

# TIMES SQUARE | RETAIL OPPORTUNITY



# 560

## SEVENTH AVENUE RETAIL

### location

North Side of W. 40th Street,  
Between Seventh & Eighth  
Avenues

### size

Ground Floor: 734 sf  
Sub-Cellar 1: 3,200 sf  
Sub-Cellar 2: 6,000 sf  
**Total: 9,934 sf**

### possession

Immediate

### features

- Unique lower-level opportunity with dedicated ground floor entrance and elevator at the base of Margaritaville Times Square Hotel **234 rooms**
- Located in-between **Times Square, Port Authority** and **Penn Station**, benefiting from high foot traffic and dense office population
- Access to **40 million** Times Square annual visitors; surrounded by restaurants, retailers, hotels, and the Theater District
- Access to New York's #1 subway station, servicing over **45 million passengers** annually



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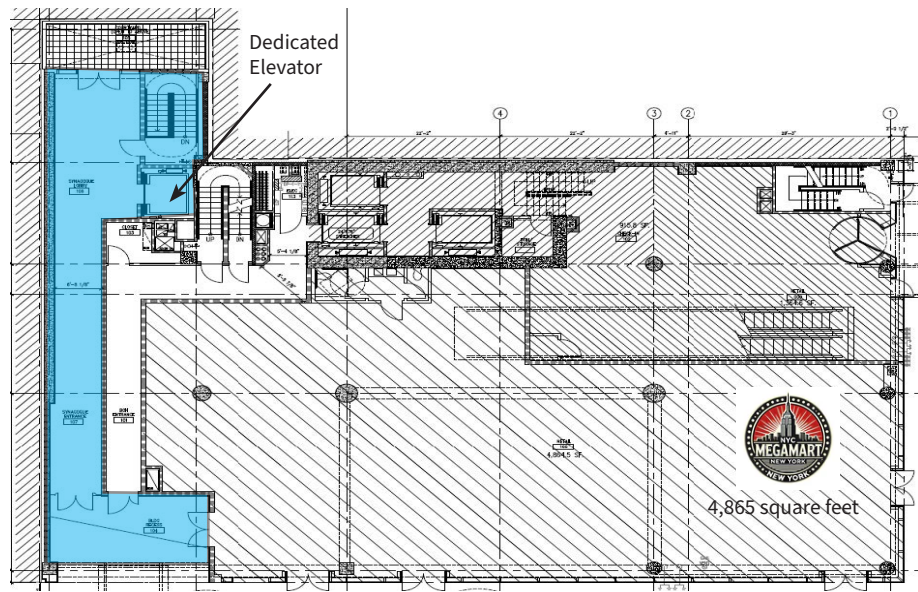
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**560**  
SEVENTH  
AVENUE  
RETAIL

