

A NEW MILLENNIUM

*at
Lincoln
Square*



RETAIL



MILLENNIUM
PARTNERS

A VISION FOR LINCOLN SQUARE'S FUTURE

For decades, Millennium Partners has played an integral role in making **Lincoln Square a retail, entertainment, and cultural epicenter** with a strong sense of community, complete with the modern healthcare, education, and fitness facilities that a thriving neighborhood needs. Continuing the tradition of setting ever-higher standards, they are further **elevating this Upper West Side** destination with the same unrivaled character, top tier design, and highest quality craftsmanship that they are known for.

Millennium Partners is recognized for not only delivering high-quality residential and commercial properties, but for **enhancing the entire neighborhood**. With a dedication to sustainability, human-centric design, minority workforce development, affordable housing investment and community preservation, Millennium is at the forefront of urban development.

Continuing this mission to further elevate the neighborhood with innovative spaces and experiences, the 21st century vision for Lincoln Square goes beyond retail and dining to include **contemporary wellness & fitness centers, state-of-the-art healthcare facilities delivering the latest services, and modern educational facilities** to meet the needs of the West Side.

The center point of Manhattan’s West Side, this location offers a high concentration of consumer traffic, making this the ideal site for a range of establishments.

A PORTFOLIO IN MOTION

More than half-a-million square feet of closely-concentrated retail, wellness, healthcare, hospitality, entertainment, and educational spaces makes this an unprecedented opportunity for a savvy retailer. Be among an impressive roster of best-in-class tenants in the exciting Lincoln Square neighborhood.

