

GRAND CENTRAL'S FINEST RETAIL OPPORTUNITY



— 3,176 DIVISIBLE SF ADJACENT TO SWEETGREEN —
NEW STOREFRONTS RECENTLY INSTALLED

230 | PARK

AT GRAND CENTRAL

RXR

CUSHMAN &
WAKEFIELD

230PARKAVENUE.COM

PARK AVENUE RETAIL



230 | PARK

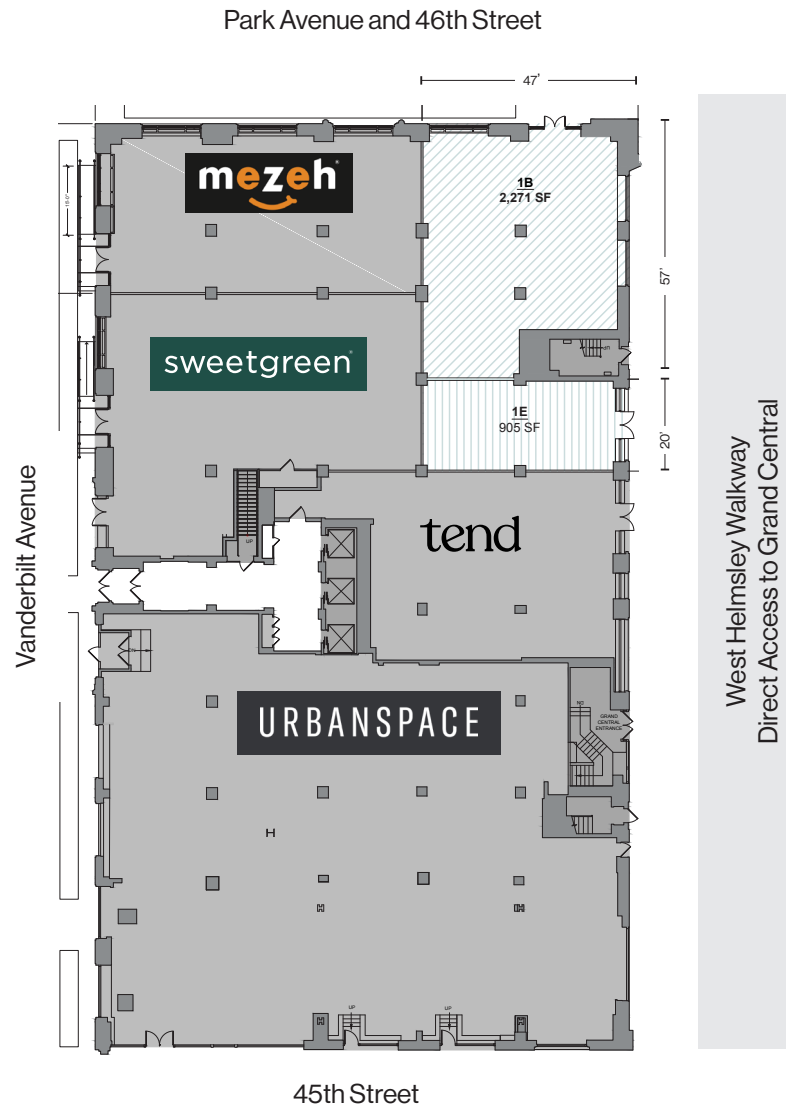
AT GRAND CENTRAL

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GROUND FLOOR



1B : 2,271 SF

1E : 905 SF

Total : 3,176 SF

Frontage

- 47' Park Avenue & 46th St
- 20'-77' West Helmsley Walkway

- 21' slab height
- New storefront with oversized windows
- Upgraded pedestrian walkway with digital advertising available
- Ability to combine space

230 | PARK

AT GRAND CENTRAL

INCREDIBLE VISIBILITY FROM PARK AVENUE



RXR

CUSHMAN &
WAKEFIELD

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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 Urban Space
- 4 Lexington Brass
- 5 Pavillion
- 6 Morton's
- 7 Avra

Retail

- 11 Saks Fifth Avenue
- 12 Paul Stuart
- 13 Coach
- 14 H&M
- 15 NBA Store
- 16 Barnes & Noble
- 17 Urban Outfitters
- 18 Alden Shoes
- 19 Charles Tyrwhitt
- 20 Zara
- 21 & Other Stories
- 22 Adidas
- 23 Aritzia
- 24 Sweetgreen
- 25 Tend

