

# 771 EIGHTH AVENUE

NORTHWEST CORNER OF 47TH STREET & 8TH AVENUE | MIDTOWN



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## PROPERTY HIGHLIGHTS

- Prime freestanding corner at the crossroads of Times Square and the Theater District capturing a constant stream of tourists, theater-goers, and Midtown professionals 24/7
- Significant wraparound frontage and high-ceilings, offering a rare flagship identity for a freestanding retail footprint
- Strategically positioned steps from the 50th St (C, E) and 49th St (N, R, W) subway stations, surrounded by over 12,000 hotel rooms and millions of square feet of Class-A office space
- Spaces can be divided

## SIZE:

### Single Tenant Scenario

Ground Floor	4,750 SF
Selling Second Floor	4,275 SF
Cellar	4,000 SF

### Two Tenant Scenario

Retail Space A	4,156 SF Ground Floor
Retail Space B + Second Floor	823 SF (Ground Fl Entrance) + 4,980 SF Second Floor

## FRONTAGE:

50' on 8th Avenue  
100' on 47th Street

## POSSESSION:

Arranged

## ASKING RENT:

Upon Request

## TRANSPORTATION:

1 2 3 A C E 7 N Q R W

K. RICO STEAKHOUSE  
PURE THAI COOKHOUSE  
MCCOY'S  
ARRIBA ARRIBA

BRICOLA - ITALIAN  
AQUA BOWL  
FORTUNE BOWL  
NELORE GRILL

MICKEY SPILLANE'S  
ISTANBUL KEBAB  
LIBERTY BAGEL  
LIBERTY FINE WINES

THREE KINGDOMS XITA  
TIMES SQUARE DINER  
MIXUE  
SIR HENRY'S

771 8TH AVENUE

Kiehl's  
Amy's BREAD  
metro

MATTO  
juice GENERATION  
AMORINO GELATO  
ALL ANTICO VINAIO

5 SNAPKIN BUBBLER  
Marsello  
BIRDLAND

CHIPOTLE  
SHAKE SHACK  
THE BE COFFEE CO.  
GRIND

Sticky's  
SUBWAY  
citicbank  
BURGER KING  
SMASH BURGER

PORT AUTHORITY  
BUS TERMINAL

FRAMES  
Bowling Lounge NYC  
DUANEreade

TABATA RAMEN  
BURGER WORLD  
TAQUERIA DIANA

WEST 52nd  
DIG  
CHIPOTLE  
DUNKIN'

TACO BELL  
POKE BOWL  
M&T Bank  
WEST 50th

THE PEARL  
CVS

KIMPTON  
HOTELS & RESTAURANTS  
WEST 48th

Starbucks  
CHOP  
Starbucks

Carve  
DUNKIN'  
MAGIC DRINKS  
DOS CAMINOS  
HEYTEA 喜茶  
AMERICAN EAGLE

WEST 46th  
PLAYWRIGHT CELTIC PUB  
DANIELA TRATTORIA

W  
Juniors

WEST 44th  
McDonald's  
Sardis  
Boulero  
Hard Rock CAFE

THE WESTIN  
REGAL  
BBQ  
TARGET  
STEVE MADDEN

WEST 42nd  
AMC THEATRES  
Madame Tossaud's  
DAVE & BUSTERS  
CHAMPS  
Applebee's  
Red Lobster