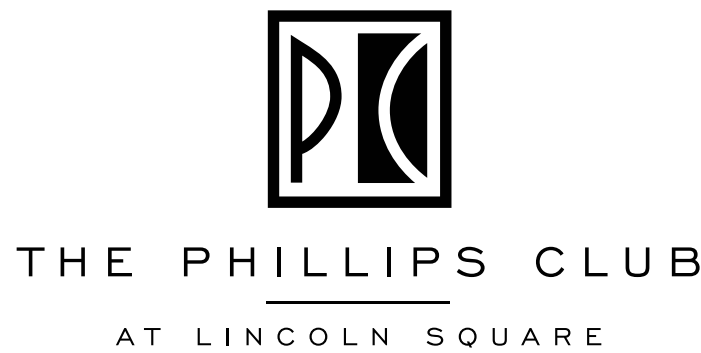


GOURMET GARAGE



Raymour & Flanigan
FURNITURE

POTTERY BARN



JOIN THE IMPRESSIVE LINCOLN SQUARE

TENANT ROSTER



sweetgreen



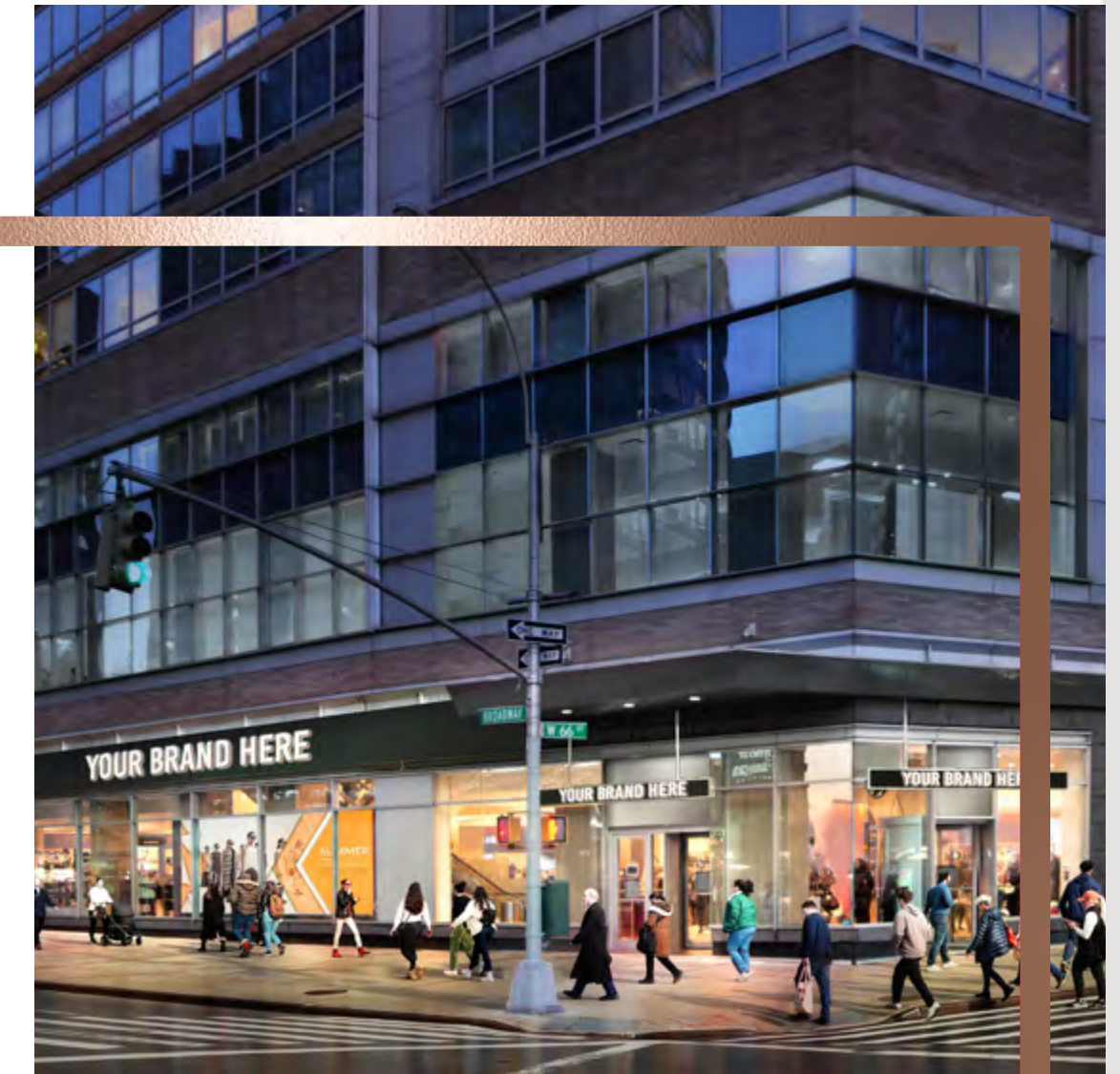
RETAIL AT
LINCOLN
SQUARE

1972 & 1976 BROADWAY

Situated directly across from Lincoln Center, and only two blocks from Central Park, our portfolio offers **high visibility and brand exposure**. Anchored with NYC's newest 140 seat Department of Education Universal 3-K Program, and expansive upscale residences, this location is prime for both destination retail, best-in-class shopping, and dining experiences.

Commanding frontage along Broadway from West 66th Street to 67th Street and Columbus Avenue makes this one of the Upper West Side's most visible retail locations ideal for high-profile retailers who are looking for a proven retail position.

Whether leased together or divided among an eclectic mix of tenants, **1972 and 1976 Broadway will define the future of Lincoln Square**. Claim your place in the next evolution of the Upper West Side.