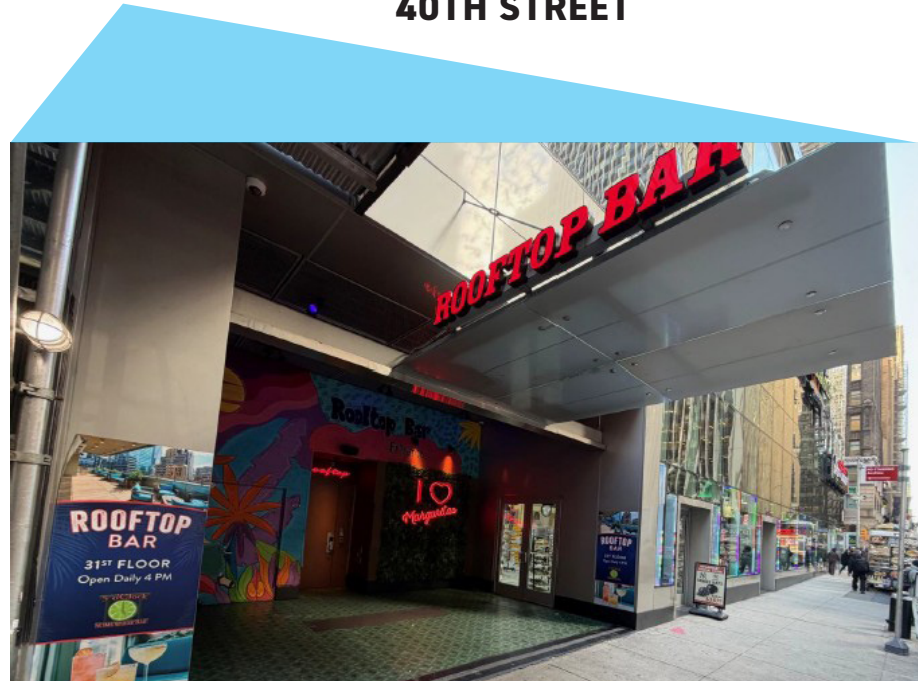
**GROUND FLOOR: 734 SF**



**ENTRANCE**

**40TH STREET**

**7TH AVENUE**

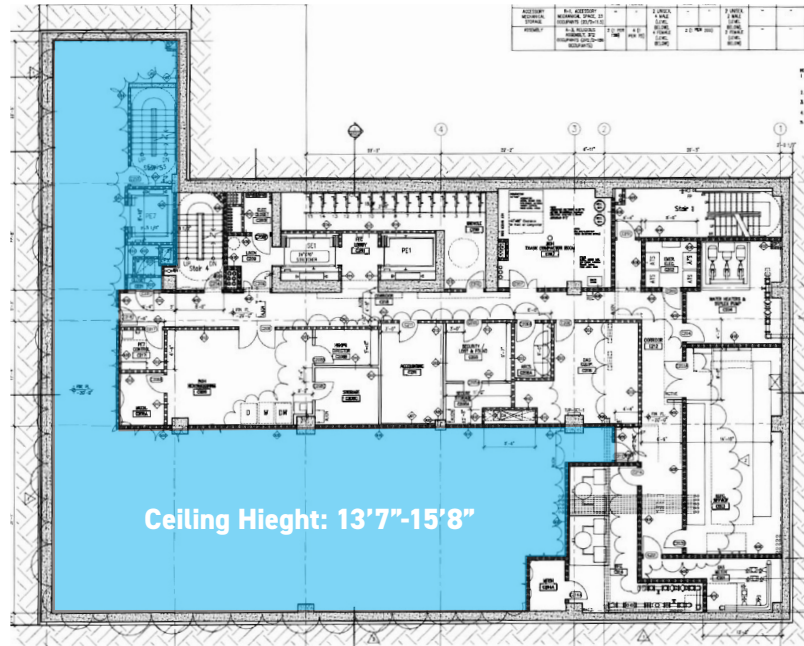




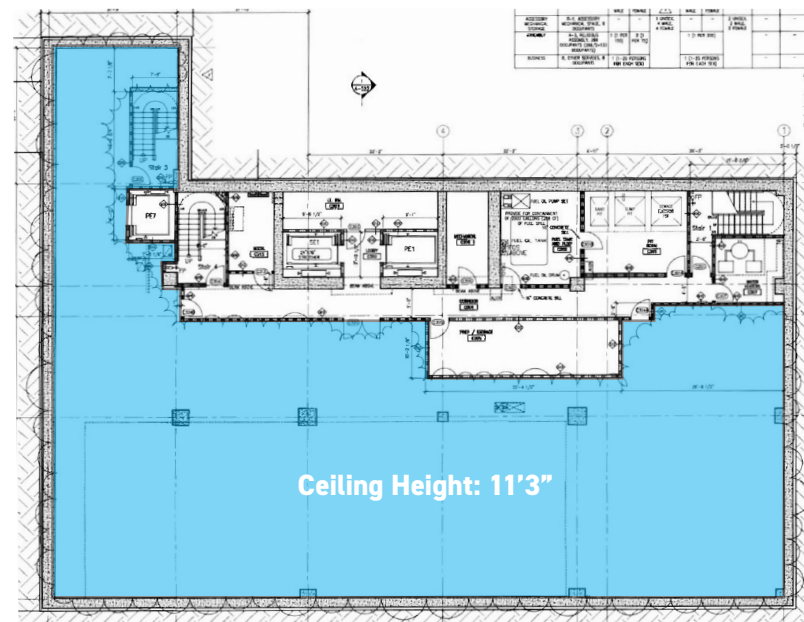
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## SUB-CELLAR 1: 3,200 SF



## SUB-CELLAR 2: 6,000 SF



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## SEVENTH AVENUE RETAIL

# 24/7/365 NEIGHBORHOOD



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