

25

BROAD STREET
RETAIL



25 Broad Street is located at the southeast corner of Broad Street and Exchange Place, benefiting from a centralized location within the heart of the Stock Exchange District, directly diagonal from the New York Stock Exchange. This area has been experiencing a rapid transition from financial institutions to tourism and residential living. This critical mass of tourists and new residents has dramatically impacted the demand for retail in Lower Manhattan.

Size	Frontage	Ceiling Height	Possession
Ground floor: 4,325 sf	Broad Street: 40'	Ground floor: 15'	Immediate
Lower level 11,155 sf	Exchange Place: 100'	Lower level: 10'	

Site Status
Vacant; formerly Bobby Van's Restaurant

Neighboring Tenants:
Hermes, Tiffany & Co, Whole Foods, Rosetta Wines, MySuit, Starbucks, Indochino, Delmonico's, Equinox, Cipriani, SoulCycle, Reserve Cut, Blue Bottle Coffee and the New York Stock Exchange

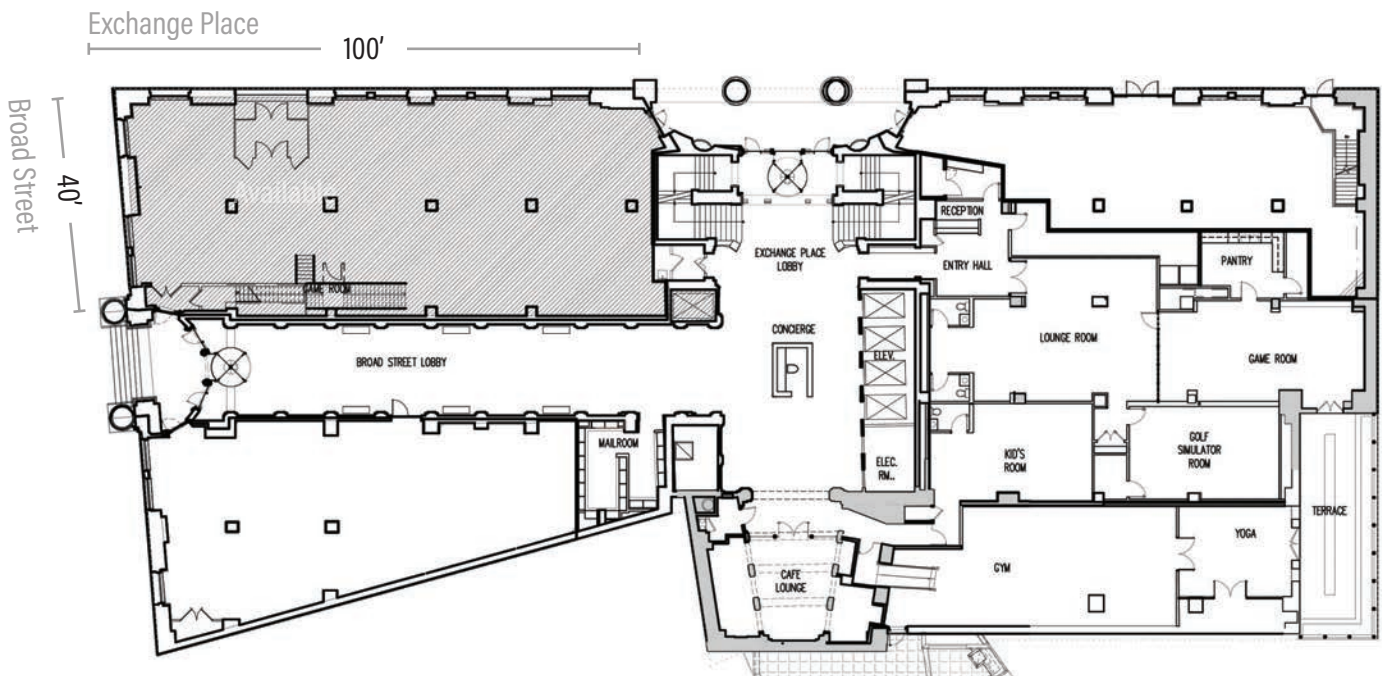
- Features**
- Retail at the base of The Broad Exchange, a 346-unit luxury residential building in the heart of the Financial District, one of Manhattan's wealthiest zip-codes
 - Adjacent to Broad Street subway station and steps from Wall Street station, with combined ridership of nearly 10 million passengers
 - Iconic restaurant location, surrounded by world-class restaurants, residential and office

25 Broad Street



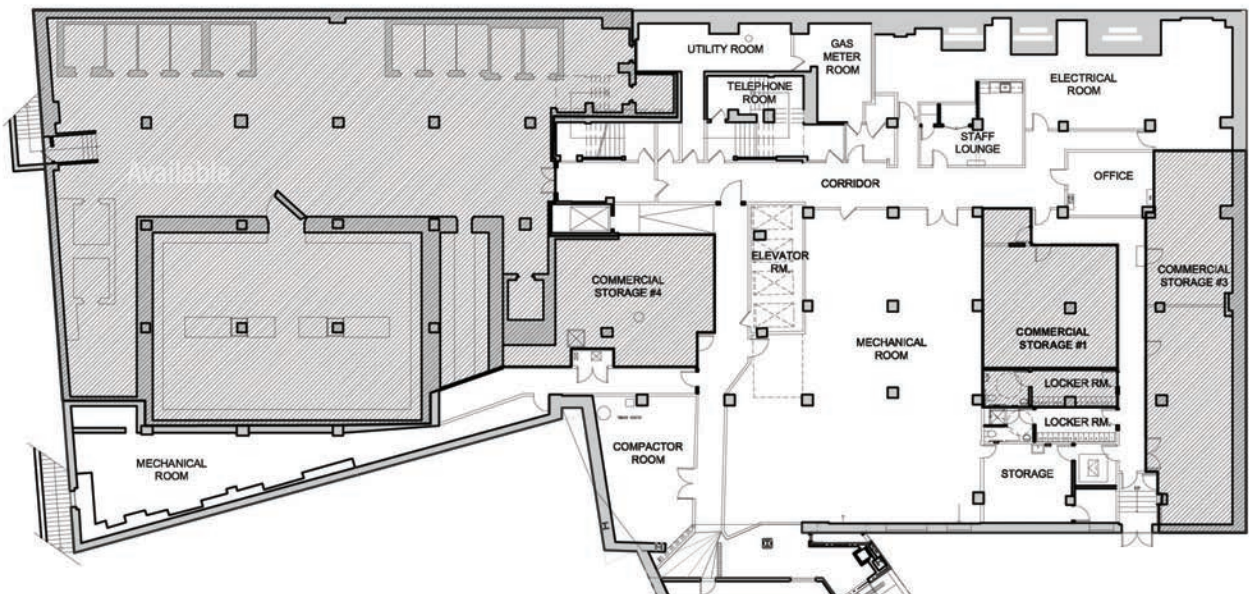
Ground Floor

4,325 sf



Lower level

11,155 sf



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25 Broad Street



42 MILLION

TOTAL AREA RIDERSHIP

2 3 4 5 J Z

SOURCE: MTA (2019)

2,316

PEDESTRIANS
PER HOUR

62,000

AREA
RESIDENTS

\$206,000

AVG. HOUSEHOLD
INCOME

14.2 MILLION

ANNUAL
TOURISTS

6.7 MILLION

SQUARE FEET OF
RETAIL SPACE

88 MILLION

SQUARE FEET OF
OFFICE SPACE

323,000

AREA
EMPLOYEES

\$8.4 BILLION

ANNUAL
SPENDING POWER

6,313

HOTEL
ROOMS

