

# UNION SQUARE 145 FOURTH AVENUE

RETAIL OPPORTUNITY



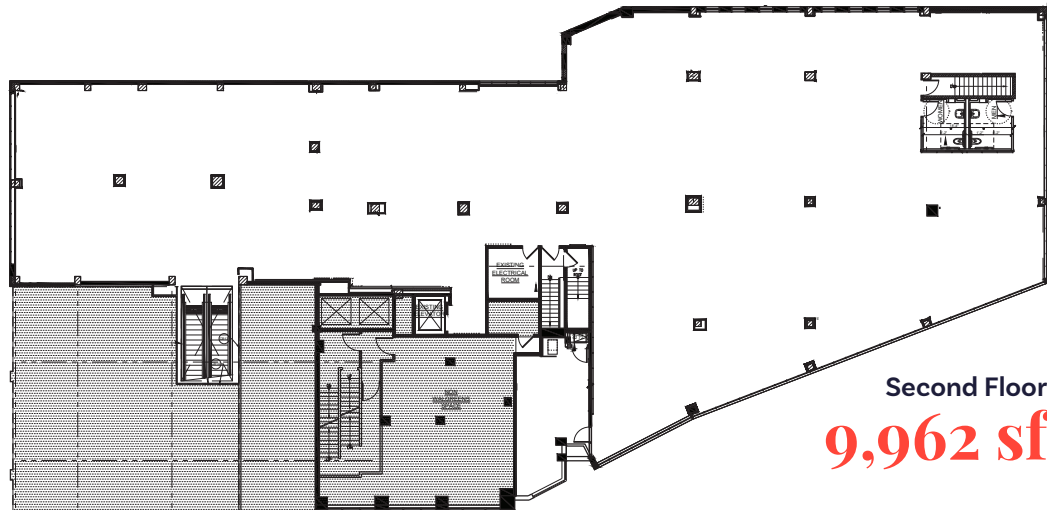
SOUTHEAST CORNER OF 14TH STREET & FOURTH AVENUE



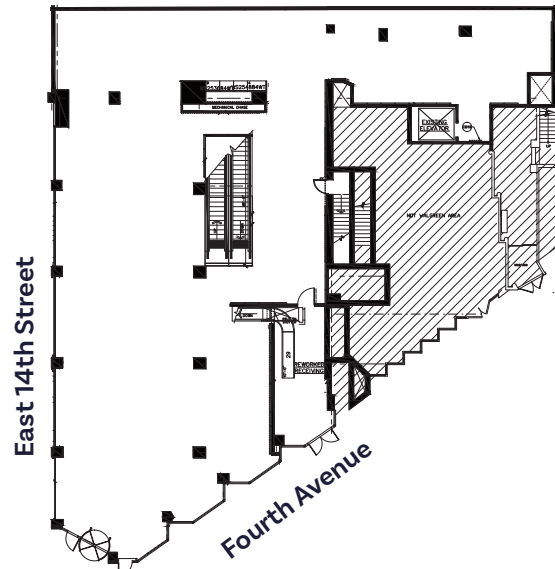
**Michael Riley**  
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# 145 FOURTH AVENUE



Second Floor  
**9,962 sf**



Ground Floor  
**6,934 sf**

## SPACE DETAILS

### SIZE

Ground Floor	6,934 sf
Second Floor	9,962 sf
Lower Level (non-selling)	4,862 sf

### FRONTAGE

East 14th Street	112 ft
Fourth Avenue	52 ft

### POSSESSION

Arranged

### TERM

Through 6/30/2026

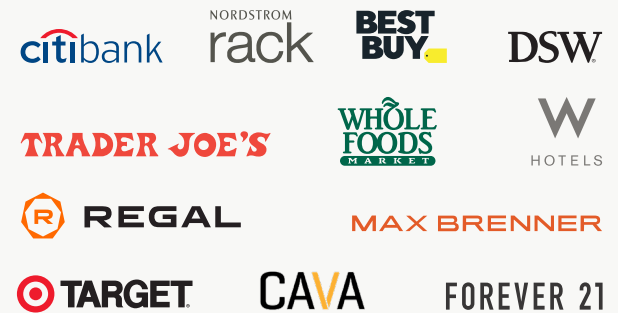
### ASKING RENT

\$950,000 per annum

### FEATURES

- Over 383,000 pedestrians through Union Square daily
- Large residential and student populations
- Exposure to tourists, dense residential & office population
- Adjacent to Union Square subway station entrance **N Q R 4 5 6 L**

### NEIGHBORING RETAILERS



Michael Riley  
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Currently Walgreens store #6159



# 145 FOURTH AVENUE



**35M**  
Annual Area  
Subway Ridership

**193K**  
Daytime Population  
within 1/2 m radius

**\$192K**  
Avg. Household Income  
within a 1/4 mile radius

**32**  
Median Age  
within a 1/4 mile radius

**90k**  
Students in the  
Area