FLEXIBLE SPACE
PRIME LOCATION



BROADWAY AT 67TH STREET



BROADWAY AT 66TH STREET

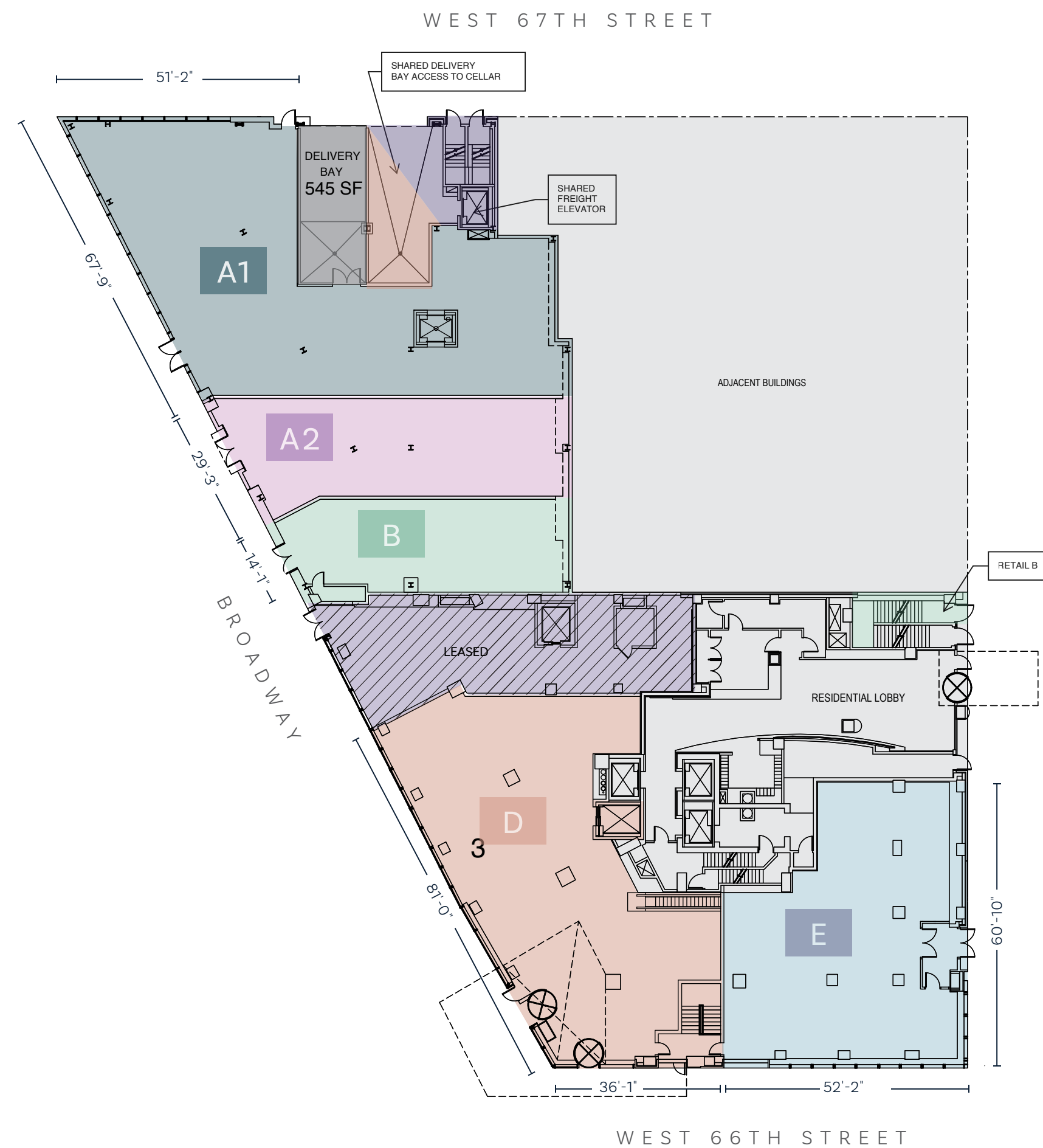


COLUMBUS AVENUE AT 66TH STREET

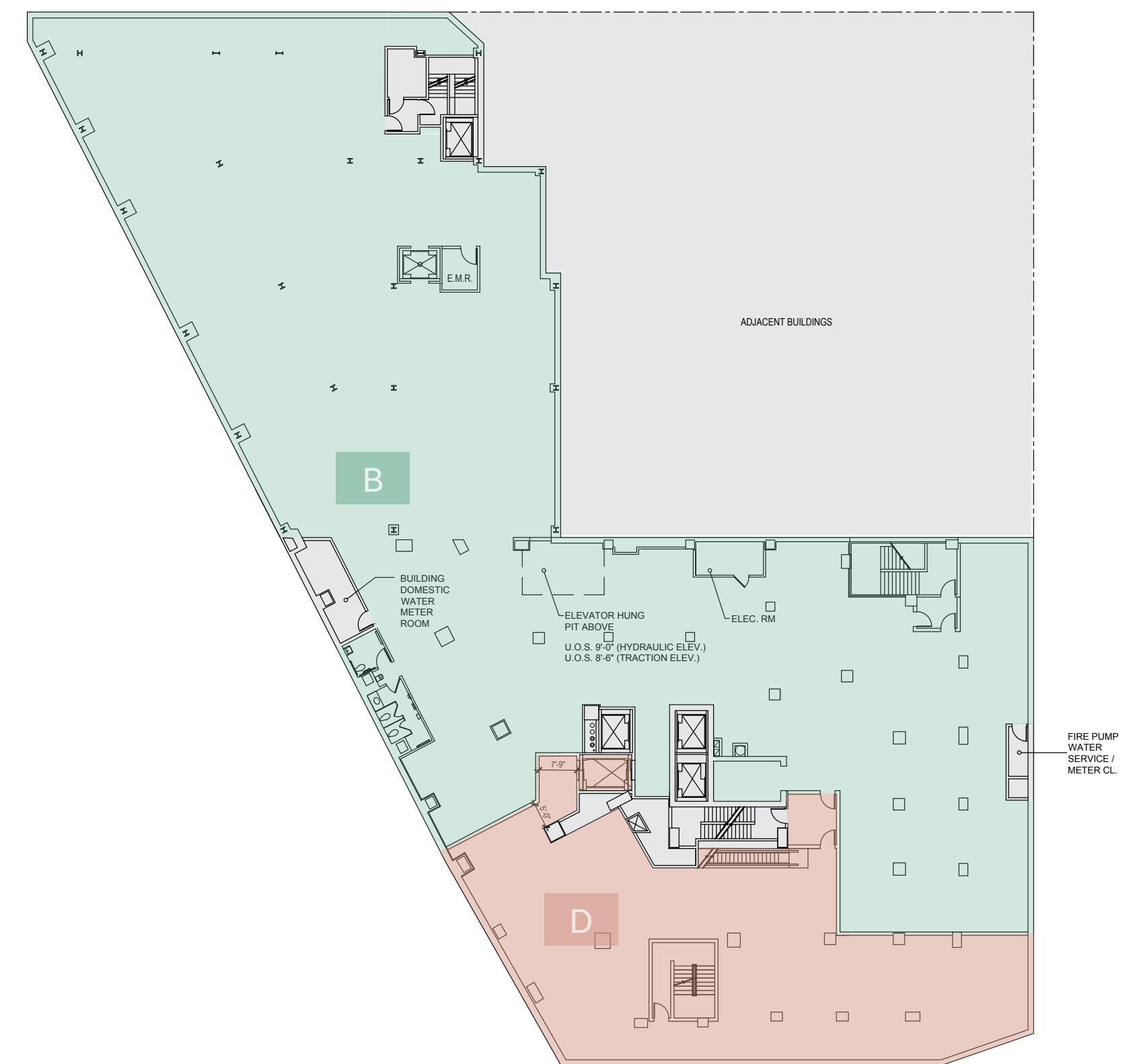
THE OFFERING

1972 AND 1976 BROADWAY

- **RETAIL A1**
3,925 SF
20'-1" Ceiling
- **RETAIL A2**
1,656 SF
20'-1" Ceiling
545 SF Loading Dock
- **RETAIL B**
1,239 SF +
16,614 SF Lower Level
20'-1" Ceiling
13' Lower Level Ceilings
- **LEASED**
NYC Department of Education
Universal 3-K
- **RETAIL D**
3,731 SF +
5,250 SF Lower Level
19' Ceiling
- **RETAIL E**
2,806 SF
19' Ceiling



GROUND FLOOR



LOWER LEVEL

Space division plans are for illustrative purposes only. Additional demising schemes and access points from the Ground Floor to the Lower Level are feasible.

