

# The Retail at 55 Broad Street

FINANCIAL DISTRICT  
NEW YORK, NY



SPACE A - BROAD STREET



SPACE B - BEAVER STREET

## 55 BROAD STREET

# Property Details

### Location

Space A: East block of Broad Street between Beaver Street and Exchange Place

Space B: North block of Beaver Street between Broad and William Streets

### Approximate Size

Space A - Broad Street

Ground Floor 1,656 SF

Space B - Beaver Street

Ground Floor 2,976 SF\*

*\*Logical divisions to be discussed*

### Frontage

Space A 38 FT on Broad Street

Space B 65 FT on Beaver Street

### Term

Negotiable

### Possession

Immediate

### Site Status

Space A (Broad Street) - Currently building apartment rental office

Space B (Beaver Street) - Formerly Hale & Hearty Soups

### Neighbors

Conwell Coffee Hall, Hermes, Delmonico's, Tacombi, Joe and the Juice, Reserve Cut, Serafina, Split Eights, Best Sicily Bottega, Blue Bottle Coffee, Los Tacos No.1, Lifetime Fitness, Whole Foods, Printemps, Starbucks, Lens Crafters, and William Barthman

### Comments

Located at the base of a luxury residential building with 571 apartments

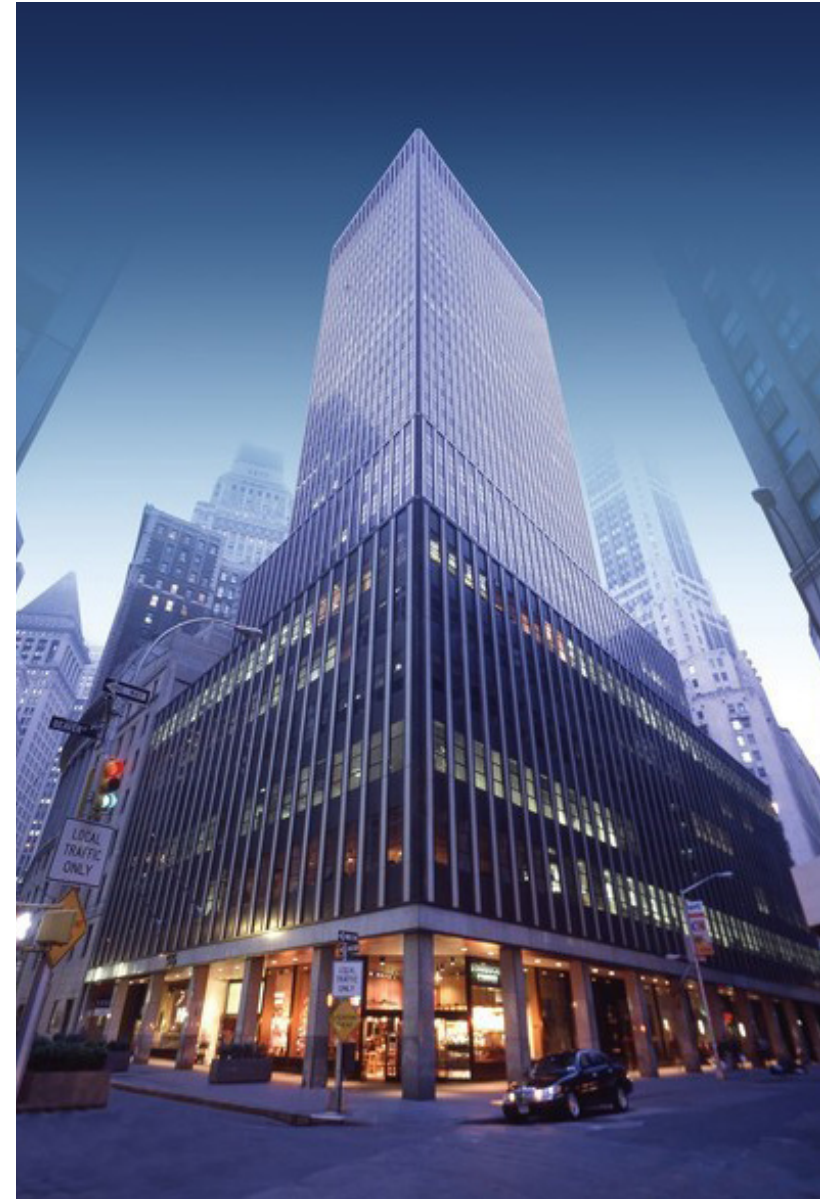
Potential to discuss outdoor seating scenarios for appropriate uses

