



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Prime Corner Retail Space w/ Basement

1,000 SF

4640 Broadway • New York • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Dov Bleich
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Location Overview

Located on a prime corner in the Fort George neighborhood of Manhattan right off of Fort Tyron Park, a short distance to The Met Cloisters, between Sherman Ave & W 196th St near the Dyckman St subway station. The area is densely populated and surrounded by new developments.

Nearest Transit: 1 train at Dyckman St and the M100 & BX7 bus lines.

Nearby tenants include Food Universe Marketplace, Planet Fitness, Duane Reade, Chase Bank, McDonald's, Starbucks, Capital One Bank, Fine Fare Supermarket, Dollar Tree, Republica Restaurant & Rooftop, and more!

Main Highlights

- ▶ Corner space
- ▶ High visibility
- ▶ Built-in refrigerator
- ▶ Venting is possible
- ▶ Basement



26,980 SF

Total Building Size



7,700 SF

Lot Size

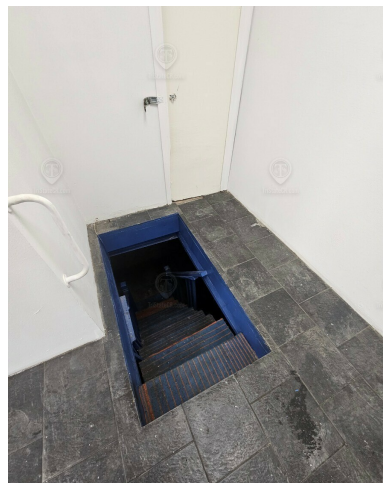
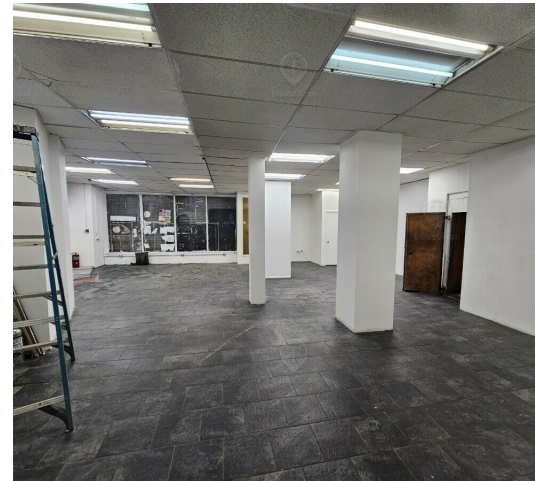
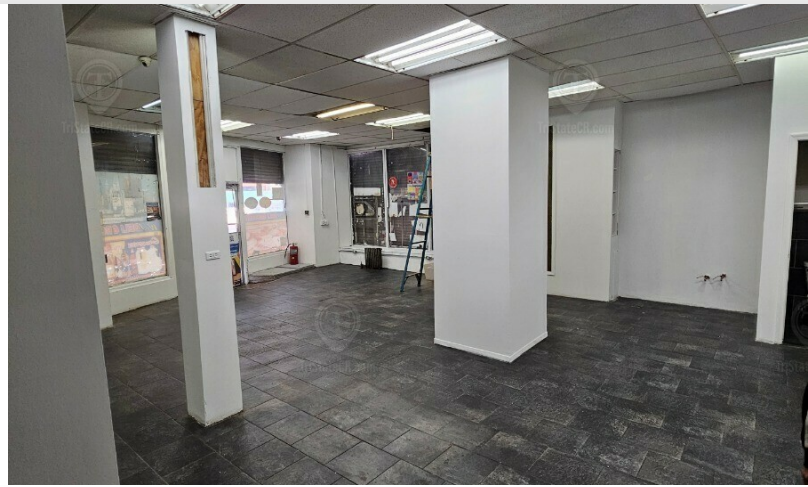
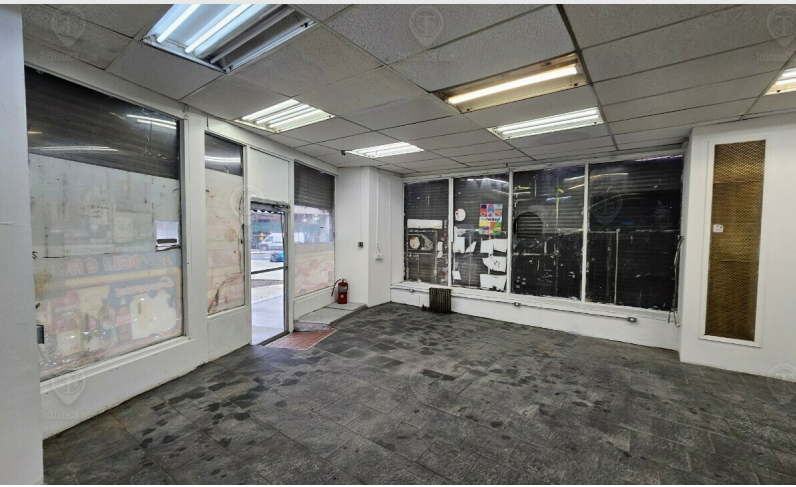
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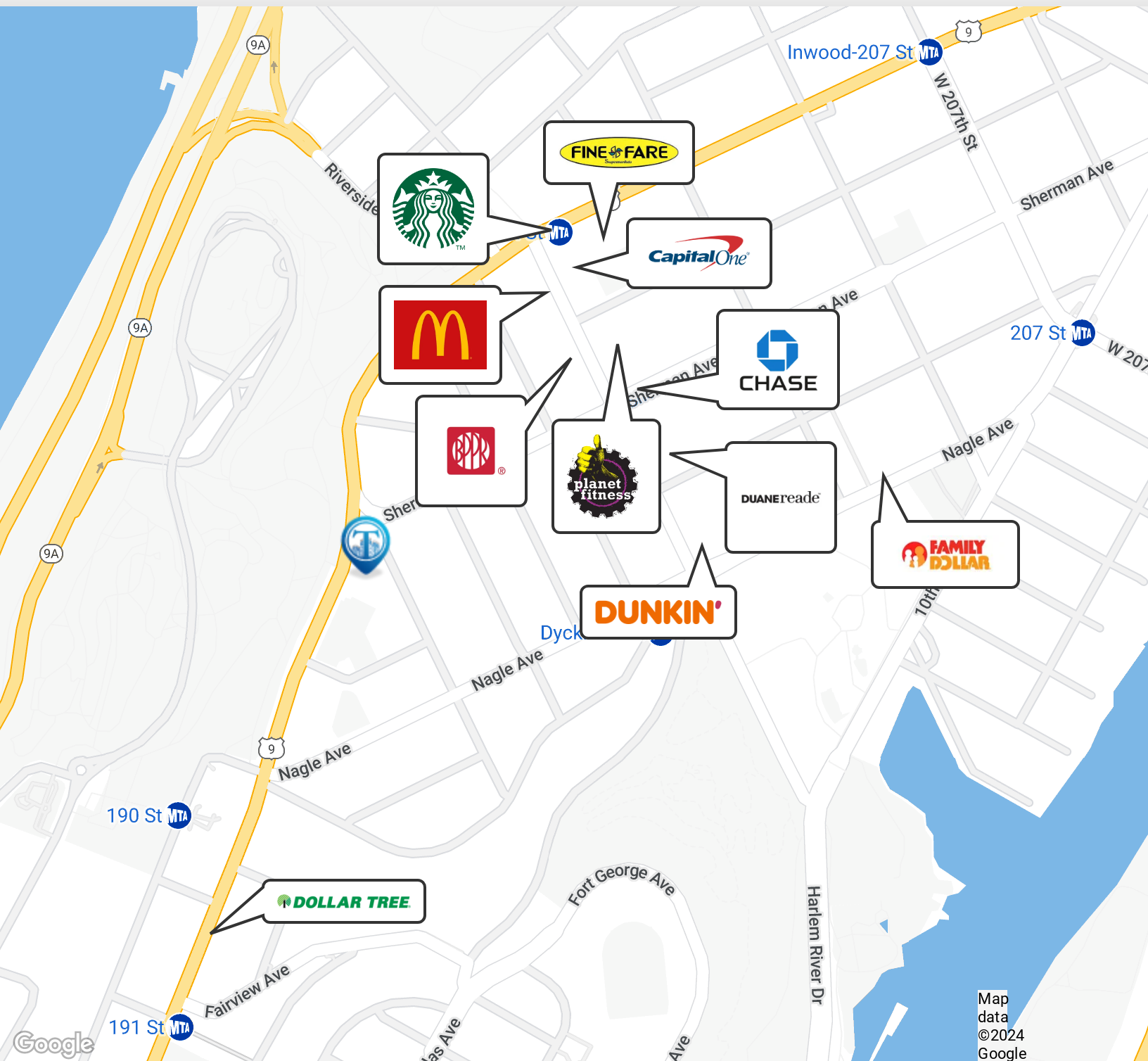
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Retailer Map

