

424 WEST END AVENUE

Upper West Side • New York City • Between W. 80th and W. 81st Streets

COMMUNITY FACILITY SPACE FOR LEASE



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OFFERING SUMMARY

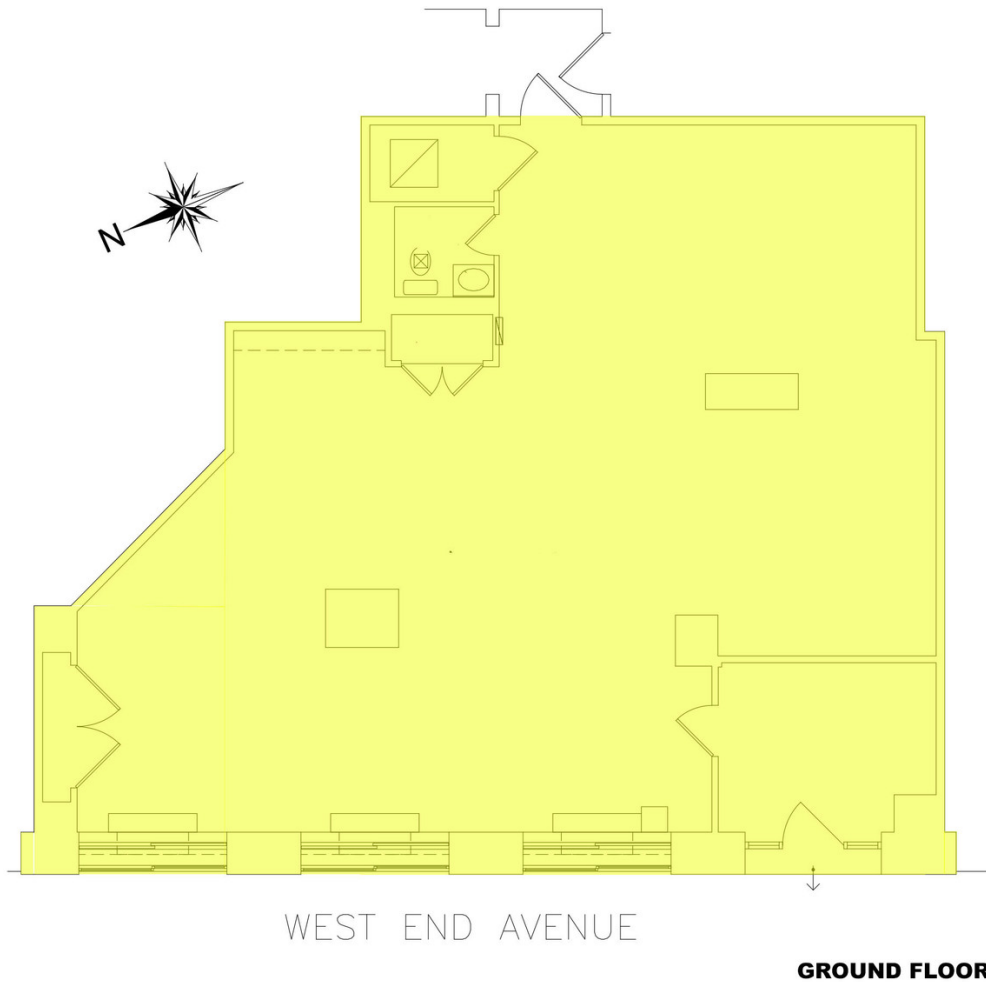
Available SF:	+/- 1,357 SF - Ground Floor
Frontage:	44' on West End Avenue
Asking Rent:	Upon Request
Term:	Long Term
Possession:	Immediate

PROPERTY HIGHLIGHTS

- Formerly Poppyseed Pre-Nursery
- Located at the base of West River House, a luxury rental building with onsite parking
- Across the street from The Calhoun School

