



470
PARK AVE
SOUTH

BETWEEN EAST 31ST & 32ND STREETS

470

PARK AVE
SOUTH

LOCATION

Between East 31st & 32nd Streets

PREMISES

Ground Floor
2,273 SF

POSSESSION

Immediate

ASKING PRICE

Upon Request

CEILING HEIGHT

17'4"

FRONTAGE

25' on Park Avenue South

COMMENTS

- 7-day a week location surrounded by vibrant retail, dense office and local residential traffic
- Located at the 33rd Street 6 Subway Station - 9,798,598 annual ridership
- Perfectly positioned between Murray Hill, Madison Square, and NoMad
- Vented for cooking with freight access available
- Non-contiguous basement can be made available

NEIGHBORS

Sweetgreen (coming soon), Wolfgang's Steakhouse, The Ainsworth, Hillstone, SLS Hotel, Gansevoort Hotel, Felix Roasting Company, Dover Street Market, Dos Caminos, The Arlo Hotel, Marta, and many more.

PRIMARY TRADE AREA DEMOGRAPHICS



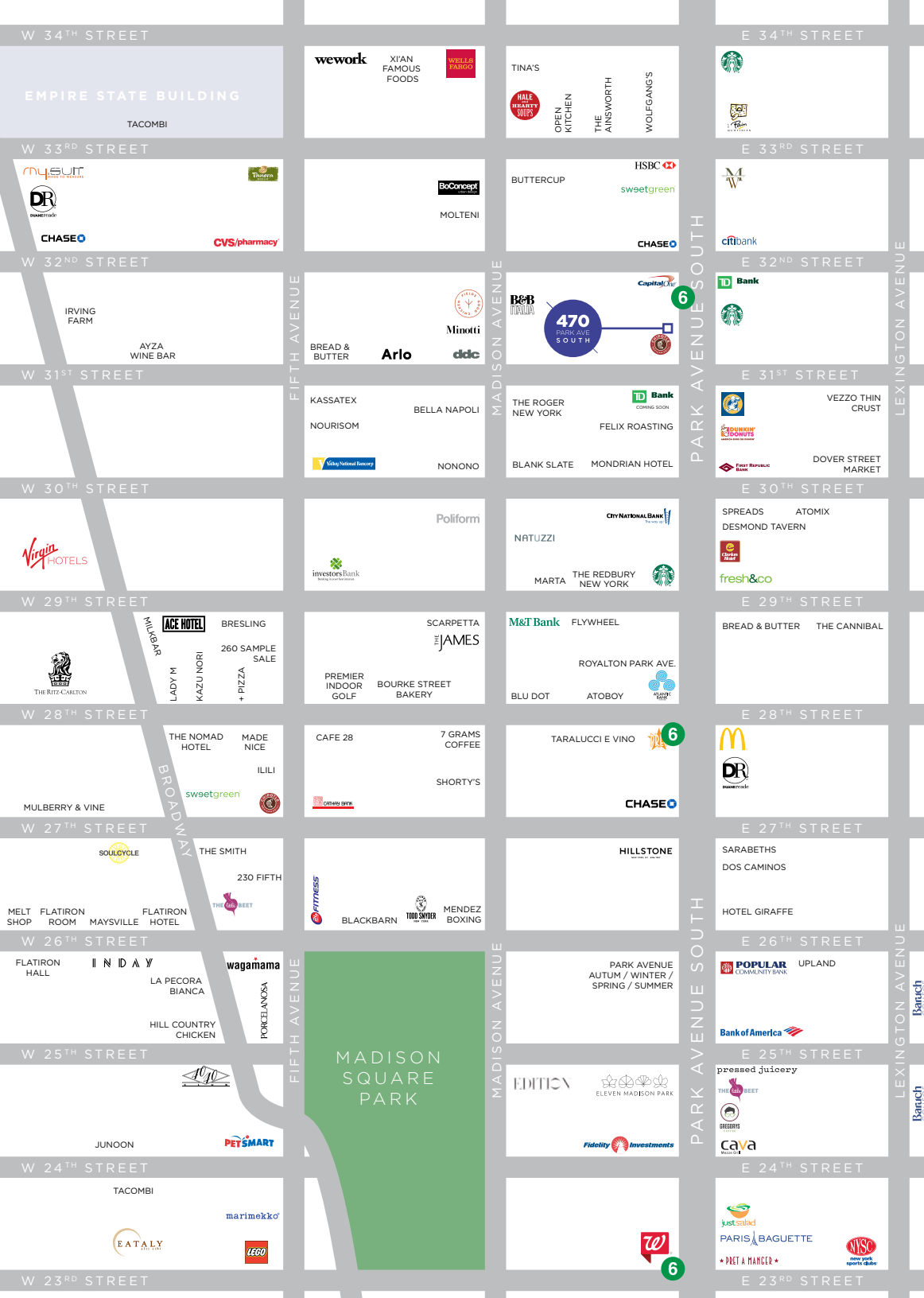
76,367
Total Population



580,906
Total Employees



\$131,127
Median Household Income



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