

# 173 BROADWAY



## FLAGSHIP JEWEL BOX CORNER

NEXT TO CENTURY 21 AND SEPHORA

NORTHWEST CORNER OF BROADWAY AND CORTLANDT STREET

# 173 BROADWAY

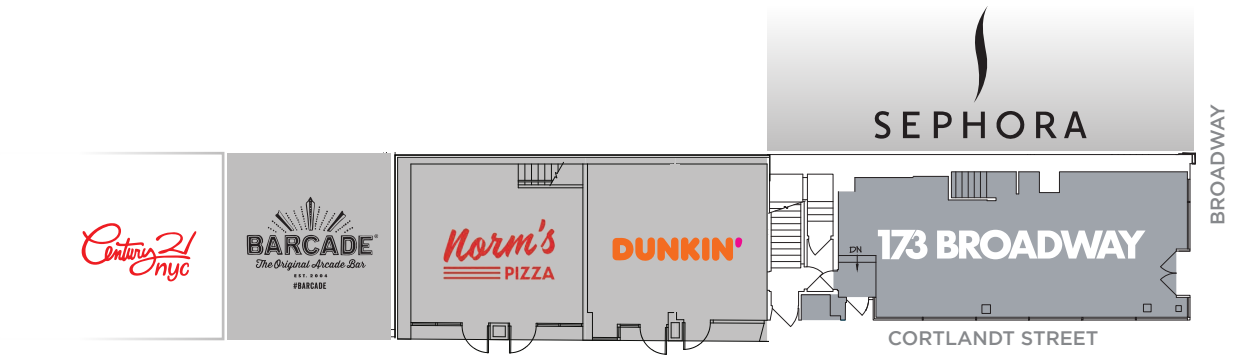
## PREMISES

GROUND LEVEL	998 SF
BASEMENT	835 SF
SUB-BASEMENT	998 SF
<b>TOTAL</b>	<b>2,831 SF</b>

## FRONTAGE

BROADWAY	21' 6"
CORTLANDT STREET	48' 7"

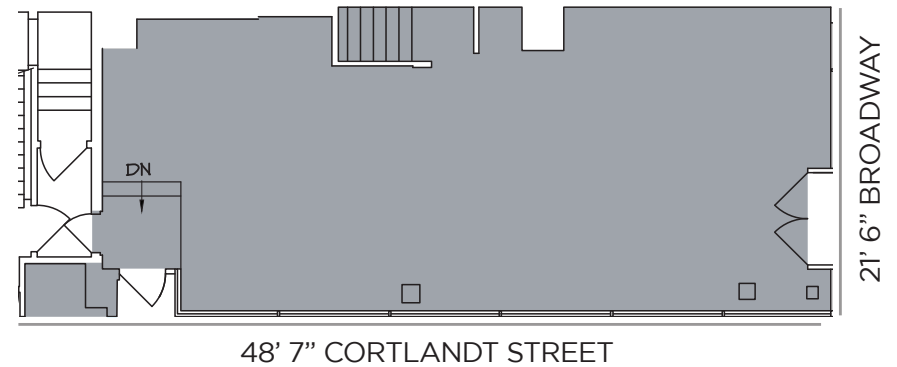
POSSESSION	Q1 2025
TERM	LONG TERM
LEASE TYPE	DIRECT
ASKING RENT	UPON REQUEST



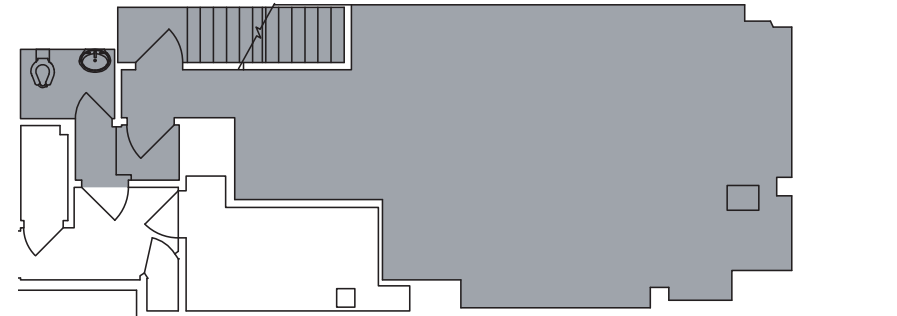
SITE PLAN

## FLOOR PLANS

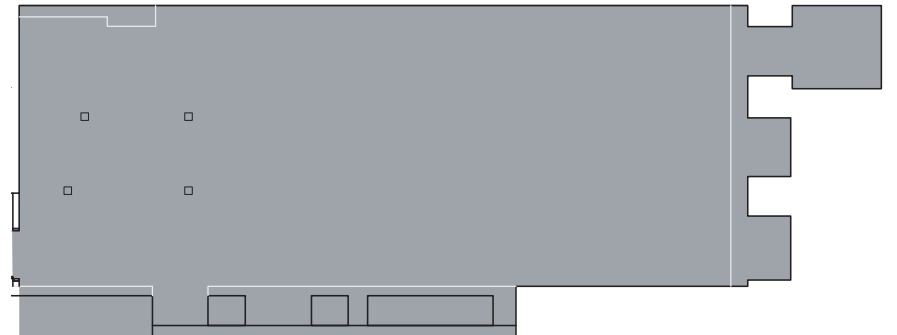
### GROUND FLOOR



### BASEMENT



### SUB-BASEMENT





POTENTIAL  
DOUBLE-HEIGHT  
SIGNAGE OPPORTUNITY  
ON BROADWAY

C21

SATORI LASER

Adamantem

Adamantem

Cortlandt St

Broadway

SEPHORA

Norm's  
PIZZA  
SHOP

Norm's  
PIZZA

DUNKIN'

21' 6"  
BROADWAY

48' 7"  
CORTLANDT STREET





# 173 BROADWAY

Centrally located in the Financial District adjacent to Century 21, The Oculus, World Trade Center and Fulton Center

## DEMOGRAPHICS

**\$8.8B**

ANNUAL SPENDING POWER (2019)

**\$14.4M**

ANNUAL VISITORS LOWER MANHATTAN (2021)

**\$271K+**

AVERAGE HOUSEHOLD INCOME

## TRANSPORTATION



**PATH**

BUSES

**M55**

**SIM4**







**173 BROADWAY**



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