

NoMad/Flatiron Retail Opportunity

THE
GRAND
MADISON

225 Fifth Avenue | Northeast Corner of E. 26th Street



CIM

JLL

Welcome to The Grand Madison

The Grand Madison aka 225 Fifth Avenue is a prime retail opportunity, located at the corner of Fifth Avenue and East 26th Street at the intersection of New York City's most dynamic neighborhoods, NoMad and Flatiron.

The retail sits at the base of a historic, sought after residential building with rich history as a hotel, warehouse and showroom.

Located steps from Madison Square Park, the building is surrounded by corporate headquarters, restaurants, hotels, luxury residents and the World's best retail brands. A true 24/7 market, the neighborhood is home to high income residents, office workers and tourists that visit the area daily.



225 Fifth Avenue

One of a kind opportunity

- Retail at the base of a luxury 189-unit residential building
- Proximity to multiple subway stops, servicing over 17 Million annual passengers combined
- 19,000 hotel keys within 1/2 mile radius
- Nearby corporate headquarters include IBM, Sony, Credit Suisse, Nike NY, and Tiffany & Co.

Space details

Size

Ground Floor: Approx. 2,500-10,000 sf
Reasonable divisions considered

Possession

Q2 2026

Neighborhood tenants

Retail

Eataly | Todd Snyder | The Lego Store | Harbour | Yeti | Boffi
Porcelanosa | Whole Foods | Blue Dot | Home Depot | Jung Lee
Harry Potter Experience | Issey Miyake (coming soon) | Rizzoli

Health & Wellness

Equinox | Chelsea Piers Fitness | Soul Cycle | Peachy
Remedy Place | Lifetime Fitness | Rescue Spa | Core Power Yoga

Hotels

The Edition Hotel | The Fifth Avenue Hotel | The James Hotel
The Ace Hotel | The Ned Hotel | The Ritz-Carlton NoMad
The Virgin Hotel | The Evelyn Hotel

Restaurants

Eleven Madison Square Park | The Smith | COTE | Hillstone
COCODAQ | Café Carmellini | La Tete d'Or | Time & Tide
Scarpetta | Zaytinya | Jose Andres' The Bazaar | Pura Vida
La Pecora Bianca | Illili | Junoon | Tacombi | Oscar Wilde
Marks off Madison | Shake Shack Flagship



Option 2: Multi-tenant | Proposed division

Ground Floor

Ceiling height: 15'



Note:
Reasonable divisions
considered

Lower Level



225 Fifth Avenue

The neighborhood

1/4 mile radius (2024)

77.3K
Daytime Population

35.3
Median Age

3.7K
Area Residents

\$200K
Median HH income

4M
Madison Square Park
Annual Visitors

85%
Area Retail
Occupancy

+536K SF
20-yr High Net Absorption
Office Leasing Q4 2024

Eataly
NYC's Top 5 Most Visited
Tourist Destination



T H E
GRAND
M A D I S S O N



CIM



Matthew Schuss

(212) 812 5938

matthew.schuss@jll.com

Jesse Wolff

(212) 271 6393

jesse.wolff@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

© 2025 Jones Lang LaSalle IP, Inc. All rights reserved.