

71 WEST 23RD STREET

FLATIRON DISTRICT

retail opportunity



location

71 West 23rd Street, at Sixth Avenue

size

Ground Floor 6,157 sf
Lower Level 2,974 sf
Total 9,131 sf

asking rent

\$550,000 per annum gross

frontage

40 ft on West 23rd Street

possession

Immediate

term

6/30/28

comments

- Highly trafficked pedestrian corridor
- Seven day a week location
- Directly in front of the 23rd Street subway station servicing **F** **M** lines with annual ridership of 5,099,809 and **PATH** with annual ridership of 2,553,706

82,000

area employees

17 million

total office sf

11,000

area residents

\$197,000

median income

*within a 1/4 mile radius

neighboring retail



by CHLOE.

TRADER JOE'S

CAVA



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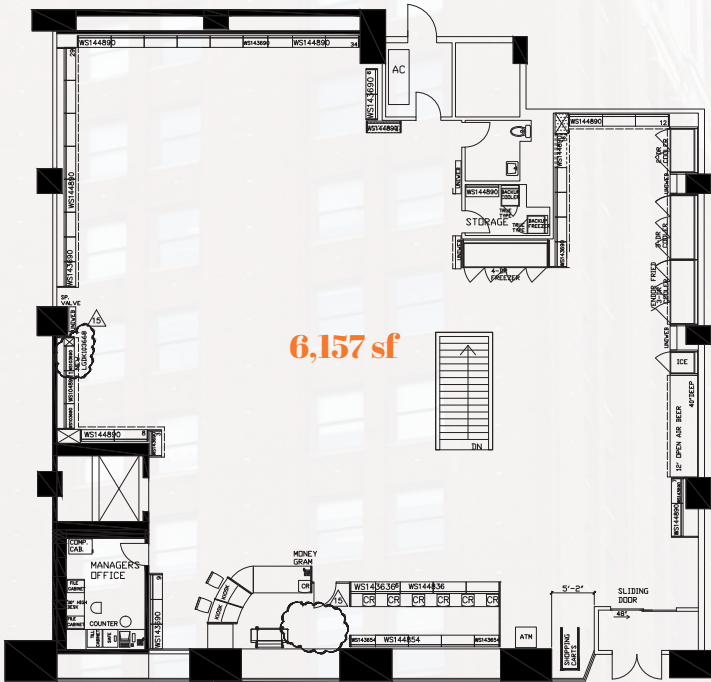


former duane reade store #14160

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ground floor

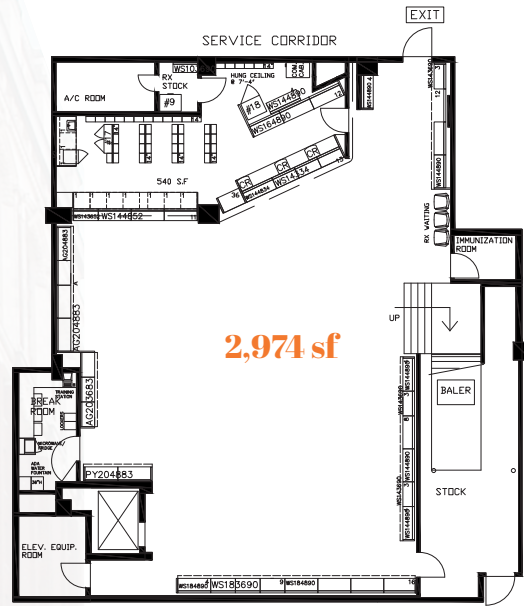


6,157 sf

40 FT

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lower level



2,974 sf

current conditions



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