



FOR LEASE | RETAIL SPACE

8,100 SF | 601 8th Ave | Lower Level Retail Space for Lease

601 8th Ave, New York, NY 10018

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OFFERING SUMMARY

| | |
|----------------|-----------|
| Available SF: | 8,100 SF |
| Building Size: | 28,750 SF |
| Lot Size: | 9,875 SF |
| Zoning: | C6-4 |

PROPERTY OVERVIEW

- Steps from Port Authority
- Lower level space
- Eating a drinking establishment CO
- ADA accessible
- Signage on 8th Ave and W 39th St
- Perfect for a comedy, jazz, or other entertainment users

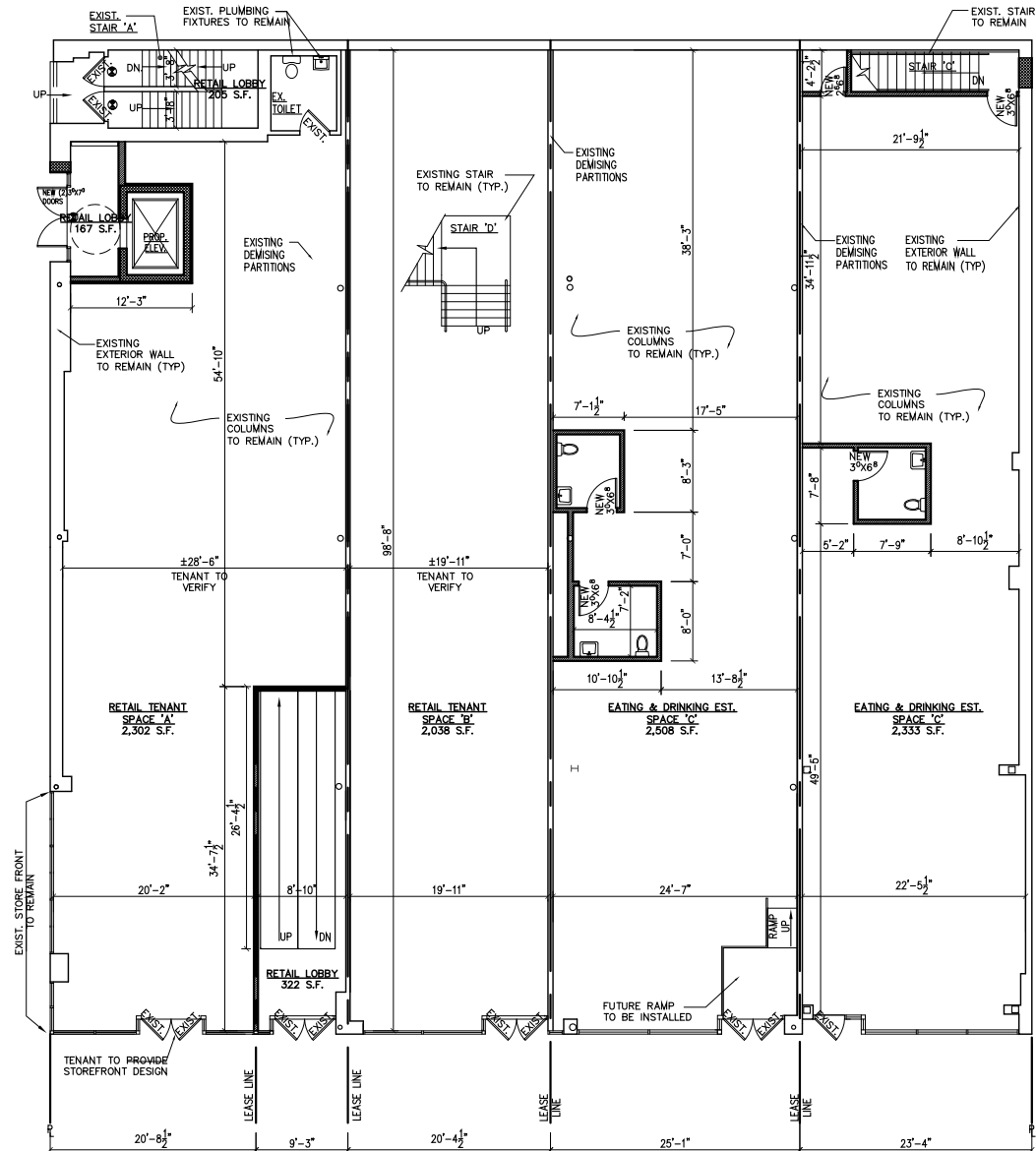
LOCATION OVERVIEW

Located in the Garment District in the densest entertainment area of Manhattan with over 200,000 people passing daily between W 39th St & W 40th St near the 42nd St - Port Authority train station.

