

42ND STREET

RETAIL AND ENTERTAINMENT COMPLEX

MANHATTAN

INCREDIBLE RETAIL OPPORTUNITY

IN THE HEART OF 42ND STREET



FORMERLY
Ripley's
Believe It or Not!

FORMERLY
MODELL'S
SPORTING GOODS®

SPACE DETAILS

FORMERLY RIPLEY'S			
	AVAILABLE SF	FRONTAGE	CEILING HEIGHT
SECOND LEVEL	4,453 SF		12 FT
STREET LEVEL	14,170 SF	35 FT	28 FT
TOTAL	18,623 SF		

FORMERLY MODELL'S			
	AVAILABLE SF	FRONTAGE	CEILING HEIGHT
STREET LEVEL	*4,900 SF	45 FT	28 FT
LOWER LEVEL	*15,515 SF		14 FT 6 IN
TOTAL	21,857 SF		

*DIVISIBLE

POSSESSION:
Arranged

LEASE TYPE:
Direct

ASKING RENTS:
Upon Request

COMMENTS

OPPORTUNITY:

- Unique retail opportunities perfectly located in the heart of 42nd Street.
- Each space boasts massive double-height electronic marquee signage.
- One-half block from the Port Authority – 250,000 daily commuters.
- Times Square pedestrian traffic – 450,000 daily visitors/54 million annual visitors.
- Adjacent to the nation's two highest-grossing movie theaters – AMC and Regal.
- Immediate proximity to the Times Square subway system – 64.8 million annual riders.

LOCATION:

- Mid-block on the south side of 42nd Street between Seventh and Eighth Avenues, in the heart of New York's Theater and Entertainment District.
- 42nd Street is a world-famous thoroughfare and is a brand unto itself. It is also among the most heavily pedestrian-trafficked cross-streets in Manhattan.

