



**TRI STATE
COMMERCIAL®**
REAL ESTATE EXPERTS

For Lease



2nd Generation Fitness Space

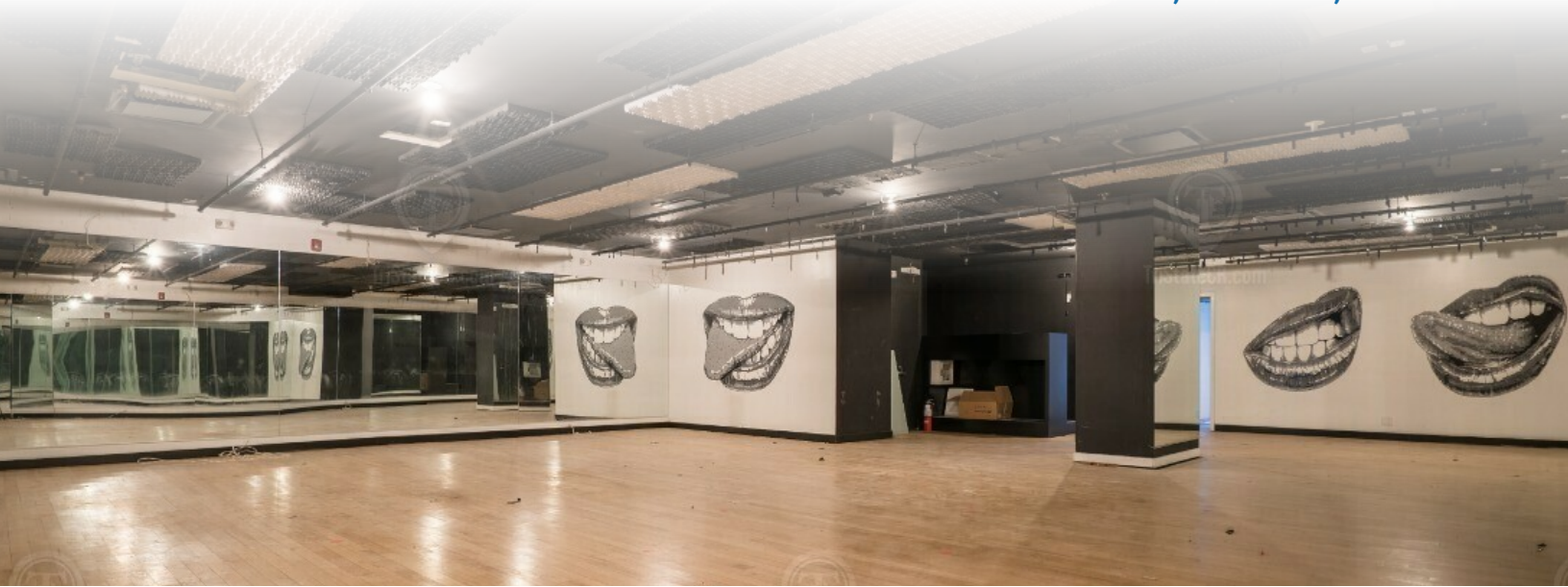
2,950 SF

200 Central Park South • New York • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Chandler Slate
📞 718.437.6100 x108
ChandlerS@TriStateCR.com



Location Overview

Located in the Theatre District neighborhood of Manhattan between Broadway & 7th Ave right off of Central Park, Columbus Circle, & Billionaire Row near the 57th St - 7th Ave subway station. The neighborhood has a heavy mix of residential and office density as well as tourist traffic.

Nearest Transit: Q, N, & R trains at 57th St - 7th Ave, 1, 2, A, C, D, & B trains at 59th St - Columbus Circle, and the M104, M107, M05, BXM2, & M20 bus lines.

Nearby tenants include The Plaza Hotel, Nordstrom, Marea, The Ritz Carlton, Apple, Bergdorf Goodman, Louis Vuitton, New York City Center, west elm, Nougatine by Jean-Georges, BOSS, Per Se, and more!



564,196 SF

Total Building Size



32,635 SF

Lot Size

Main Highlights

- ▶ 36 feet of frontage on W 58th St
- ▶ 2nd generation fitness space
- ▶ Full HVAC
- ▶ Lockers
- ▶ Showers
- ▶ DJ Booth
- ▶ Fully soundproofed
- ▶ Perfect for the next generation of fitness concepts, concierge medical office, dental, and more!

