

15,239 SF OF MULTILEVEL RETAIL WITH 45 FT OF FRONTAGE ON PARK AVENUE SOUTH

# 470 PARK AVE SOUTH

BETWEEN 31ST AND 32ND STREETS





# SPACE INFO

### PREMISES

Mezzanine:	3,415 SF
Ground:	4,372 SF
Lower Level:	7,452 SF
<b>Total:</b>	<b>15,239 SF</b>

### POSSESSION

Immediate

### LEASE TYPE

Direct

### CEILING HEIGHT

Mezzanine:	8' 9"
Ground:	18' 9"
Lower Level:	10' 10"

### FRONTAGE

45'

### DIVISIBLE

All reasonable divisions will be considered

### COMMENTS

- Formerly Eneslow Shoes.
- Full height storefront glass provides excellent frontage and visibility.
- Located at the base of a fully renovated loft-style Class A office tower.
- Situated in the heart of vibrant Park Avenue South, with easy access to area residents and office workers.
- Venting is possible - existing cooking exhaust is in immediate proximity to the rear of the space.
- All upscale uses accepted.

### NEIGHBORS

Wolfgang's, Sweetgreen, Starbucks, Duane Reade, Citibank, TD Bank, Capital One, First Republic, The Mondrian Hotel, Hilton Garden Inn, Equinox and many others.