The Financial District sees over 17.5 million tourists annually and has an estimated day time population of 239,000 people

Nearby access to the **1 2 3 4 5 J Z R W** subways

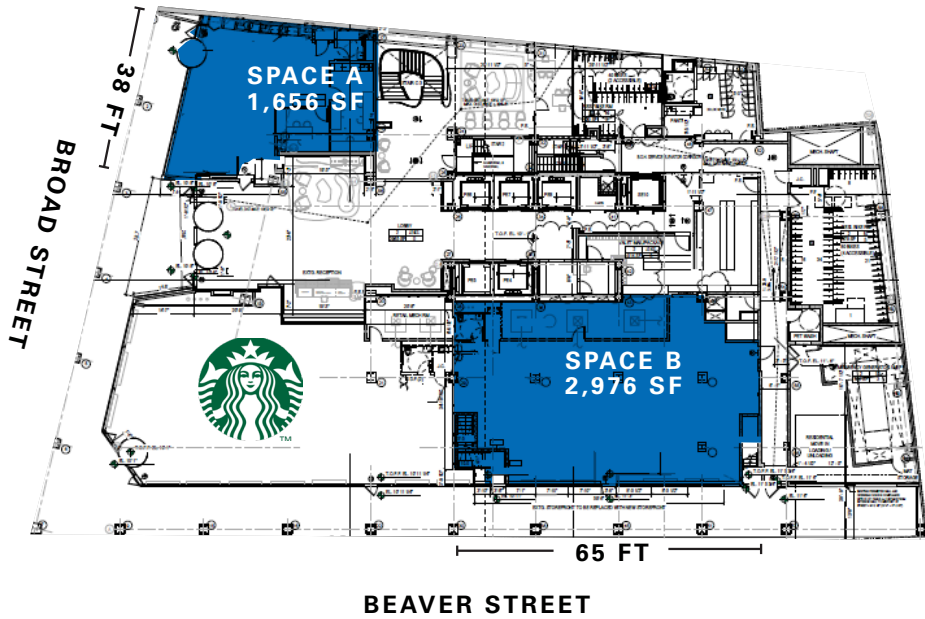
Steps from NYSE, The Fearless Girl Statue, and The Charging Bull Statue

Surrounded by a robust office and residential population that continues to grow

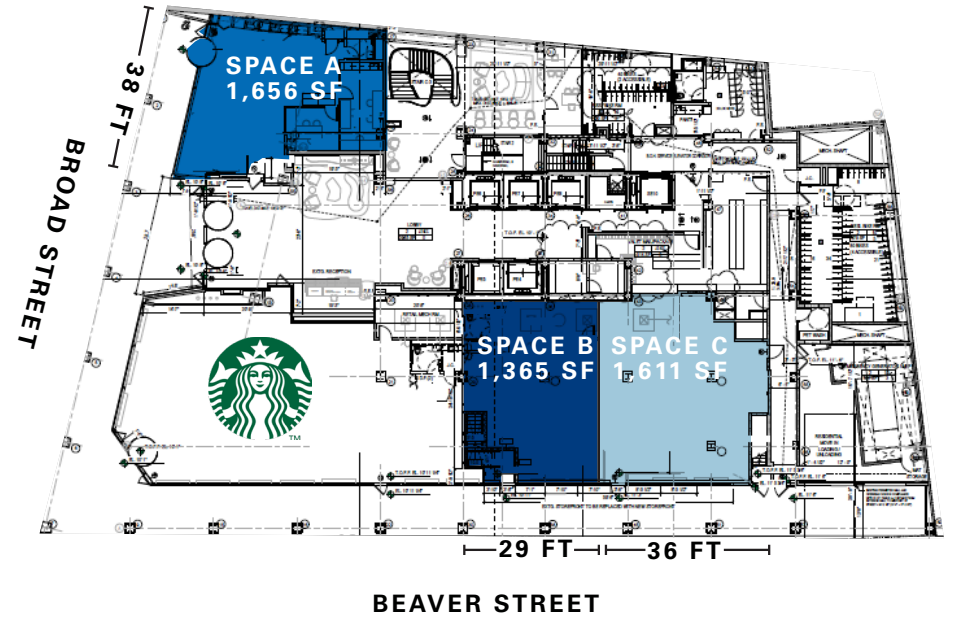


# Floor Plans

Ground Floor



Proposed Divisions



# Neighboring Retail Tenants



# Neighborhood Residential Conversion Map



There are 19 new developments debuting in Lower Manhattan over the next few years, comprising 8,015 units.

# Neighborhood Overview Map



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