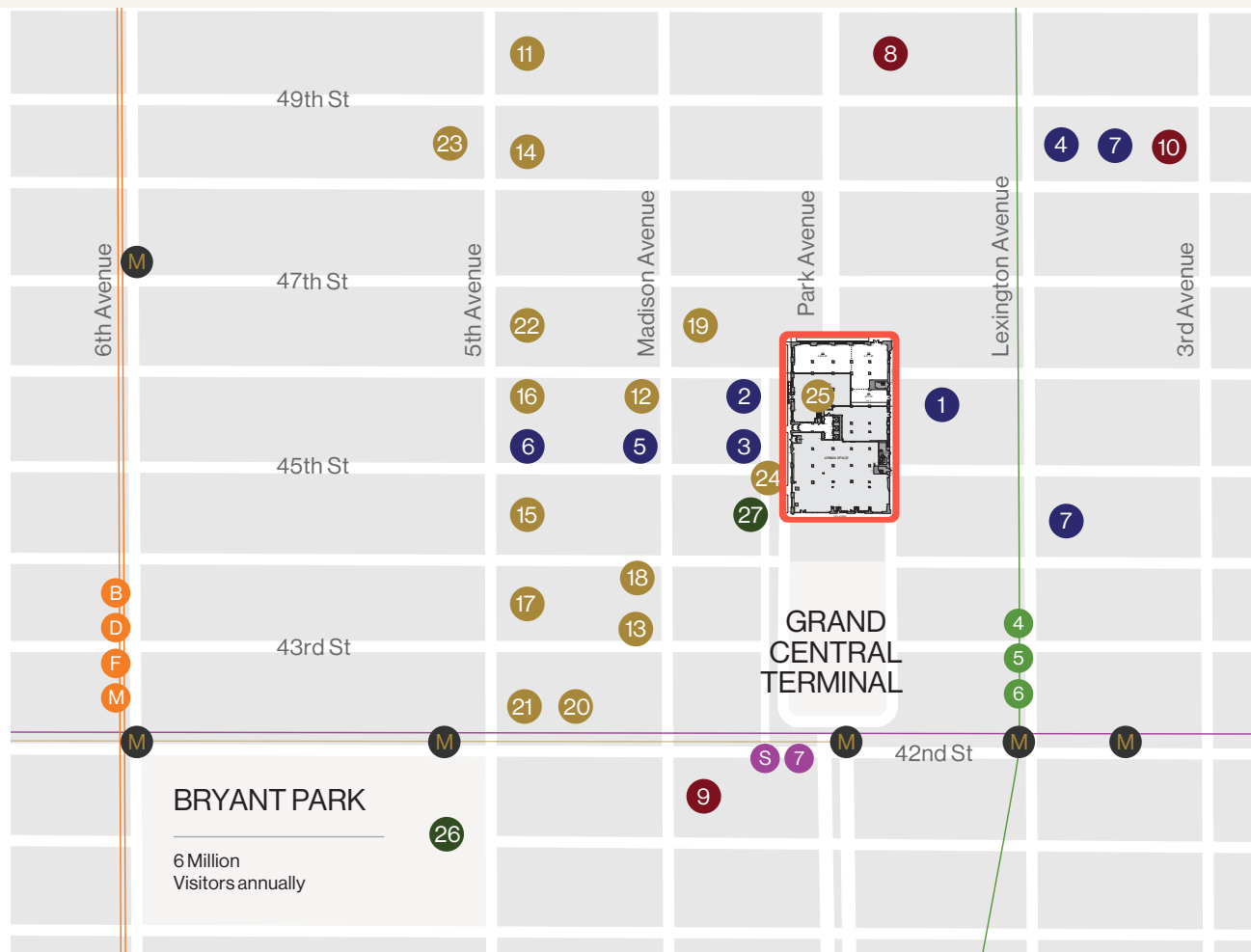
Hotel

- 8 Waldorf Astoria
- 9 The Library Hotel
- 10 Intercontinental

Points of Interest

- 26 New York Public Library
- 27 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**

230 | PARK

AT GRAND CENTRAL

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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