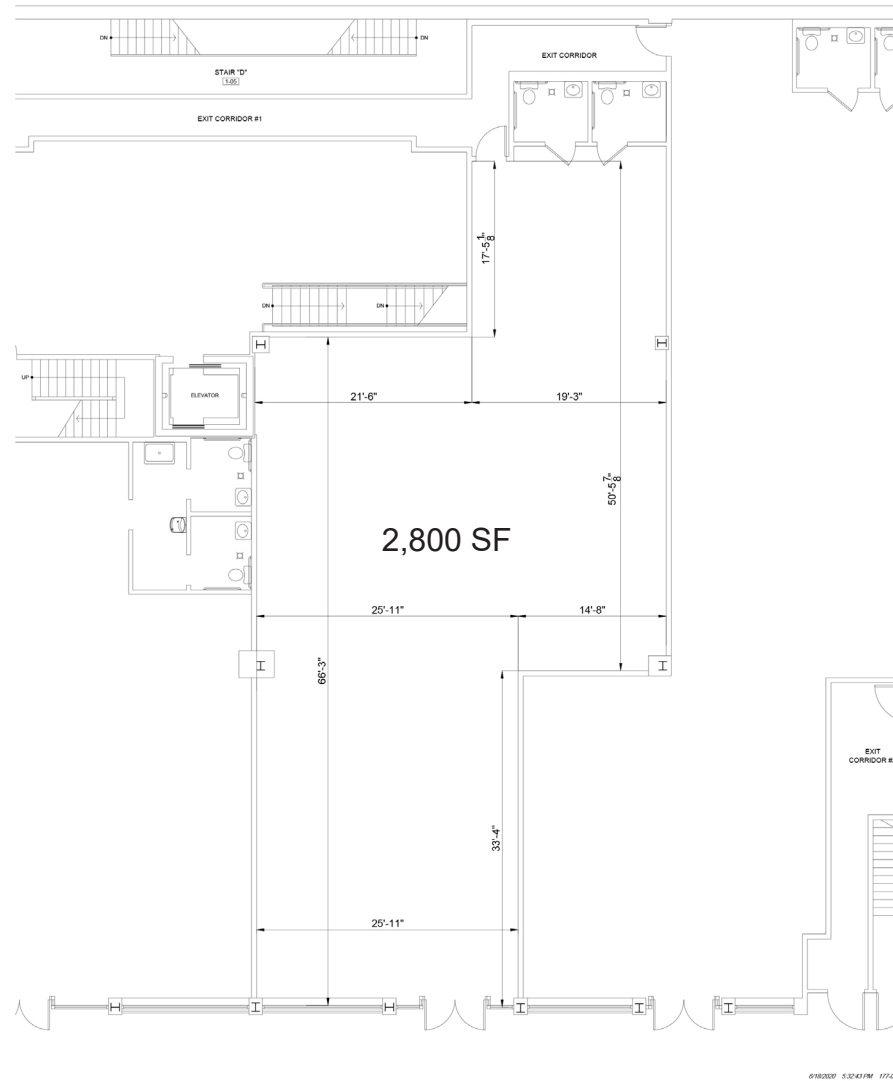
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DYCKMAN ST.

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