PRIME
LOCATION



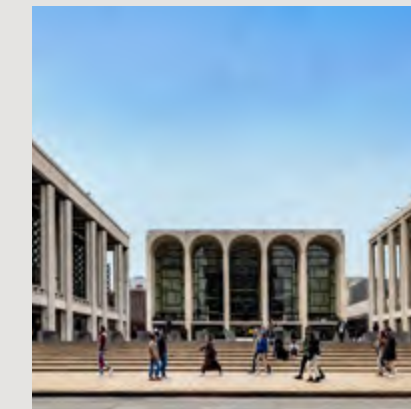
663K

TOTAL DAYTIME
POPULATION



\$186K

AVERAGE
HOUSEHOLD INCOME



1.7M

AREA VISITS
PER YEAR



83

MINUTES
AVERAGE
DWELL TIME



2.5M

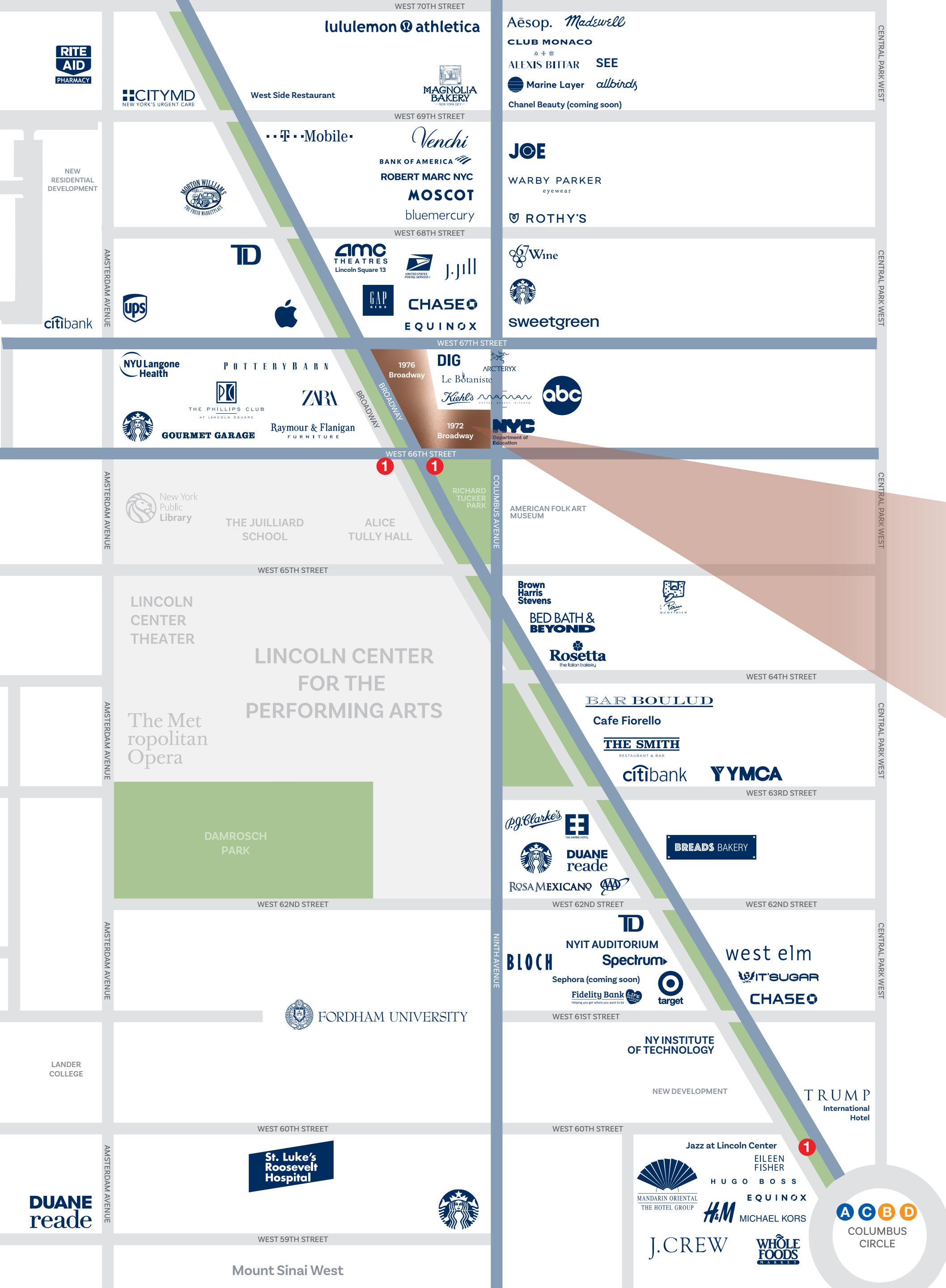
YEARLY SUBWAY
RIDERSHIP
(66TH ST./LINCOLN CENTER)