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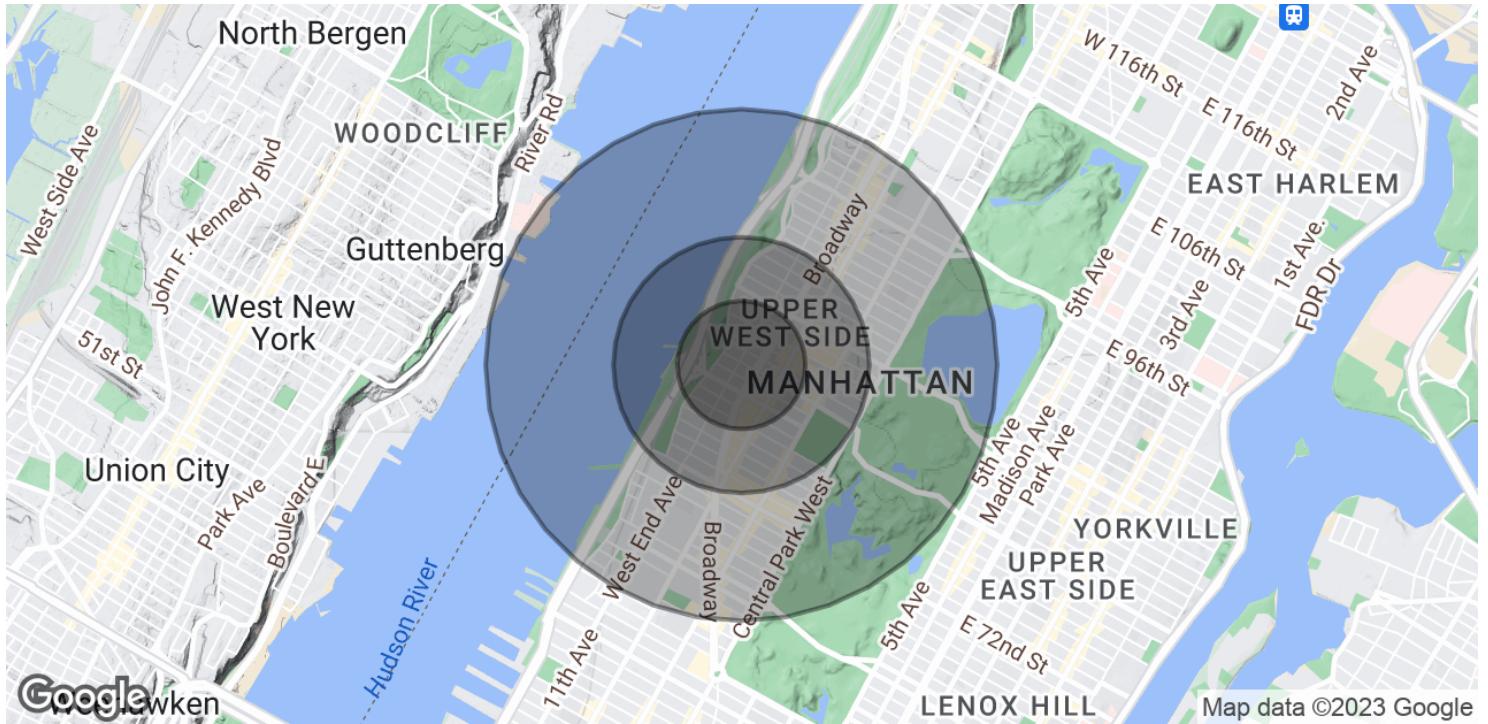
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Floorplan is for illustrated purposes only, has not been verified, is not to scale and is subject to change.

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	19,022	64,159	162,946
Average age	43.8	43.6	44.1
Average age (Male)	41.2	43.0	43.6
Average age (Female)	43.7	43.8	45.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	10,953	38,112	99,615
# of persons per HH	1.7	1.7	1.6
Average HH income	\$246,109	\$218,479	\$192,343
Average house value	\$1,599,339	\$1,470,216	\$1,242,986

* Demographic data derived from 2020 ACS - US Census