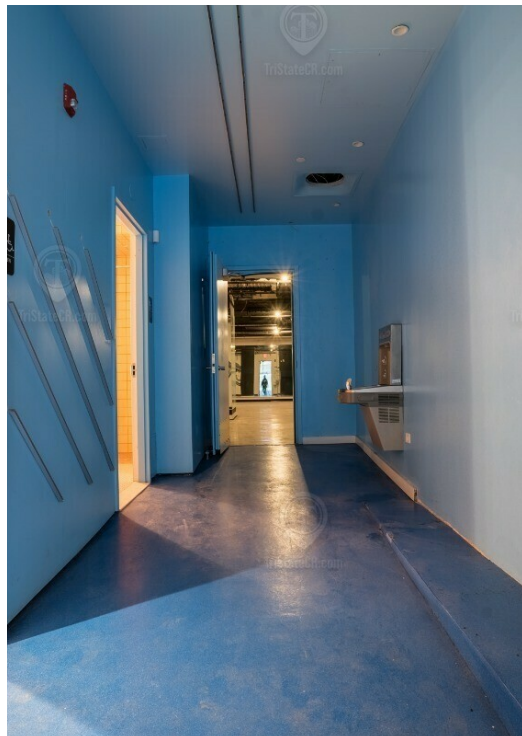
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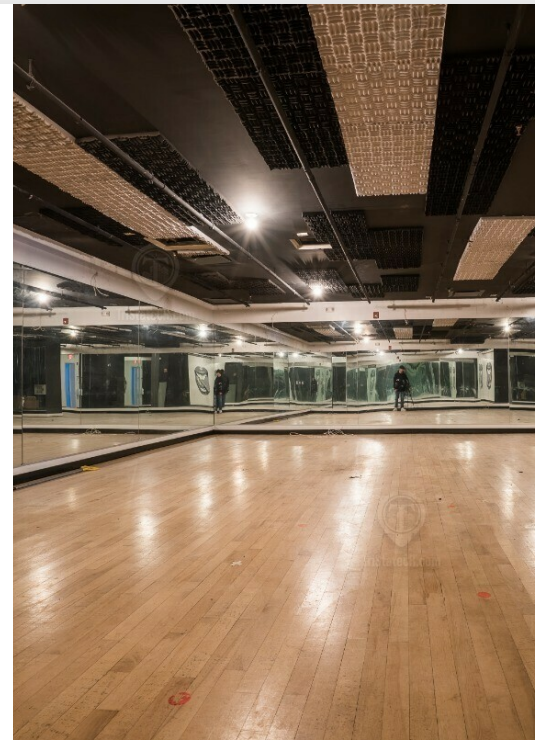
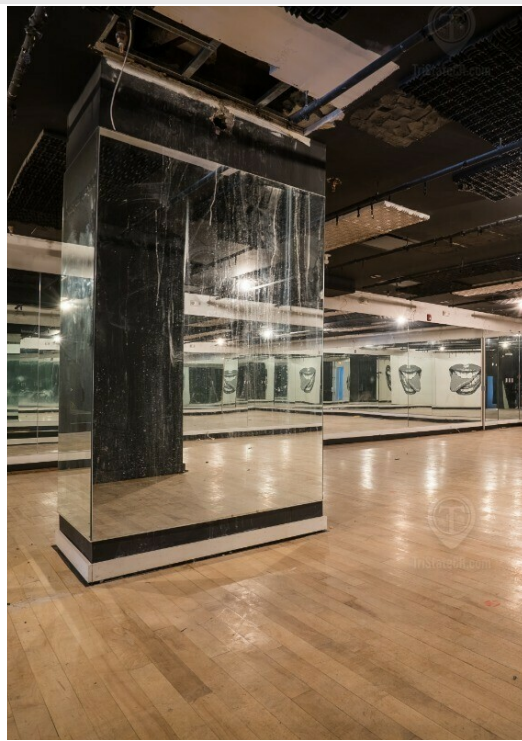
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200 Central Park South, New York, NY 10019



