

# 2264 BROADWAY

NEW YORK, NY 10019 | BETWEEN WEST 81ST & WEST 82ND STREETS



## MISTER OPTIC

2264  
Broadway



WINICK

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*Ground Floor*

**1,015 sf**

*Ceiling Height: 11 ft*

*Frontage: 22 ft on Broadway*

*Possession: Immediate*

*Mezzanine*

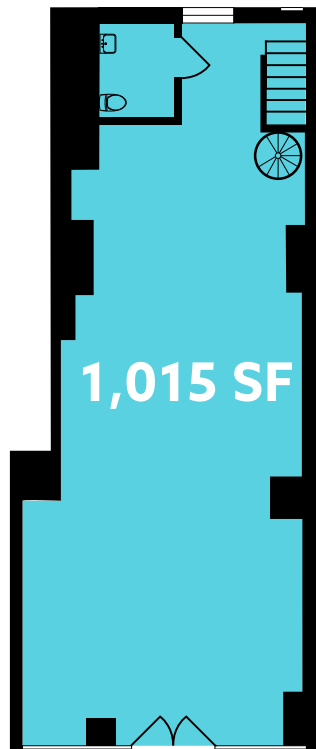
**359 sf**

*Basement*

**702 sf**

- Prime Upper West Side Retail For Lease
- Steps from the 79th Street Subway Station **1**
- Vast Broadway frontage with fantastic co-tenancy
- Contiguous basement storage space
- At the base of a high end luxury condo building
- Recent completion of Landlord's work includes:
  - New glass storefront at grade
  - New ADA compliant bathroom
  - White box condition

## GROUND

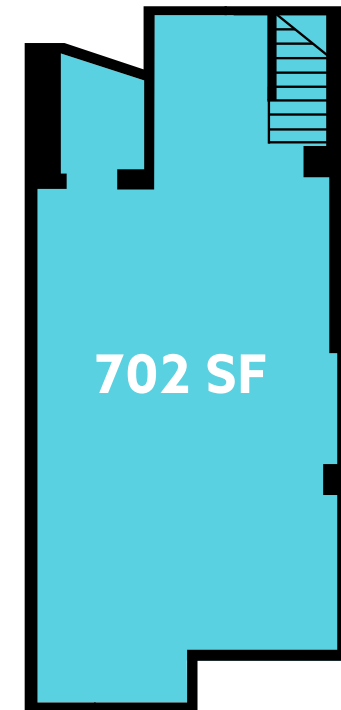


BROADWAY

## MEZZANINE



## BASEMENT





# NEIGHBORING RETAILERS



BANK OF AMERICA



# DEMOGRAPHICS FOR ZIP CODE 10024



58,102

POPULATION



\$143,623

HOUSEHOLD INCOME



30,836

HOUSEHOLDS

# 2264 BROADWAY

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**WINICK**



**MADISON  
CAPITAL**

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