

# GRAND CENTRAL'S FINEST RETAIL OPPORTUNITY



— TOTAL OF UP TO 25,068 SF ADJACENT TO SWEETGREEN —  
NEW STOREFRONTS RECENTLY INSTALLED

230 | PARK

AT GRAND CENTRAL

RXR

CUSHMAN &  
WAKEFIELD

230PARKAVENUE.COM

# RETAIL SPACE

## Ground Floor

**5,800 SF**

- New oversized storefront
- 21' slab height
- 11' W x 18' H windows

### Approximate Frontage

- 120' on Park Avenue/46th St
- 40' on Vanderbilt Avenue
- 77' on West Helmsley Walkway

## Second Floor

**19,268 SF**

- 18' slab height
- New 11' W x 11' H windows
- Fully restored skylight

**Total of up to 25,068 SF**

Park Avenue



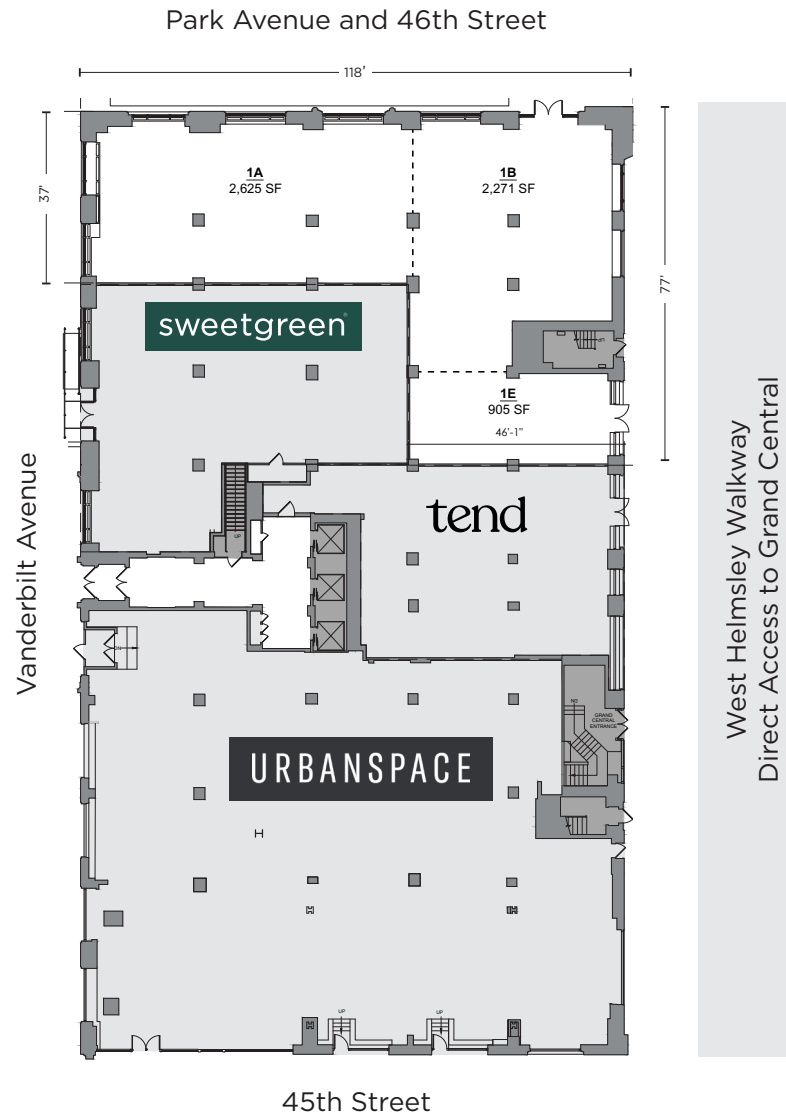
Vanderbilt Avenue

46th Street

**New entrance on 46th Street**, just steps away from Park Avenue

**Upgraded pedestrian walkways** with new **HD digital advertising** available

# GROUND FLOOR



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**1A : 2,625 SF**

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**1B : 2,271 SF**

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**1E : 905 SF**

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**Total : 5,800 SF**

### Frontage

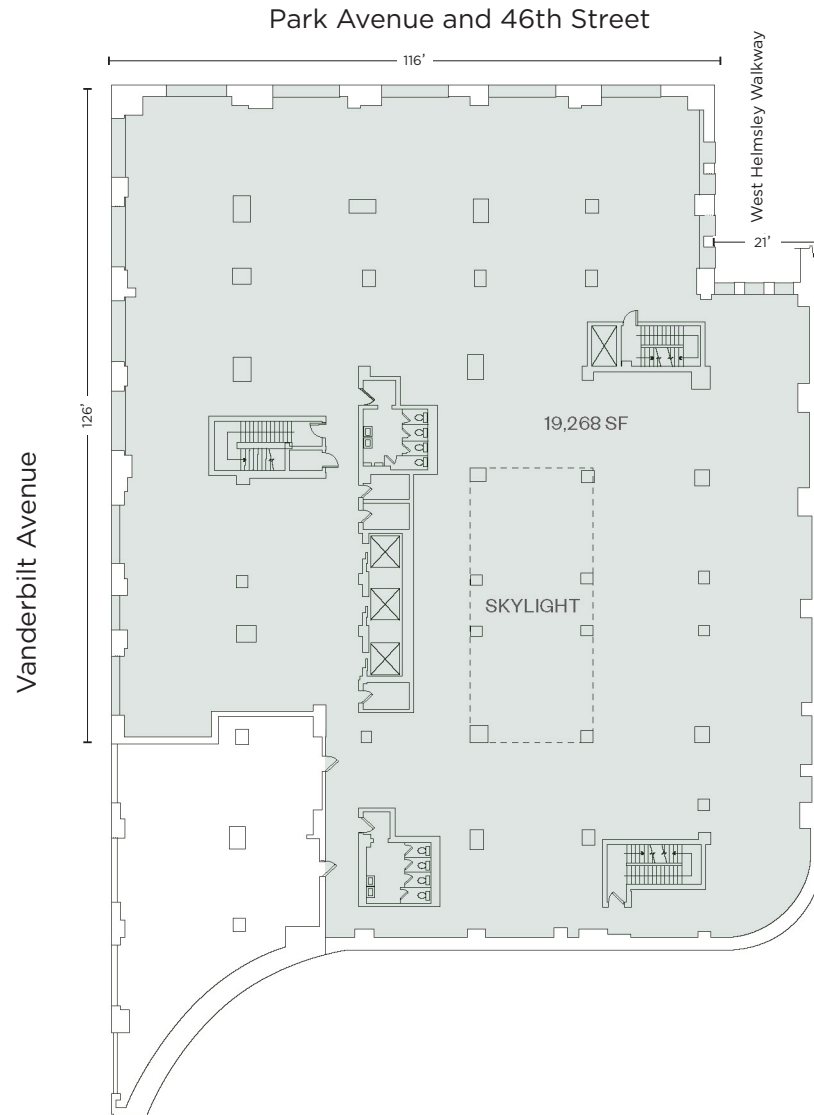
- 37' Vanderbilt Ave
- 118' Park Avenue & 46th St
- 77' West Helmsley Walkway

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### • 21' slab height

- New storefront with oversized windows
  - Upgraded pedestrian walkway with digital advertising available
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# SECOND FLOOR



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**19,268 SF**

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- **18' slab height**
  - New 11' W x 11' H windows
  - Fully restored skylight
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# INCREDIBLE VISIBILITY FROM PARK AVENUE



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# NEIGHBORHOOD

Steps away from one of the most iconic & recognizable transportation destinations. 750,000 daily visitors

## Restaurants

- 1 Bobby Van's Steakhouse
- 2 Lea Wine Bar
- 3 Urbanspace
- 4 Maman
- 5 Lexington Brass
- 6 Le Pavillon
- 7 Morton's
- 8 Davio's
- 9 Avra
- 10 Mad46 Roosevelt Hotel Rooftop Bar

## Retail

- 16 Saks Fifth Avenue
- 17 Paul Stuart
- 18 H&M
- 19 NBA Store
- 20 Barnes & Noble
- 21 Urban Outfitters
- 22 Alden Shoes
- 23 Charles Tyrwhitt
- 24 Zara
- 25 & Other Stories
- 26 Adidas
- 27 Aritzia

