

# 1865

## BROADWAY

Columbus Circle | Upper West Side

Retail Opportunity

btw. 61st & 62nd Streets



**High-traffic retail opportunity, situated one block from Columbus Circle and steps from Central Park, Lincoln Center, Nordstrom, and Fordham University**

Size	Frontage	Ceiling Height	Status	Possession
Ground floor: 2,634 sf	26'2" on Broadway	20'	Currently Spectrum	June 2025

### Features

- Retail at the base of Avalon Bay's 162-unit luxury residential condominium in the heart of Upper West Side, one of Manhattan's wealthiest zip-codes
- One block from 59th Street-Columbus Circle subway station
- Surrounded by world-class retail, restaurants, universities and a dense residential and office population



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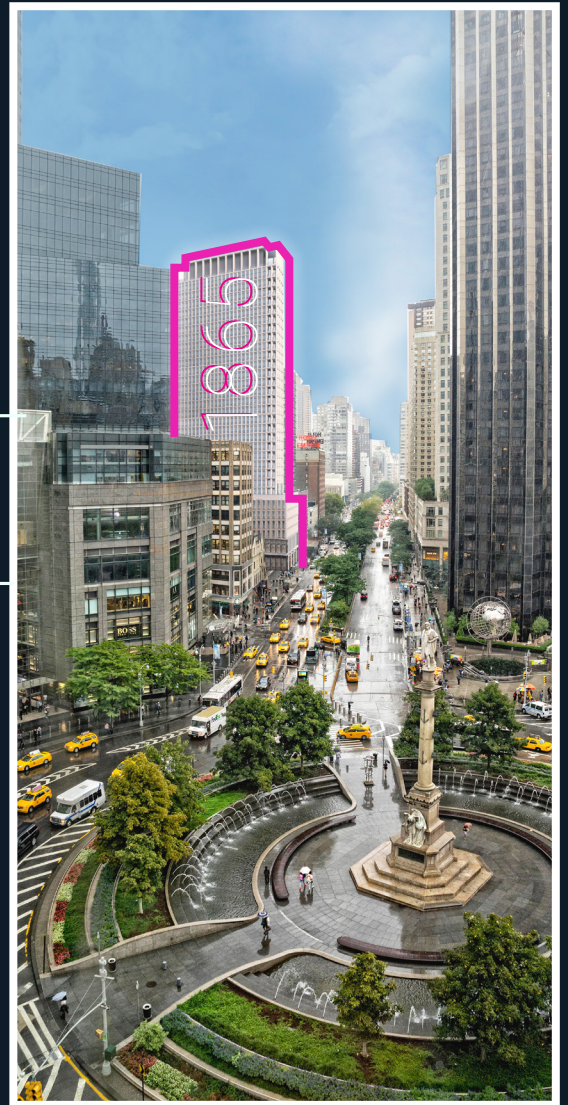
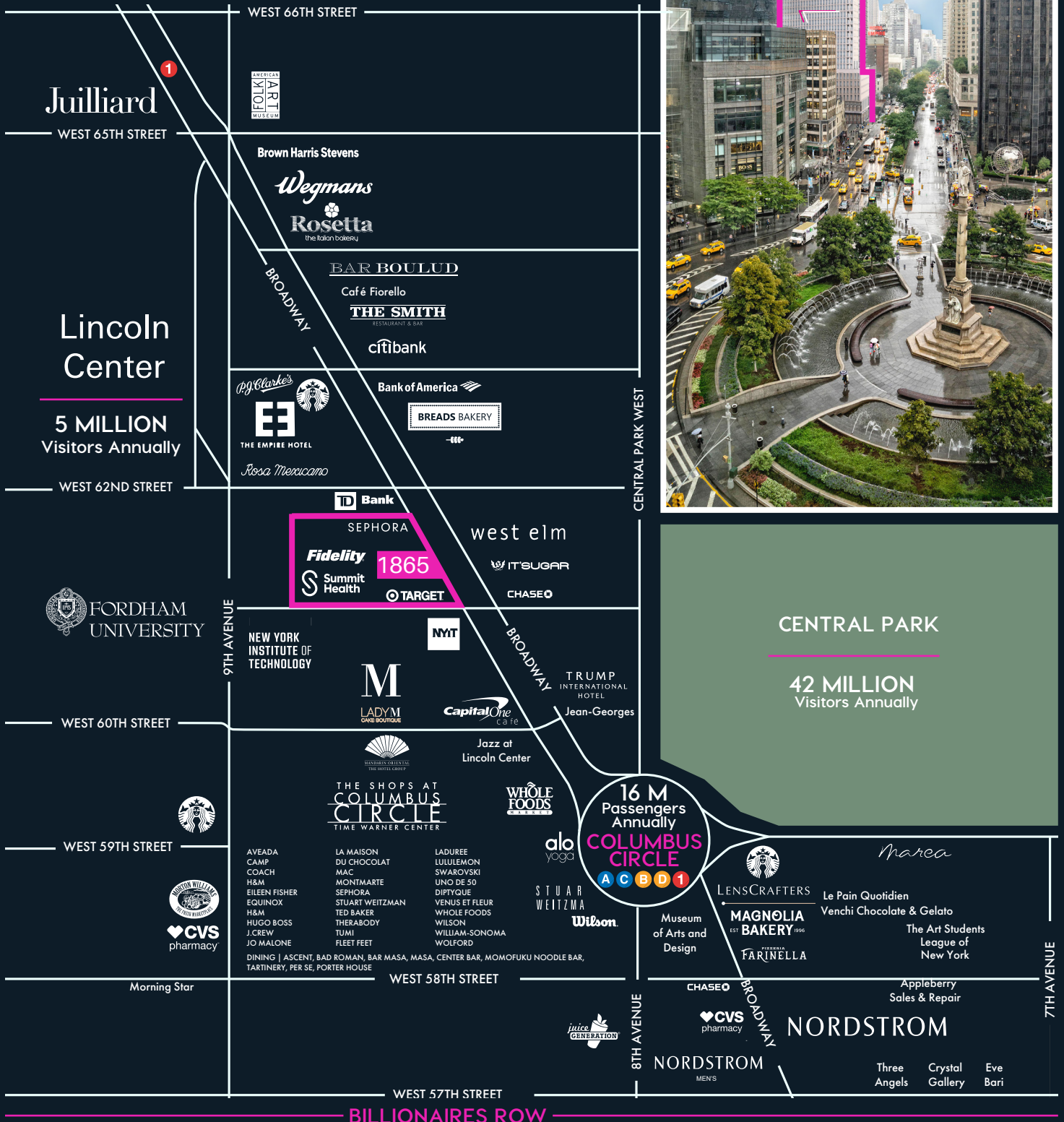




