# **GRAND CENTRAL CORNER RETAIL OPPORTUNITY**





### THE CHANIN BUILDING

SWC of East 42nd Street and Lexington Avenue

#### SIZE

Ground Floor: 3,200 sf Lower Level: 18,300 sf

### FRONTAGE

Approx. 40' on 42nd Street Approx. 92' on Lexington Avenue

#### **CEILING HEIGHTS**

Ground Floor: 9' Lower Level: 14'

**STATUS** Formerly Duane Reade store # 16289 **TERM** Through 5/31/2035

POSSESSION Arranged

#### ASKING RENT Upon request

#### **NEIGHBORING RETAILERS**

- Juice Generation
- Loft
- · Banana Republic
- · Cipriani
- The Capital Grille
- Wells Fargo
- Foot Locker
- · Starbucks
- · Amazon-Go
- · CVS

#### **FEATURES**

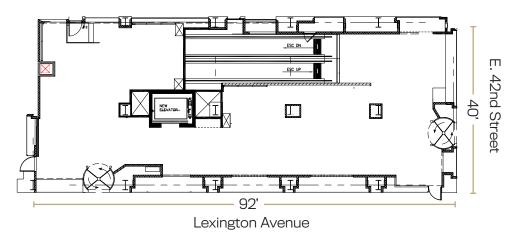
- Centrally located in the heart of Midtown, adjacent to the Chrysler Building and Grand Central Terminal
- At the base of the Chanin Building, an 848,562 sf office tower
  - Steps from the 1.7M sf One Vanderbilt and the 14,000 sf pedestrian plaza
- Across from the 4, 5, 6, E, M subway entrance



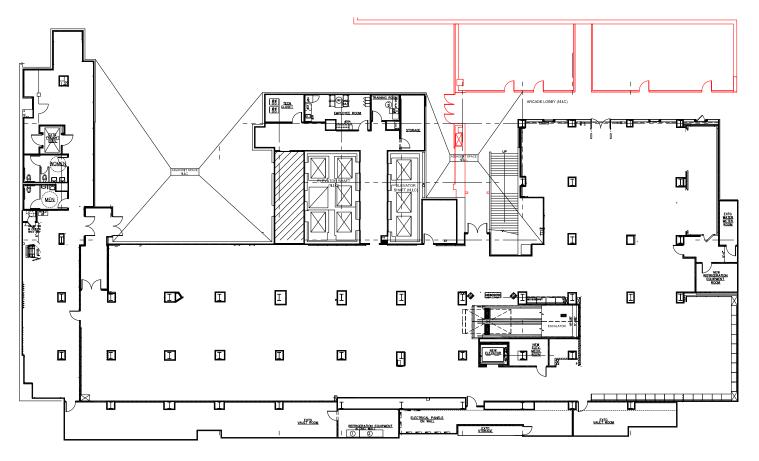
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# **GROUND FLOOR | 3,200 SF**



## LOWER LEVEL | 18,300 SF





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# **GRAND CENTRAL AREA OVERVIEW**



### SUBWAY

**14M+** annual ridership\*

**45,220** weekday ridership\*

**4 5 6 7 S** \*2021

## **GRAND CENTRAL**

**750,000** average daily visitors

**22M** tourists annually \_\_\_\_\_

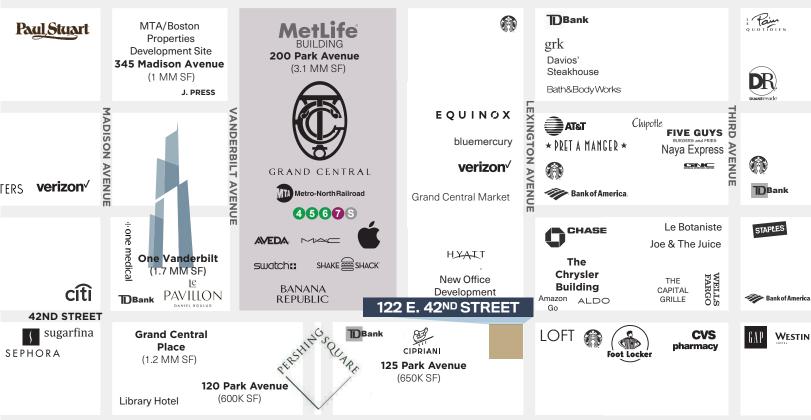
WITHIN 10 MINUTES

224,395 daytime population

**12M SF** surrounding area office space

**84** hotels







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