FRONTAGE

FORMERLY RIPLEY'S



FRONTAGE 35 FT

FORMERLY MODELL'S



FRONTAGE 45 FT

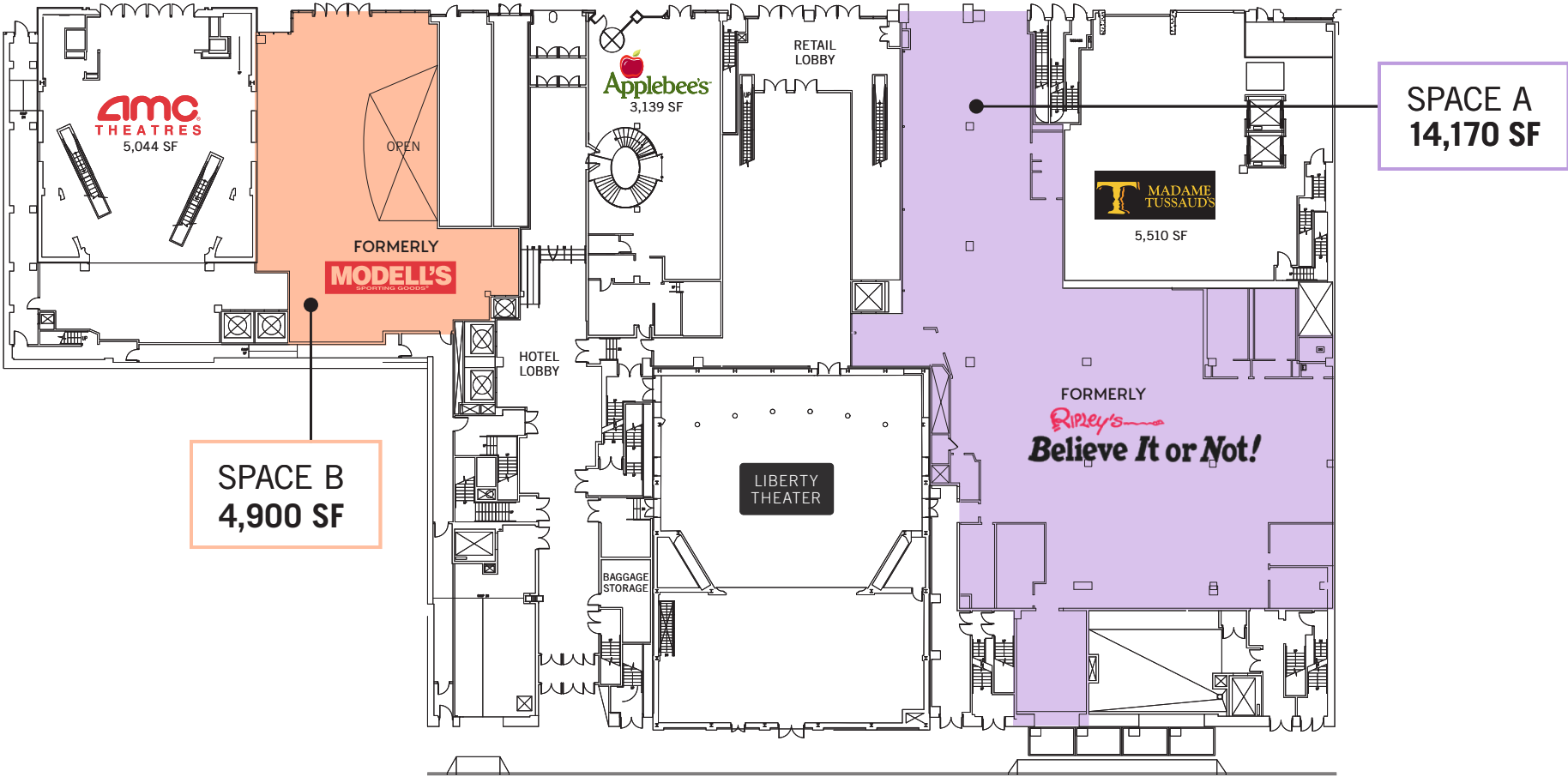
FLOOR PLANS

STREET LEVEL AVAILABILITIES

Space A (Formerly Ripley's) **14,170 SF**

Space B (Formerly Modell's) **4,900 SF**

WEST 42ND STREET

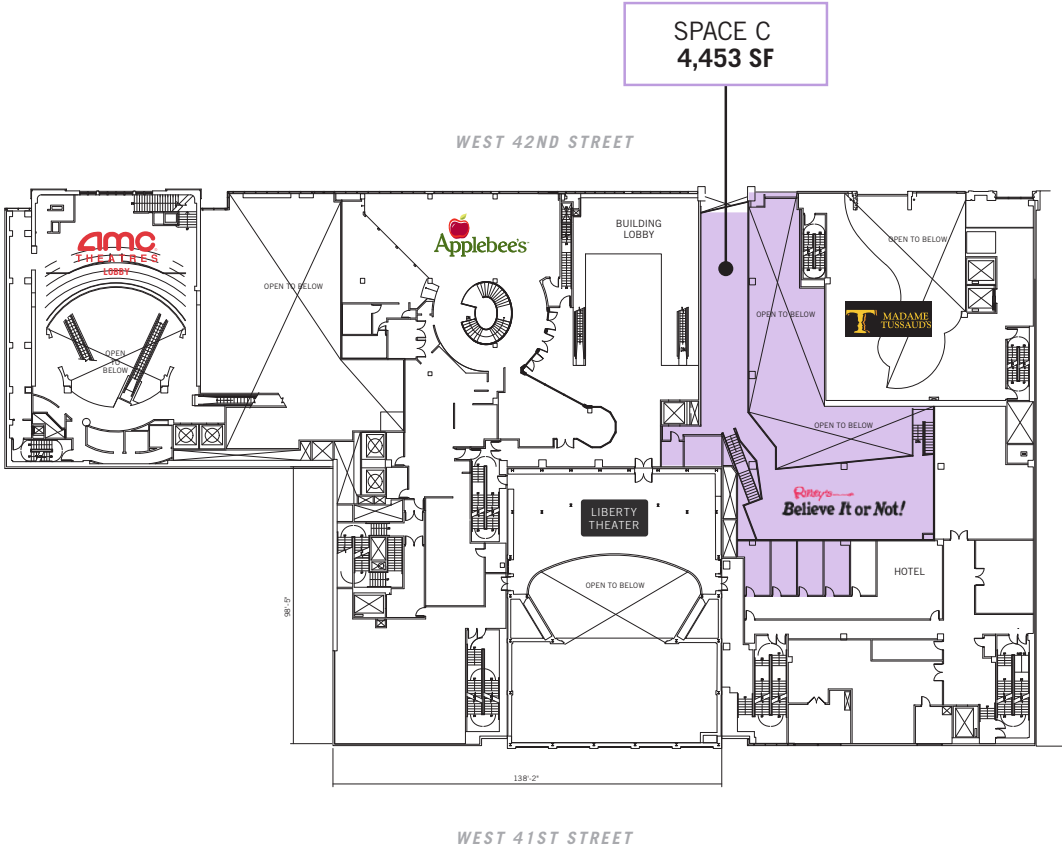


WEST 41ST STREET

FLOOR PLANS

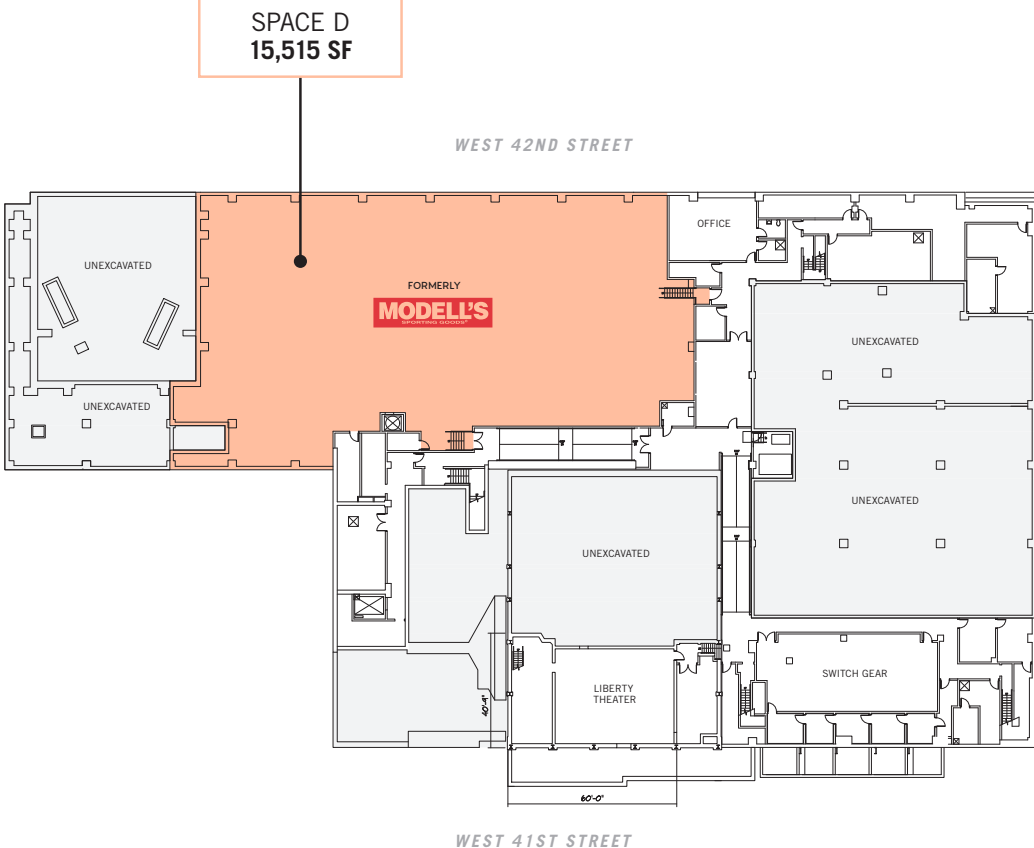