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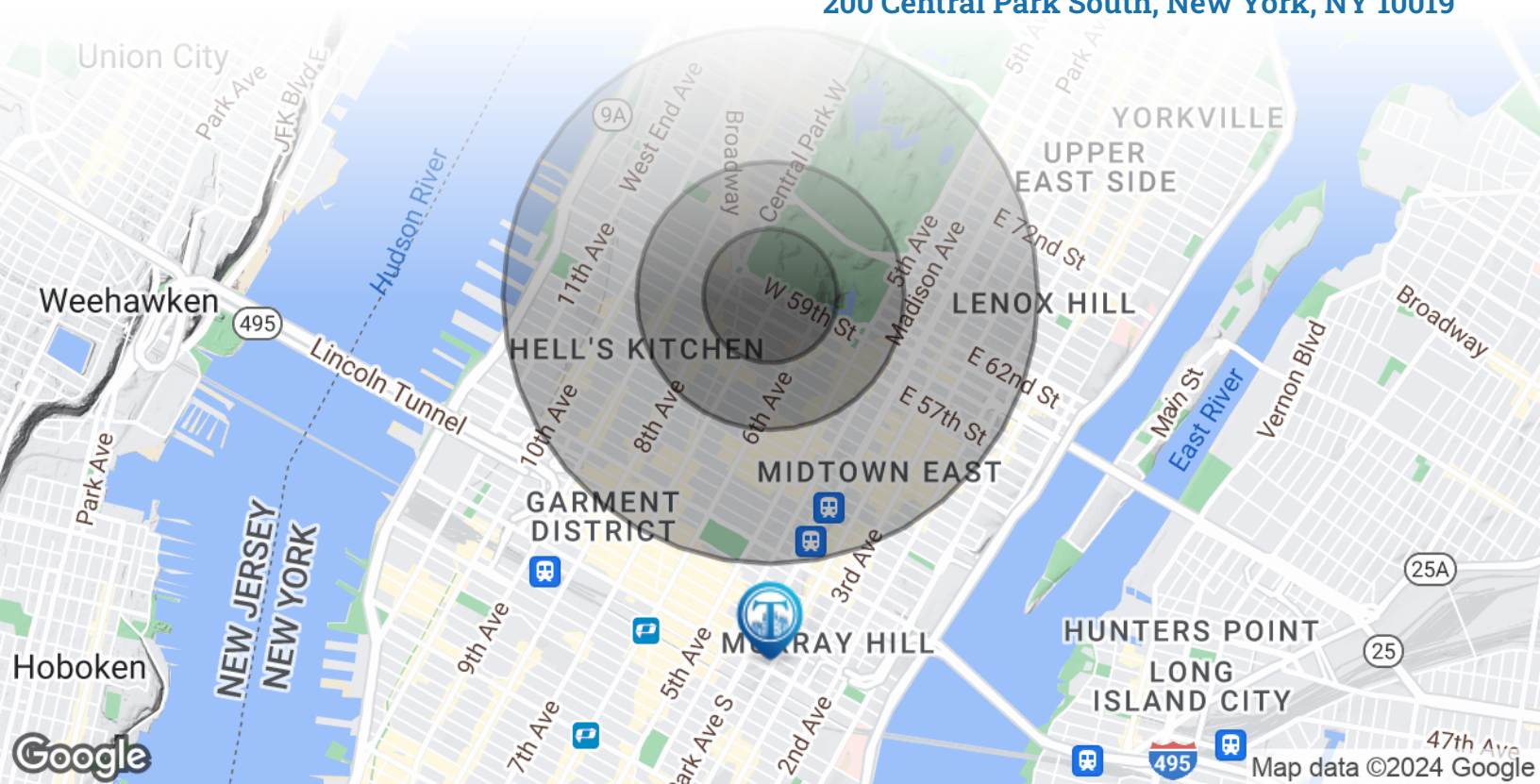
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Area Demographics

200 Central Park South, New York, NY 10019



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	9,595	39,268	172,952
Average Age	45.0	43.6	43.3
Average Age (Male)	43.0	43.6	43.8
Average Age (Female)	44.0	44.9	43.9



172,952

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	8,029	30,513	125,375
# of Persons per HH	1.2	1.3	1.4
Average HH Income	\$170,958	\$168,188	\$165,461
Average House Value	\$960,081	\$1,079,724	\$1,068,520



\$165,461

Avg Household Income

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