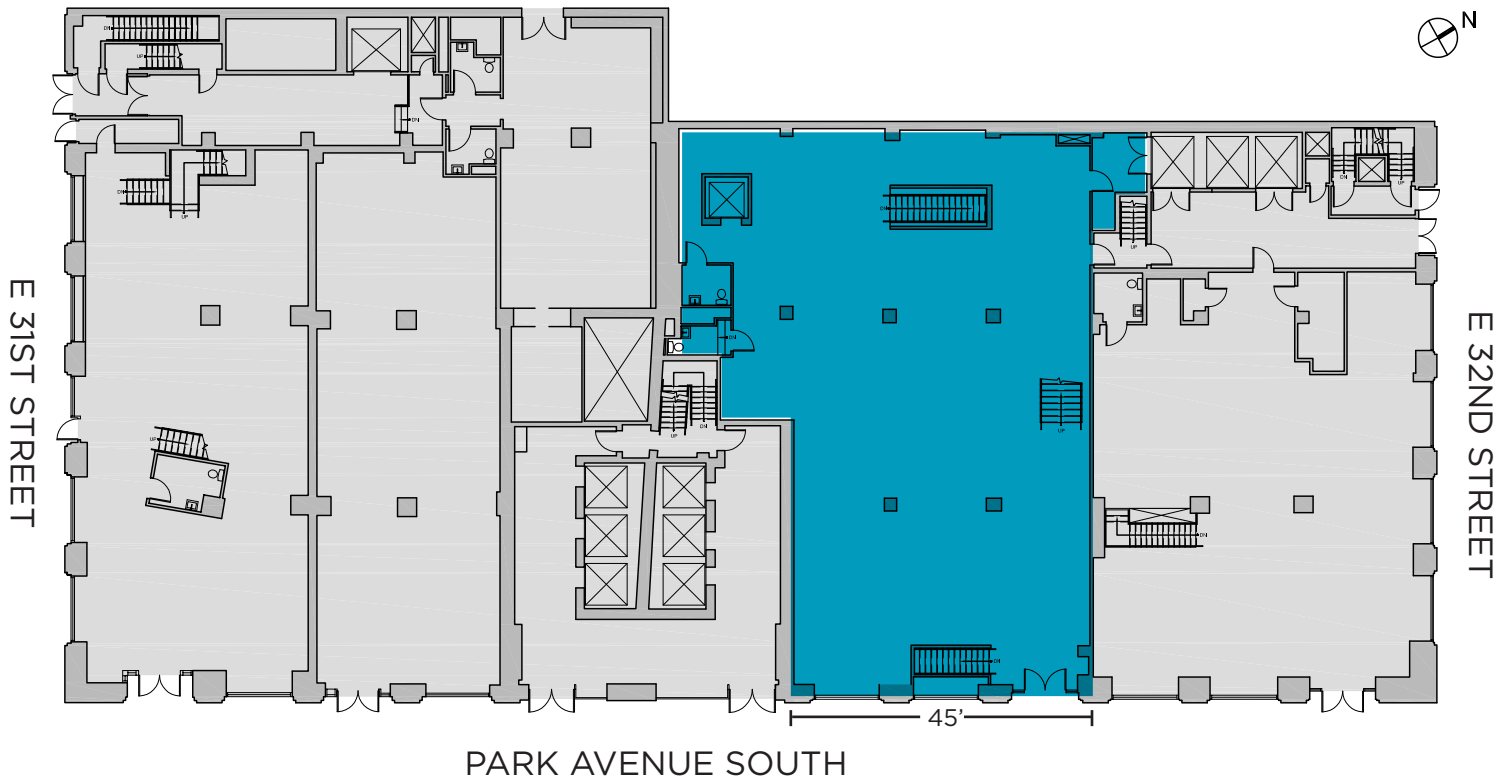




# 470 PARK AVE SOUTH

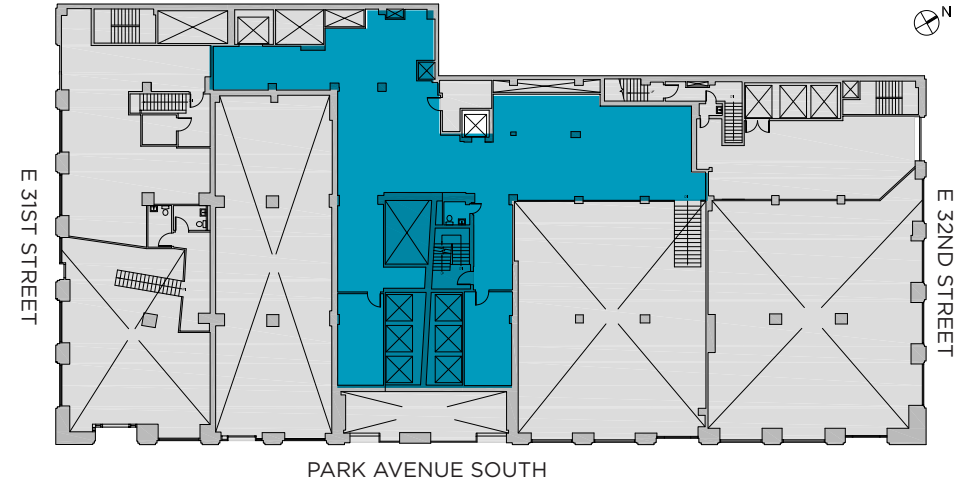
## GROUND

4,372 SF  
18' 9" CEILING HEIGHT



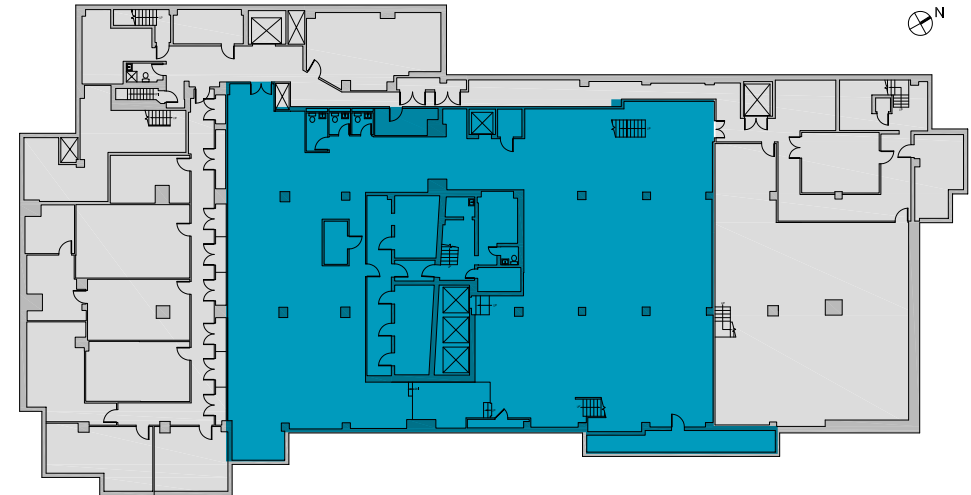
## MEZZANINE

3,415 SF  
8' 9" CEILING HEIGHT



## LOWER LEVEL

7,452 SF  
10' 10" CEILING HEIGHT



# NEIGHBORHOOD INFO / STREET MAP



GREENLEAF  
GOURMET DELI

34TH STREET

DUANEreade™



33RD STREET

6



citibank

32ND STREET



PARK AVENUE SOUTH

470  
PARK  
AVE  
SOUTH

Chipotle



31ST STREET



MONDRIAN



30TH STREET



32,608  
WEEKDAY  
SUBWAY RIDERS



\$172,280  
AVERAGE HOUSEHOLD  
INCOME - MURRAY HILL



25,990  
TOTAL MURRAY HILL  
POPULATION



25,027  
DAILY CAR  
TRAFFIC



**ALAN SCHMERZLER**

212 841 5930

ALAN.SCHMERZLER@CUSHWAKE.COM

**JASON GREENSTONE**

212 841 7713

JASON.GREENSTONE@CUSHWAKE.COM

**PATRICK O'ROURKE**

212 660 7777

PATRICK.OROURKE@CUSHWAKE.COM



SJP|PROPERTIES