Nearest Transit: A, C, & E trains at 42nd St - Port Authority.

Nearby tenants include Walgreens, Starbucks, Bluestone Lane, Chase Bank, Target, Dunkin', Blink Fitness, Juice Generation, Wells Fargo Bank, Essen, Chipotle, Bank of America, and more!

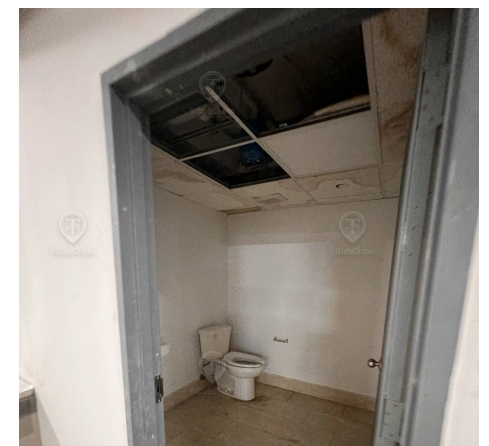
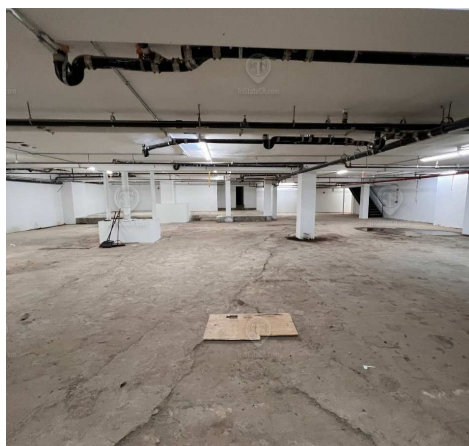
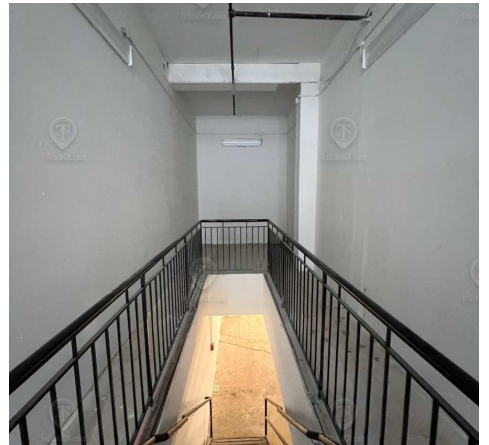
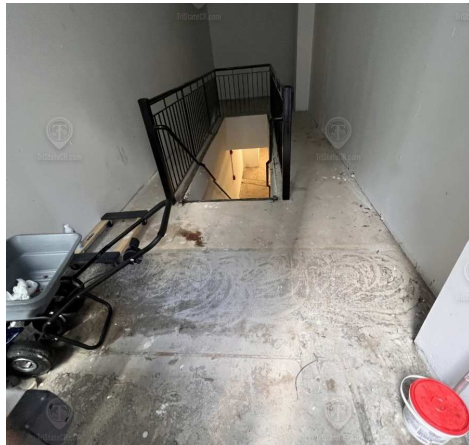
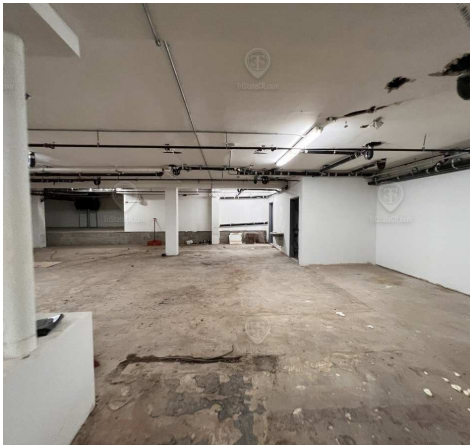
FIRST FLOOR