Join **Target, Sephora, Fidelity Investments & Summit Health** in a perfect high-density neighborhood blend of top global retail brands, dense daytime and nighttime population, tourist destinations and a vibrant 24/7 cultural scene.

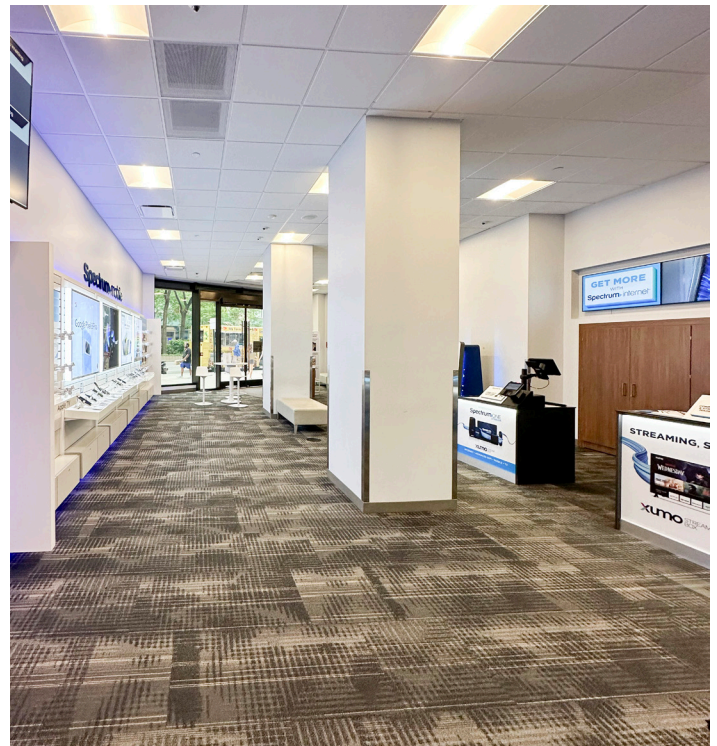
Daytime Population	Residential Population	Household Income
<b>132,189</b>	<b>62,038</b>	<b>\$168,079</b>

\* 1/2 Mile Radius





## GROUND FLOOR



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