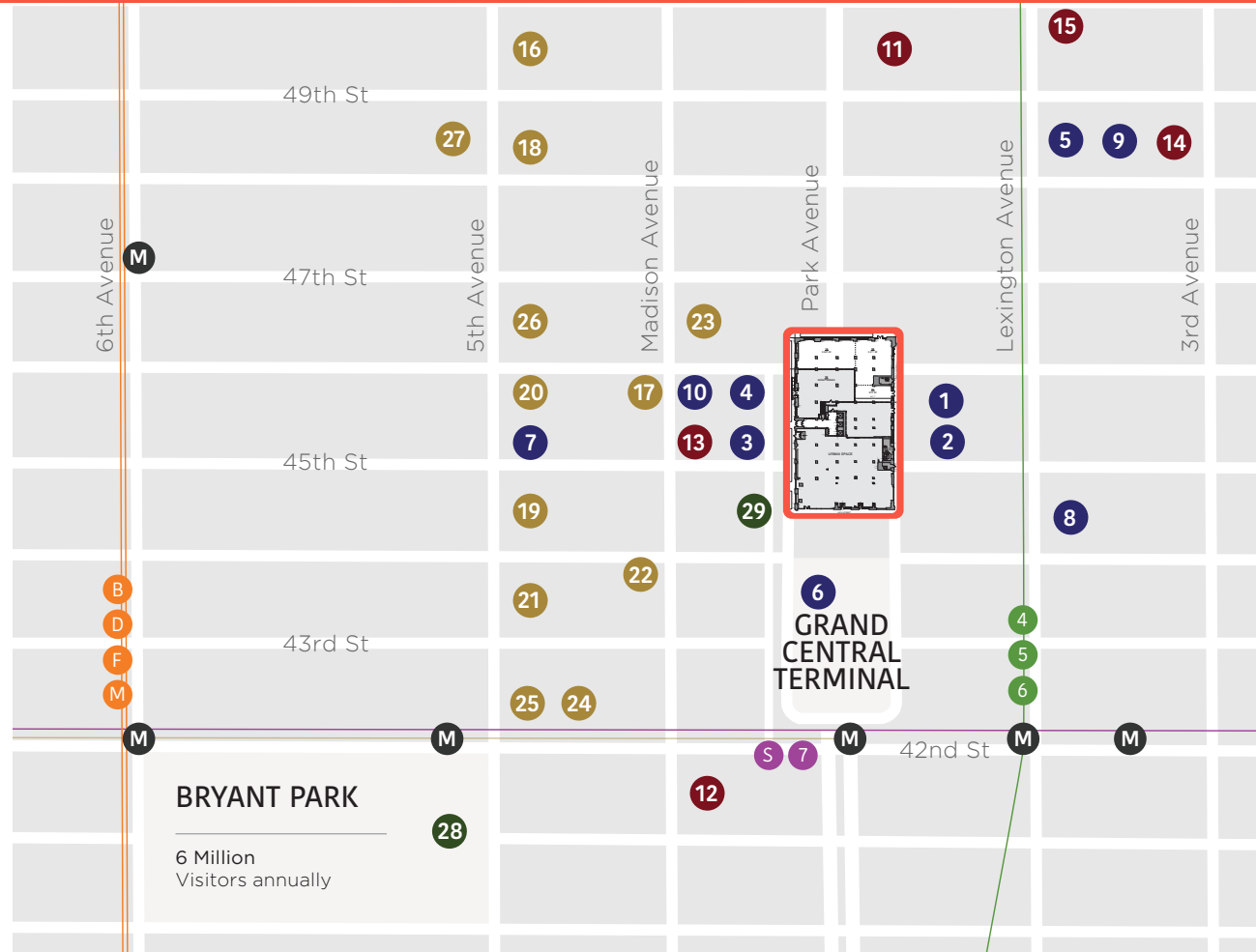
## Hotel

- 11 Waldorf Astoria
- 12 The Library Hotel
- 13 Roosevelt Hotel
- 14 Intercontinental
- 15 The Maxwell

## Points of Interest

- 28 New York Public Library
- 29 The Yale Club

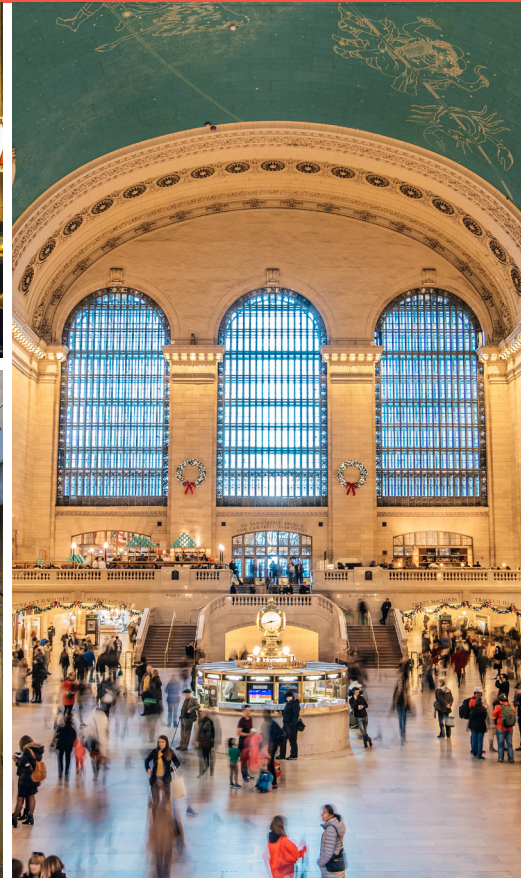
**#2 NYC Tourist Destination** after Times Square



- Access to Metro North
- 31 commuter and 15 city bus routes
- 2 Million taxis a year

- 7 Subway lines B,D,F,M,4,5,6,S,7
- Buses to and from 3 Airports

# LOCATION



## CAPTIVE WEALTHY CONSUMER BASE

Grand Central Terminal reported approximately **\$200 Million annual retail sales** (excludes Apple)

**21.6 million tourists**, with a mean income of \$62,000, visit Grand Central each year

**326,000+ Office workers** earning in excess of **\$11 billion** annually

Commuter household income:  
**\$95,800** – 30%  
**\$100,000+** – 50%  
**\$200,000+** – 20%

Activation of Vanderbilt with **new 2M SF office tower** at 42nd Street

Adjacent to **Urban Space** serving **4,000 people** daily

**46 Million** annual subway ridership (4,5,6,7 & S)

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