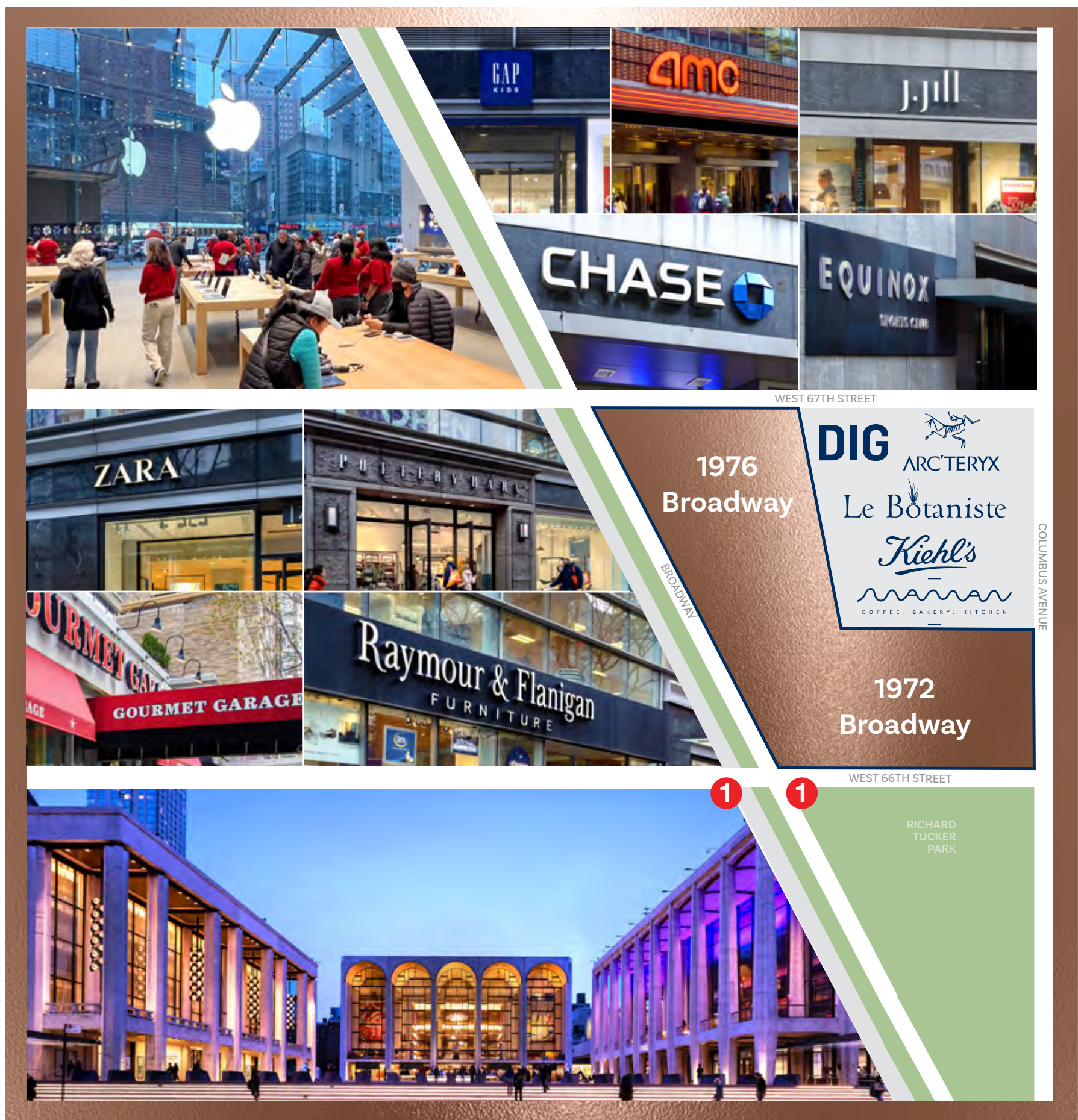
6M

YEARLY BUS
RIDERSHIP
(M5, M7, M66, M104)

STEADY STREAM OF SHOPPERS



BE NEAR THE BEST OF NEW YORK



A VIBRANT DESTINATION