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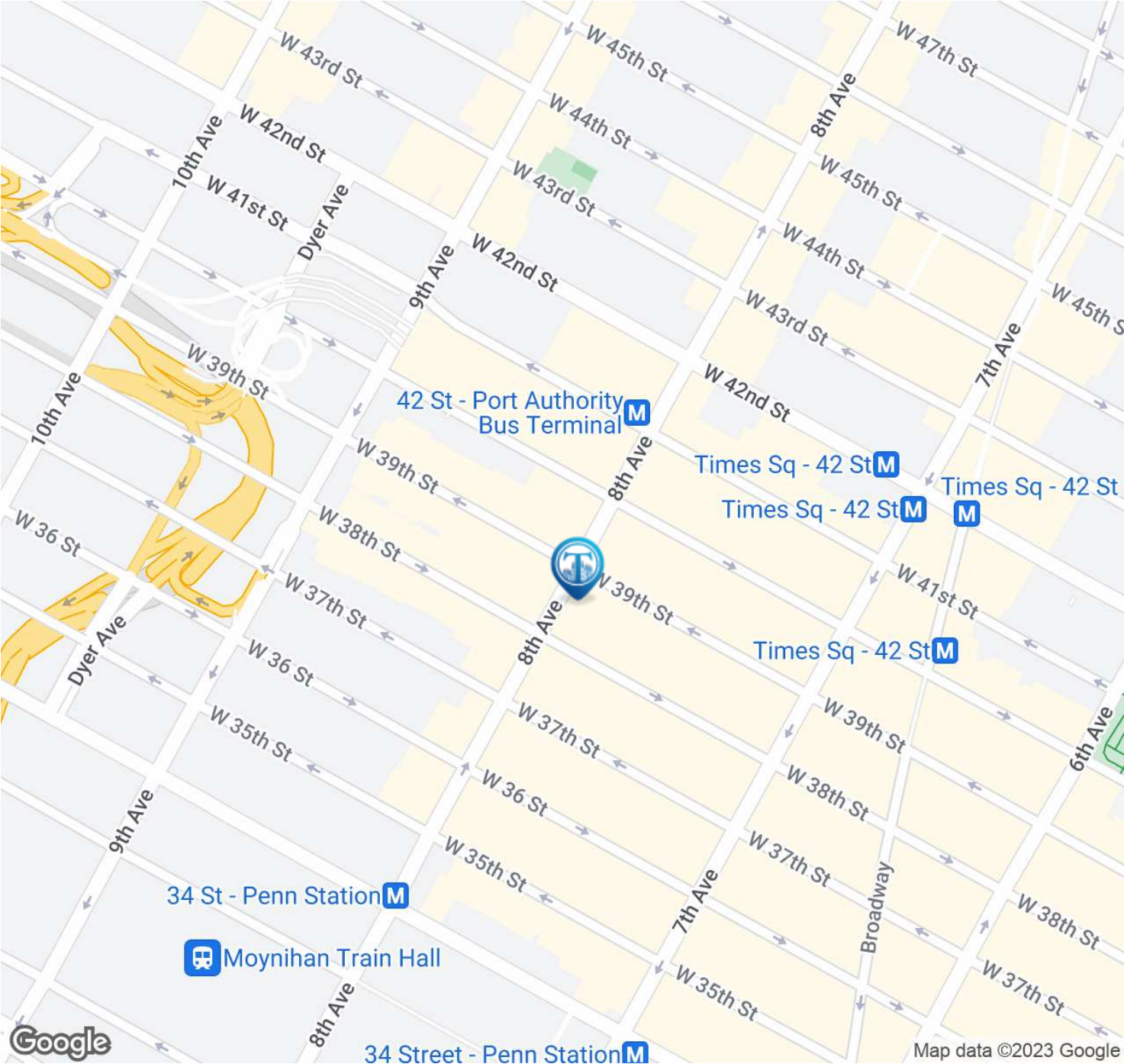
Additional Photos



