

# 4401-4407

## Broadway

Broadway & 189th Street

CORNER - 4407 BDWY - 750 SF

INLINE - 4401 BDWY - 2,000 SF



# SPACE DESCRIPTION

## SIZE

4407 BDWY \_\_\_\_\_ 750 sf

4401 BDWY \_\_\_\_\_ 2,000 sf

## CEILING HEIGHTS

GROUND FLOOR \_\_\_\_\_ 12 feet

## POSSESSION

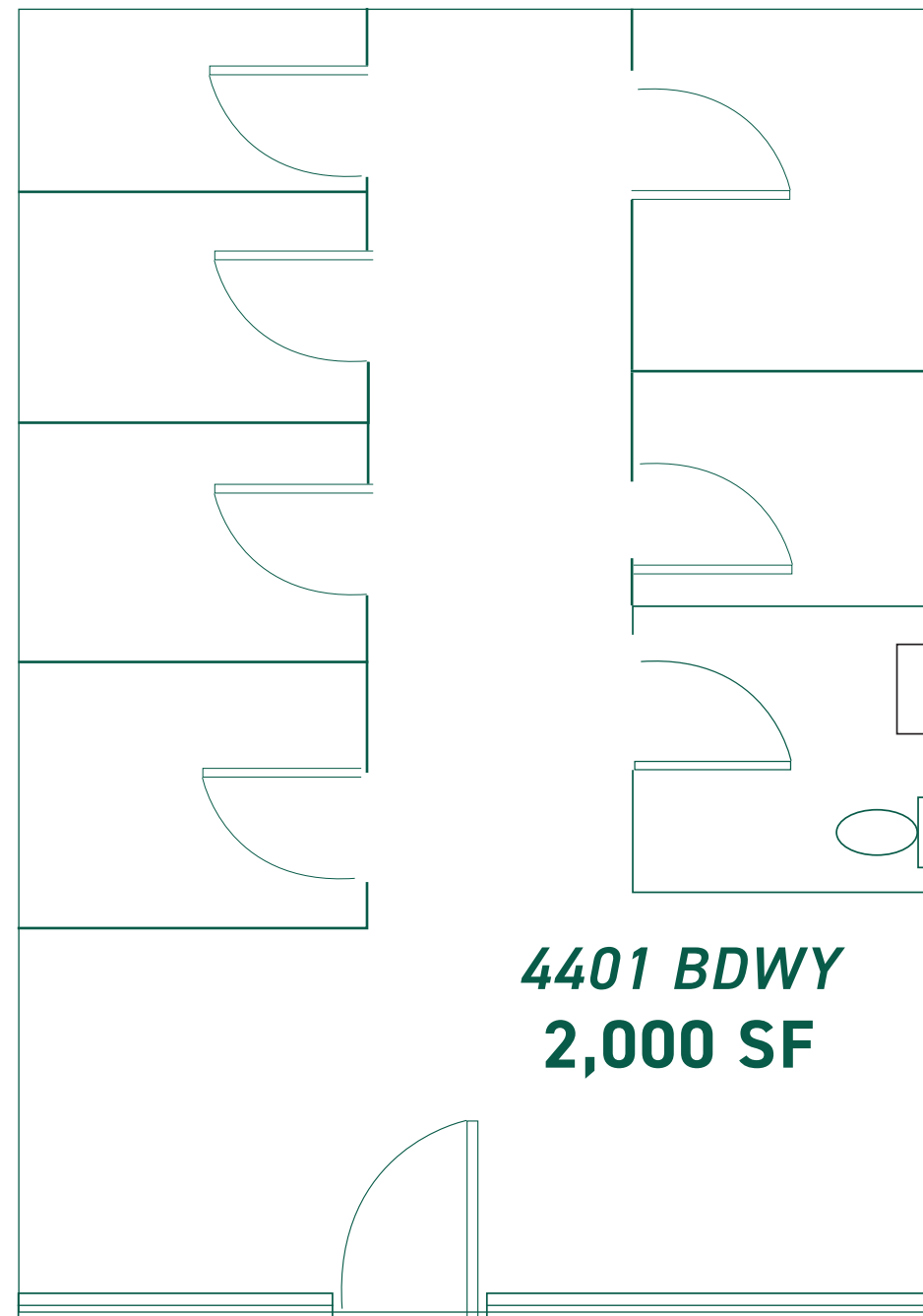
IMMEDIATE

## TERM

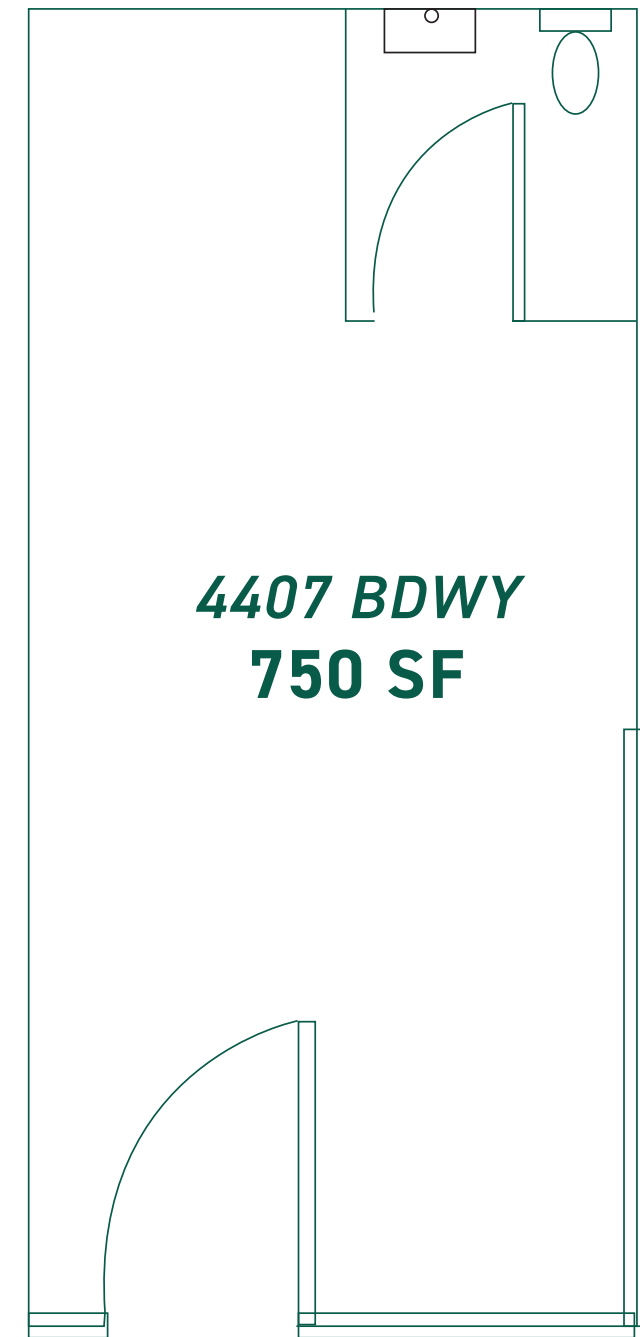
NEGOTIABLE

## SPACE NOTES

- » **Densely populated residential area**
- » **HVAC and restroom in place**
- » **Food uses OK, easily vented**
- » **Prime location in the heart of Washington Heights**
- » **Steps from the A and 1 Trains**







BROADWAY



BROADWAY

WEST 189<sup>TH</sup> STREET

## DEMOGRAPHICS

| .25 MILE  |   | .50 MILE  |   |
|---|---|---|---|
|  | POPULATION<br><b>22,643</b>               |  | POPULATION<br><b>35,631</b>               |
|  | AVG. HOUSEHOLD INCOME<br><b>\$132,516</b> |  | AVG. HOUSEHOLD INCOME<br><b>\$126,122</b> |

**ZEV SONKIN**

Director

212.776.1289

zsonkin@lee-associates.com

**STEVE LORENZO**

Principal

845.629.1640

slorenzo@lee-associates.com

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing for sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by this Company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.