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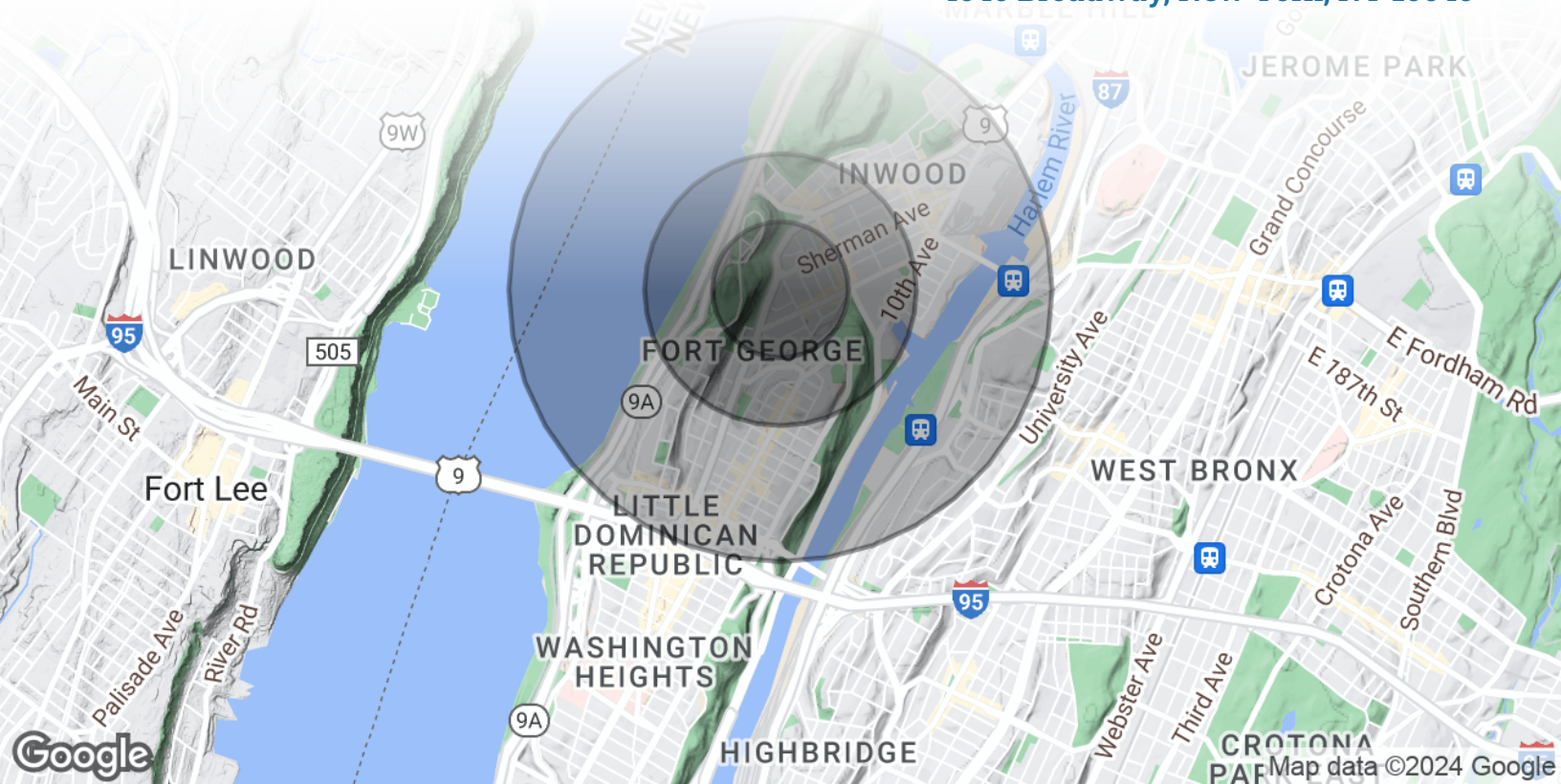
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Area Demographics

4640 Broadway, New York, NY 10040



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	18,322	59,413	145,408
Average Age	39.1	38.1	36.7
Average Age (Male)	37.8	37.0	35.1
Average Age (Female)	39.0	39.0	38.6



145,408

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	6,781	22,553	54,677
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$64,534	\$67,263	\$71,392
Average House Value	\$66,970	\$103,357	\$147,356



\$71,392

Avg Household Income

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