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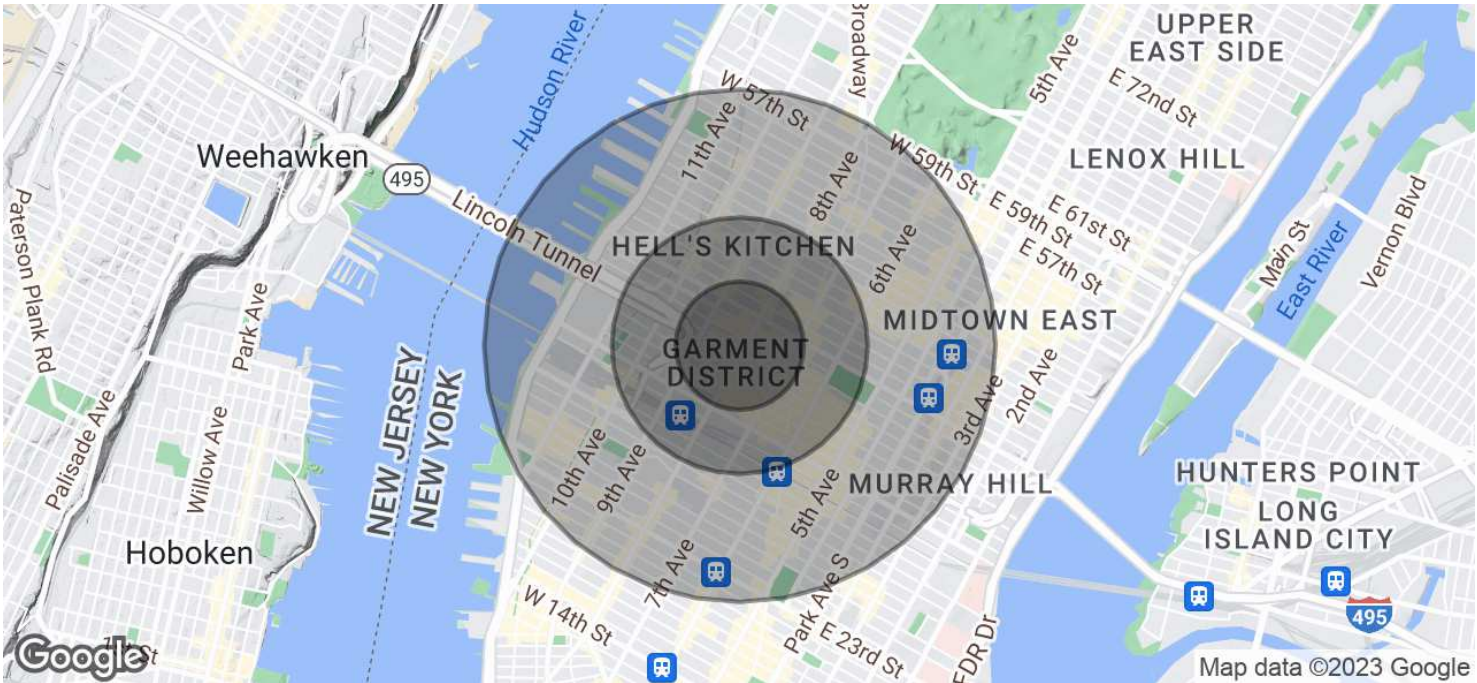
Location Map



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Demographics Map & Report



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|-----------|
| Total Population | 7,560 | 33,595 | 148,401 |
| Average Age | 38.4 | 38.6 | 39.6 |
| Average Age (Male) | 38.6 | 40.4 | 40.8 |
| Average Age (Female) | 39.3 | 38.6 | 39.7 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 5,112 | 24,271 | 104,288 |
| # of Persons per HH | 1.5 | 1.4 | 1.4 |
| Average HH Income | \$117,061 | \$117,806 | \$147,376 |
| Average House Value | \$786,340 | \$512,683 | \$742,337 |

* Demographic data derived from 2020 ACS - US Census

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Retailer Map