The New York Times  
Domino's

WEST 40th  
GRAY'S PAPAYA  
STARBUCKS  
THE HUMMUS & PITA CO.  
McDonald's

PRET  
citicbank  
CHOPT

Applebee's  
MELT SHOP  
THE CAPITAL

BARCLAYS  
ROCKEFELLER PLAZA

Supertory  
Carvel

HERSHEY'S  
HOME2

EXPRESS  
bluemercury

Disney STORE  
BANANA REPUBLIC

McDonald's  
OLD NAVY  
POPEYES  
GAP

Starbucks

1 N Q  
2 R W  
3

Foot Locker  
EQUINOX

LOFT  
PARIS BAGUETTE  
FedEx Office  
CVS

STARBUCKS  
CHASE  
citicbank  
DR



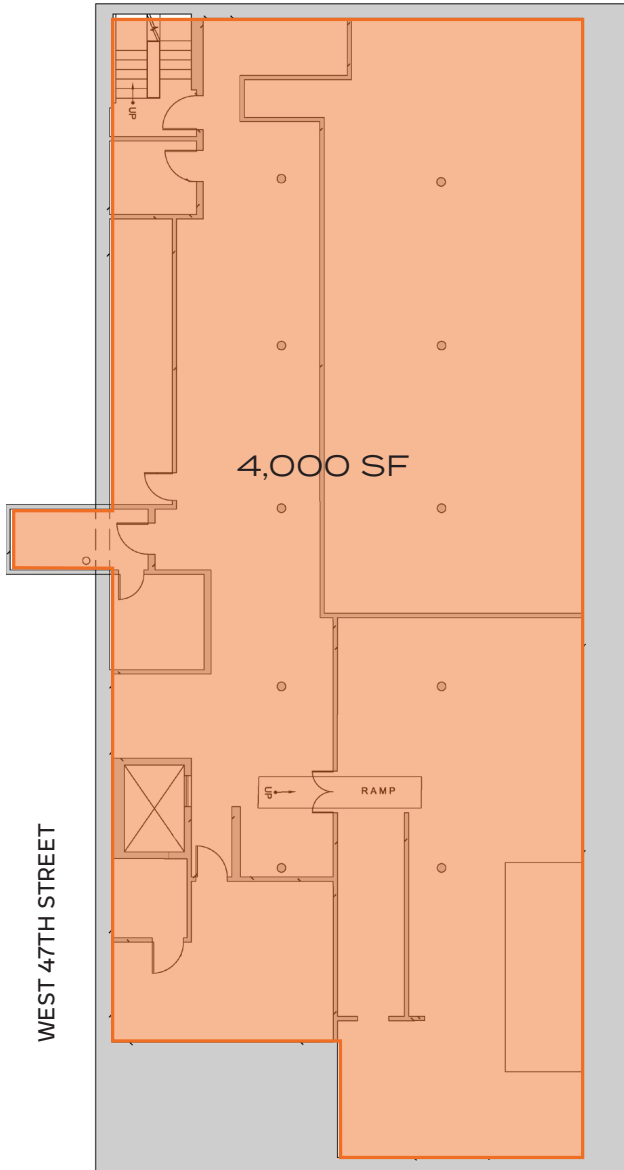
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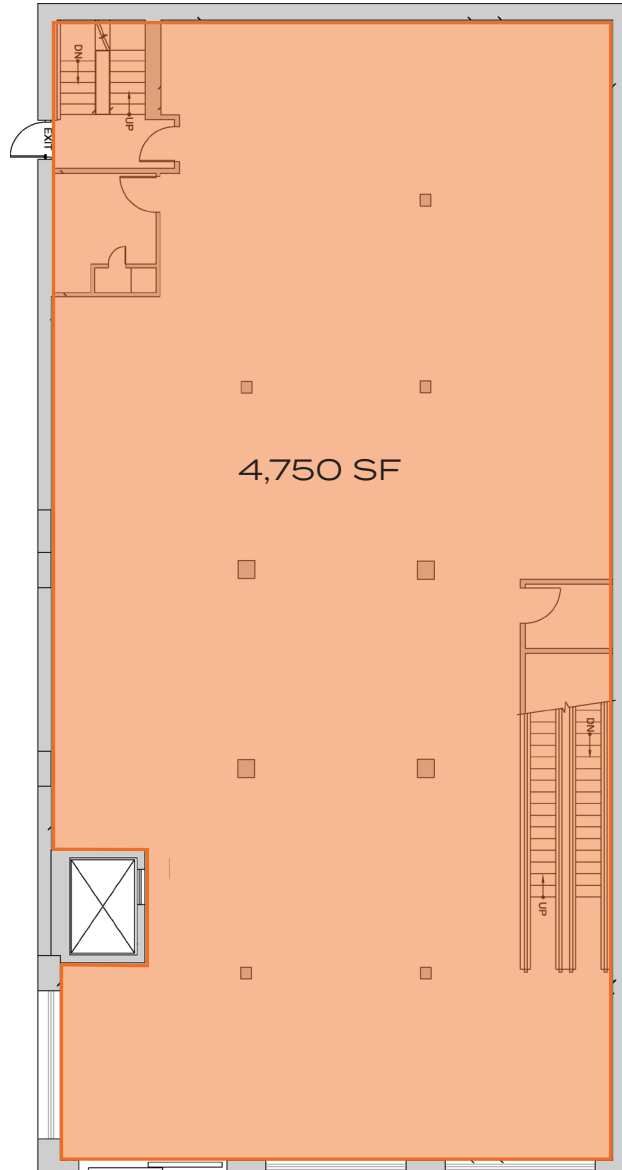
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## FLOOR PLANS - SINGLE TENANT SCENARIO

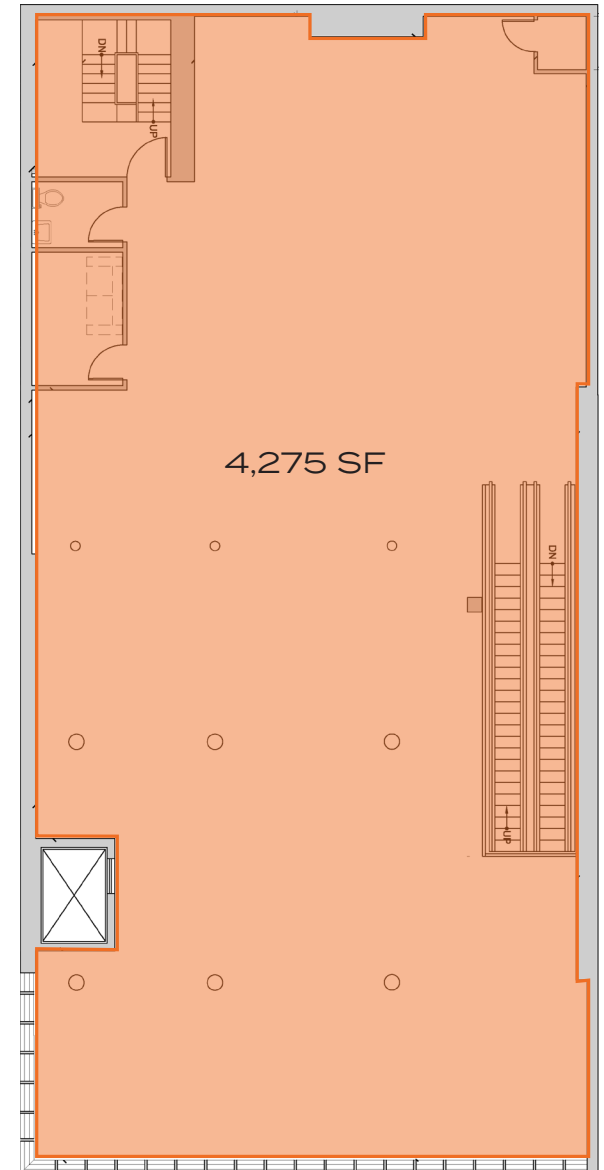
CELLAR



GROUND FLOOR



SELLING SECOND FLOOR



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## FLOOR PLANS - TWO TENANT SCENARIO



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FOR MORE INFORMATION,  
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