SECOND LEVEL AVAILABILITIES

■ Space C (Formerly Ripley's) **4,453 SF**

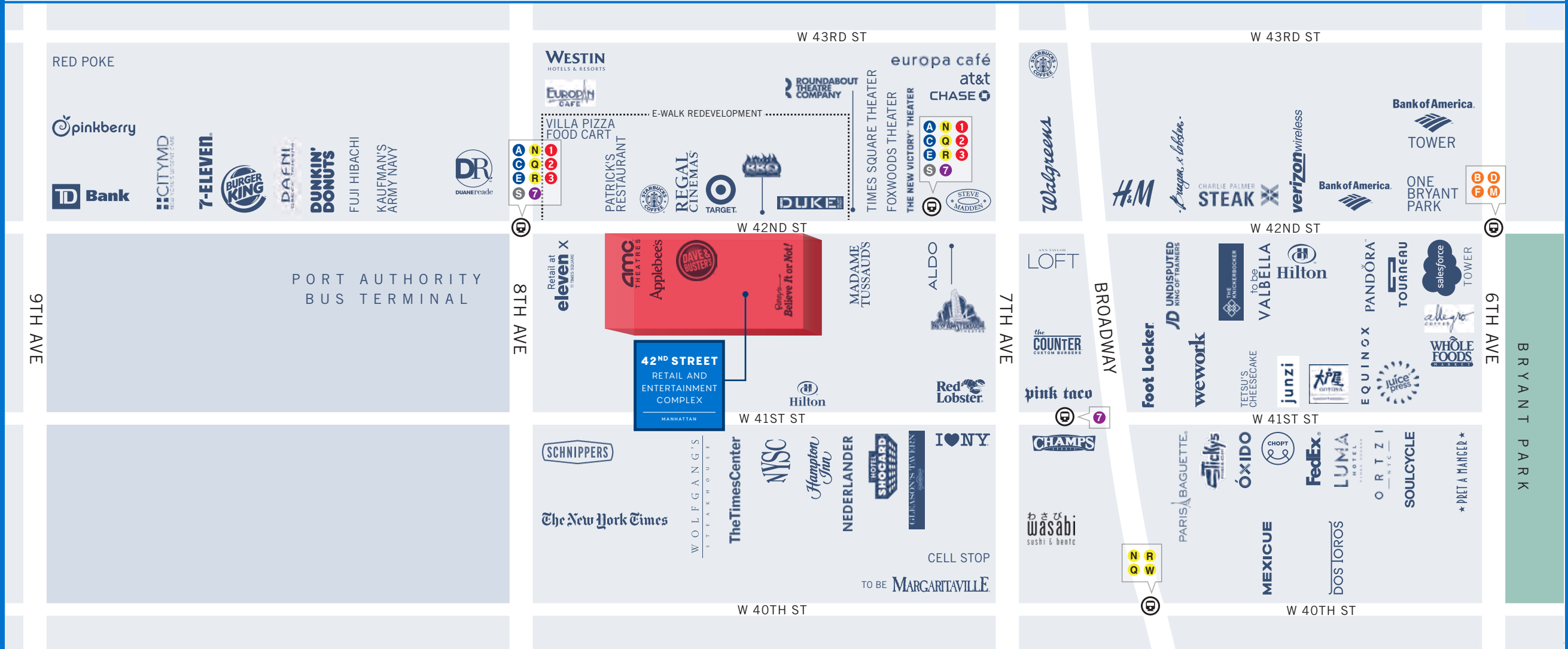


LOWER LEVEL AVAILABILITIES

■ SPACE D (Formerly Modell's) **15,515 SF**



TIMES SQUARE STATS / AREA RETAILERS



1/2 BLOCK FROM
PORT AUTHORITY
WITH ITS
250,000
DAILY VISITORS



UP TO
450,000
DAILY
PEDESTRIANS

54
MILLION
ANNUAL VISITORS



LOCATED ADJACENT
TO NATION'S
TOP 2
MOVIE THEATERS
(AMC & REGAL)



IMMEDIATE PROXIMITY
TO THE BUSIEST
SUBWAY STATION WITH ITS
64,815,739
ANNUAL RIDERSHIP



NEARLY
\$10,000,000
OF DAILY CONSUMER
SPENDING
EXCLUDING HOTELS



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PLEASE CONTACT US FOR RETAIL LEASING INQUIRIES:

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